



Town of Newbury  
Office of the  
PLANNING BOARD  
12 Kent Way  
Byfield, MA 01922  
Phone: 978-465-0862, ext. 312  
Fax: 978-572-1228

**PUBLIC NOTICE POSTING REQUEST  
TO OFFICE OF TOWN CLERK AND TOWN WEBSITE**

BOARD/COMMITTEE/ORGANIZATION: PLANNING BOARD

■ MEETING

PUBLIC HEARING

DAY of WEEK/DATE: WEDNESDAY, JANUARY 22, 2025 TIME (AM/PM): 7:00 p.m.

ADDRESS: ■ VIRTUAL MEETING VIA ZOOM

Topic: Planning Board 1-22-2025

Time: January 22, 2025 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83271413056>

Meeting ID: 832 7141 3056

Passcode: 108790

One tap mobile

+13092053325,,83271413056# US

+13126266799,,83271413056# US (Chicago)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 832 7141 3056

PURPOSE: Semi-Monthly Meeting

SUBMITTED BY: Kristen Grubbs, Planning Director

All meeting notices must be filed and time stamped in the town clerk's office and posted on the municipal bulletin board 48 hours prior to the meeting in accordance with MGL Ch. 30A, § 18-25. This may not include Saturdays, Sundays or legal holidays. Newbury Municipal Offices are open Monday, Wednesday, Thursday 8am-4pm and Tuesday from 8am-7pm, closed Fridays. Faxed or Emailed postings must reach the Clerk's office during business hours 48 hours prior to the meeting.

**MEETING NOTICES WILL ALSO BE POSTED ON THE TOWN OF NEWBURY'S WEBSITE  
([www.townofnewbury.org](http://www.townofnewbury.org))**

**In accordance with Chapter 2 of the Acts of 2023, which extends the Governor's March 12, 2020 "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A § 20," until March 31, 2025, this public meeting is being conducted remotely. It will be recorded and will be broadcast live through local access cable Channel 9, on ZOOM, and at [www.tnctv.org](http://www.tnctv.org), and the recording will be available on the Newbury Access YouTube Channel.**

**PLEASE NOTE, PLANS AND OTHER MATERIALS RELATED TO APPLICATIONS BEFORE THE PLANNING BOARD ARE AVAILABLE FOR VIEWING AT THE TOWN'S MUNICIPAL OFFICES AT 12 KENT WAY, BYFIELD, MA, DURING REGULAR BUSINESS HOURS AND ON THE PLANNING BOARD'S WEB PAGE ON THE TOWN'S WEBSITE.**

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### Agenda

Call to Order

7:00 Opening Statement from Chair

7:05 Old Business:

- Steve Sawyer, Millennium Engineering re: Florence Bushee Lane (Owner: Barry Coscia, Trustee, Bushee Real Estate Trust): Request to approve performance bond for surety to reconstruct subdivision road between 21 and 27 Newman Rd, per the previously approved subdivision plan
- Housing Production Plan 2024-2029 – Final Review and Vote for Adoption
- Proposed Zoning Bylaw Amendments for Spring 2025 Annual Town Meeting - Review and Vote to Refer to Select Board:
  - Article I, General Provisions
  - Article IV, Regulations of Overlay Districts:
    - Section 97-4.E. Flood Hazard
  - Article V, Special Permits General:
    - Section 97-5.A. General
    - Section 97-5.C. Open Space Residential Development
    - Section 97-5.D. Common Driveways
    - Section 97-5.G. Registered Marijuana Dispensaries/Medical Marijuana Treatment Centers
    - Section 97-5.H. Marijuana Establishments
  - Article IX, Special Regulations:
    - Section 97-9.A. Site Plan Review
  - Article X, General Regulations:
    - Section 97-10.C. Customary Home Occupations
    - Section 97-10.D. Accessory Apartments
  - Article XI, Administration

7:55 Liaison & Meeting Reports

- ZBA
- Conservation Commission
- MVPC

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8:00 Planners Report

8:05 Planning Board Meeting Minutes  
• January 8, 2025

Adjourn

***Note:** The matters listed above are those reasonably anticipated by the Chair to be discussed at the meeting. This Agenda may be updated or revised after initial posting. Not all items listed may in fact be discussed, and other items not listed may be brought up for discussion to the extent permitted by law. Except for scheduled public hearings, times given for discussion of agenda items are approximate and are subject to change.*