



**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, MARCH 19, 2025 TIME (AM/PM): 7:00 p.m.**

**ADDRESS: ☒ VIRTUAL MEETING VIA ZOOM**

**Topic: Planning Board 3-19-2025**

**Time: March 19, 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 Applications/Submissions:

- Massachusetts Housing Opportunities Corporation (MHOC), LLC: Submission of a Definitive Plan (Level II Site Plan Review) using Section 97-4.G. MBTA Communities Multi-Family Overlay District (MCMOD), for a proposed forty-four unit multi-family development located on the 10.5-acre parcel at 34 Central Street (Assessors Map R19, Lot 19), Owner: Melody and Robert Pritchard

7:20 New Business

- 100 High Road, Assessors Map R34, Lot 21 – Thomas E. Neve: Informal discussion regarding a subdivision proposal

7:40 Old Business:

- Doug Deschenes, Finneran & Nicholson, P.C. and Adam True, Manager of Gadsden Lane, LLC. re: Gadsden Lane residential subdivision, request to approve close out, including review and approval of as-built plan and other conditions.
- 105 Seagate LLC – Request for the issuance of the Certificate of Occupancy for the final Unit (Unit 9) at the Seagate Condominium, 105 High Road

8:00 Liaison & Meeting Reports

- ZBA
- Conservation Commission
- MVPC

8:05 Planner's Report

8:15 Planning Board Meeting Minutes

- March 5, 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.*