



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, JUNE 18, 2025 TIME (AM/PM): 7:00 p.m.

ADDRESS: ■ VIRTUAL MEETING VIA ZOOM and PUBLIC HEARINGS

Topic: Planning Board 6-18-2025

Time: June 18, 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 Planning Board Meeting; New Public Hearing for 2-8 Old Point Road, Level II Site Plan Review; Continued Public Hearing for 34 Central Street (Assessors Map R19-0-19), Level II Site Plan Review in Multi-Family Overlay District

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)

In accordance with Chapter 2 of the Acts of 2025, which extends the Governor's March 12, 2020 "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A § 20," until June 30, 2027, 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 <https://newburytv.wixsite.com/tinctv> , 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.

Agenda

Call to Order

7:00 Opening Statement from Chair

7:05 Old Business:

- 68 Green St. Subdivision, "Farm View Lane", Newbury, MA: Request for Release of Performance Bond. Owner: Mike Dos Santos, Crane Properties, LLC; Applicant Representative: Attorney Jeffrey Poirier

7:15 Public Hearings:

- Continued: 34 Central Street (Assessors Map R19-0-19), Level II Site Plan Review for Newbury Zoning Bylaw Section 97-4.G. MBTA Communities Multi-Family Overlay District 44-unit Multi-Family Application; Owner: Melody and Robert Pritchard; Applicant: Massachusetts Housing Opportunities Corporation, LLC; Applicant Representative: Christian Smith, P.E., Beals Associates, PLLC.
- New: 2 and 8 Old Point Road (Assessors Map U02-0-153A), Level II Site Plan Review Application for as-built constructed changes to the approved Site Plan of record and a proposed new 40' x 40' Pavilion Structure; Owner: The Cottages Commercial, LLC, Vincent Godin, Manager; Applicant Representative: Stephen Sawyer P.E., Millenium Engineering, Inc.

8:30 Liaison & Meeting Reports:

- ZBA
- Conservation Commission
- MVPC

8:40 Planning Board Meeting Minutes

- June 4, 2025

Planning Board Agenda

June 18, 2025

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8:45 Planner's Report

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.*