



Town of Newbury
Office of the
PLANNING BOARD
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**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, JULY 16, 2025 TIME (AM/PM): 7:00 p.m.

ADDRESS: ■ VIRTUAL MEETING VIA ZOOM and PUBLIC HEARING

Topic: Planning Board Meeting 7-16-2025
Time: July 16, 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

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Meeting ID: 832 7141 3056

PURPOSE: Semi-Monthly Planning Board Meeting; New Public Hearing for 100 High Road LLC, Definitive Subdivision; Continued Public Hearing for 34 Central Street Level II Site Plan Review in Multi-Family Overlay District; Continued Public Hearing for 2-8 Old Point Road (Sunset Club) Level II Site Plan Review

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/tncvtv> , 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 Appearances/Submissions:

- 11 and 15 Sunset Drive Submission of Form A and Plan for Approval Not Required Lot Line Division; Owners: 11 Sunset Black Bird Trust (Assessors Map U02-0-78) and 15 Sunset Red Wing Trust (Assessors Map U02-0-80)

7:10 Planning Board Meeting Minutes

- July 2, 2025

7:12 Liaison & Meeting Reports

- ZBA
- Conservation Commission
- MVPC

7:15 Public Hearings:

- **Public Hearing (continuance): 34 Central Street Level II Site Plan Review**
Application for Newbury Heights, a 44-unit Multi-Family development in the Newbury Zoning Bylaw Section 97-4.G. MBTA Communities Multi-Family Overlay District at 34 Central Street (Assessors Map R19-0-19); Owner: Melody and Robert Pritchard; Applicant: Massachusetts Housing Opportunities Corporation, LLC.

The 34 Central St. Public Hearing will be continued without discussion to August 6, 2025.

- **Public Hearing (new): 100 High Road Definitive Subdivision** Application for a two-lot subdivision at 100 High Road (Assessors Map R34 Lot 21); Property

Owner: 100 High Road, LLC; Applicant Representative: John Morin P.E., The Morin-Cameron Group, Inc.

- **Public Hearing (continuance): 2 - 8 Old Point Road 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 at the Sunset Club at 2-8 Old Point Road (Assessors Map U02-0-153A); Owner: The Cottages Commercial, LLC, Vincent Godin, Manager; Applicant Representative: Stephen Sawyer P.E., Millenium Engineering, Inc.

8:10 Old Business

- Request for approval of the Minor Modification Plan and the Form F Surety Agreement for a Bond, for road construction of the Florence Bushee Lane Subdivision, off of Newman Road (Assessors Map R12-0-8E); Owner: Bushee Real Estate Trust; Applicant Representative: Boston North Development, LLC; Stephen Sawyer P.E., Millenium Engineering, Inc.

8:15 Planning Director'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 the 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.*