



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, SEPTEMBER 3, 2025 TIME (AM/PM): 7:00 p.m.

ADDRESS: ■ VIRTUAL MEETING VIA ZOOM and PUBLIC HEARINGS - **REVISED**

Topic: Planning Board 9-3-2025

Time: September 3, 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; Public Hearing (continuance): 2-8
Old Point Road Level II Site Plan Review; Public Hearing (continuance) for
34 Central Street 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/tnctv> , 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 - REVISED

Call to Order

7:00 Opening Statement from Chair

7:05 Planning Board Meeting Minutes

- August 20, 2025

7:10 New Business

- Designation of Authorized Signatories (Primary Signatory and Alternate)
 - ANR Plans
 - Invoices and Payroll

7:15 Public Hearings:

- **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.
 - *Applicant requested continuance to September 17, 2025.*
- **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.

7:45 Old Business

- **Gadsden Lane Subdivision:** Request for final approval of close-out and release of escrow funds for subdivision (Assessors Map R27-0-53A). Applicant: Doug Deschenes, Finneran & Nicholson, P.C. and Adam True, Manager of Gadsden Lane, LLC.
- **15 Central Street Preliminary Subdivision:** Application for a two-lot subdivision at 15 Central Street (Assessors Map U11-0- 53); Owner: Alice B. St Hilaire; Applicant: Michael Becker.
- **Stowaway Storage, LLC, DBA Newbury Self-Storage Site Plan,** 131 Newburyport Turnpike (23 Sled Road), Assessors Map R36-0-23; William DiFrancesco, Owner; Eric Botterman, Millenium Engineering: Request to close out the Site Plan, including review and approval of as-built plan and other conditions.

8:15 Liaison & Meeting Reports:

- ZBA
- Conservation Commission
- MVPC

8:20 Planners' 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.*