



Town Of Newbury

Zoning Board of Appeals
12 Kent Way
Byfield, MA 01922
978/465-0862, ext. 304

PUBLIC NOTICE POSTING REQUEST TO OFFICE OF TOWN CLERK

BOARD/COMMITTEE/ORGANIZATION: ZONING BOARD OF APPEALS

MEETING

PUBLIC HEARING

DAY OF WEEK/DATE: THURSDAY, FEBRUARY 15, 2024 TIME (AM/PM): 7:30 PM

ADDRESS: Newbury Municipal Offices, 12 Kent Way, Byfield, MA 01922

ROOM: 2nd Floor Hearing Room

PURPOSE: Zoning Board of Appeals Meeting – Public Hearings

SUBMITTED BY (Name and title): Eric Svahn, Chair

ALL PUBLIC NOTICE POSTING REQUESTS MUST BE FILED WITH THE TOWN CLERK AND TIME STAMPED AT LEAST 48 HOURS PRIOR TO THE MEETING TIME FOR POSTING ON THE MUNICIPAL BULLETIN BOARD (in accordance with the provisions of MGL 30A §18-25). NOTE: 48 HOURS PRIOR TO THE MEETING DOES NOT INCLUDE ANY HOURS ON A SATURDAY, SUNDAY OR LEGAL HOLIDAY. MUNICIPAL OFFICES ARE CLOSED ON FRIDAYS.

Newbury business hours are Monday/Wednesday/Thursday 8AM-4PM and Tuesday from 8AM-7PM. Faxed or e-mailed postings must reach the Town Clerk's office during business hours 48 hours prior to the meeting, not including the days noted above.

MEETING NOTICES WILL ALSO BE INCLUDED ON THE TOWN OF NEWBURY'S WEBSITE:

www.townofnewbury.org

AGENDA

Call to Order

Public Hearings – New:

Tim & Anna Drost (76 Northern Boulevard) re: property at 80 Northern Boulevard: The Office of Attorney Jeffrey L. Roelofs, P.C. has filed a **Notice of Appeal** on behalf of Tim and Anna Drost of 76 Northern Boulevard, **against the Town of Newbury’s Director of Inspectional Services for his Zoning Enforcement Decision dated November 29, 2023 issued to the Wards of 80 Northern Boulevard**, as being legally deficient. This appeal is brought pursuant to M.G.L. c. 40A, §8 and §15, and the Town of Newbury’s Zoning Bylaw §97-11(B), with regard to the property located at 80 Northern Boulevard, Plum Island, Newbury, MA (Assessor’s Map U03-0-181).

Mark & Teresa Richey (10 Fordham Way): The Applicants are requesting a **SPECIAL PERMIT/FINDING** for relief from Section 97-4.D.(5)(c)(01) (increase in square footage) of the Newbury Zoning By-Laws, and any other permit relief as may be required under the Town of Newbury’s Zoning By-Laws, to allow the proposed use/project, in order to raze the existing structure at 8 Fordham Way, merge the two lots at 8 Fordham Way and 10 Fordham Way into one lot, and construct an addition on the existing single-family dwelling to remain on the newly combined lot, for the property located at 10 Fordham Way (Assessor’s Map U01, Lot 20) and 8 Fordham Way (Assessor’s Map U01 Lot 21), Plum Island, Newbury, MA 01951.

David & Sharon Broll (3 River Street, Byfield, MA): The Applicants are requesting a **SPECIAL PERMIT/FINDING** for relief from Section 97-10D(2)(c) (detached accessory apartments) of the Newbury Zoning Bylaws, and any other permit relief as may be required under the Town of Newbury’s Zoning By-Laws to allow the proposed use/project, in order to renovate the existing detached barn/garage on the lot to convert it to an accessory apartment, on the property located at 3 River Street, Byfield, MA 01922 (Assessor’s Map R19, Lot 59).

Public Hearings – Continued:

None.

Other Business:

Next Meeting/Hearing Date: Thursday, March 21, 2024

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.