



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, MARCH 14, 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:

Brendan Pyburn & Jillian Jakubowicz (230 High Road): 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 raze the existing barn and to construct a detached accessory unit to use as an accessory apartment, on the property located at 230 High Road, Newbury, MA 01951 (Assessor's Map R26, Lot 16).

Michael Etzel & Caitlin Monahan (36 Northern Boulevard): The Applicants are requesting a **SPECIAL PERMIT/FINDING** for relief from Section 97-4D(5)(c)(02) (upward extension) 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 raze the existing dwelling and construct a new single-family dwelling in its place, on the property located at 36 Northern Boulevard, Newbury, MA 01951 (Assessor's Map U03, Lot 195).

David Twomey, Manager, 40 Northern Boulevard, LLC (40 Northern Boulevard): The Applicant is requesting a **SPECIAL PERMIT/FINDING** for relief from Section 97-4D(5)(c)(02) (upward extension) 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 raze the existing dwelling and construct a new single-family dwelling in its place, on the property located at 40 Northern Boulevard, Newbury, MA 01951 (Assessor's Map U03, Lot 194).

Public Hearings – Continued:

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).

Continued from the 2/15/24 meeting; Continued to the 4/18/24 meeting - Applicant's representative, Attorney Jeffrey Roelofs, has requested a continuance to the next regularly scheduled meeting, which is 4/18/24;

Mark & Teresa Richey (10 Fordham Way): The Applicants are requesting a **SPECIAL PERMIT/FINDING** for relief from Section 97-4D(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.

Continued from the 2/15/24 meeting; Applicant's Representative, Matt Steinel of Millennium Engineering, requested a continuance to the 3/14/24 meeting.

David & Sharon Broll (3 River Street): 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).

Continued hearing from 2/15/24 Meeting; Drafted Decision for Board review;

Other Business:

Board Discussion - 55 R Pearson Drive Project

Applicant's representative, Attorney Douglas Deschenes of Finneran & Nicholson, PC, sent in a letter dated February 7, 2024 requesting an extension to the Comprehensive Permit Decision dated 3/18/21, and filed with the Town Clerk on 4/1/21, set to expire on 4/1/24.

Next Meeting/Hearing Date: Thursday, April 18, 2024

Adjourn