



**TOWN OF NEWBURY  
ZONING BOARD OF APPEALS  
12 KENT WAY, SUITE 200  
BYFIELD, MA 01922  
978/465-0862 x304**

**PUBLIC NOTICE POSTING REQUEST  
TO OFFICE OF TOWN CLERK**

**BOARD/COMMITTEE/ORGANIZATION: ZONING BOARD OF APPEALS**

■ MEETING

■ PUBLIC HEARING

**DAY OF WEEK/DATE: MONDAY, SEPTEMBER 8, 2025 TIME (AM/PM): 7:30 PM**

**ADDRESS: NEWBURY MUNICIPAL OFFICES, 12 KENT WAY, BYFIELD, MA 01922**

**ROOM: COUNCIL ON AGING OFFICES, 1<sup>ST</sup> FLOOR**

**PURPOSE: ZONING BOARD OF APPEALS MEETING – PUBLIC HEARINGS**

**SUBMITTED BY (NAME & 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](http://www.townofnewbury.org))**

## **AGENDA**

### **Call to Order**

### **Public Hearings – Continued:**

**Mark Friery, Rinkoo-Tei Realty, LLC, represented by Attorney Jeffrey Roelofs (2 Plum Island Boulevard):** The Applicant is requesting a **SPECIAL PERMIT/FINDING** for relief from Sections 97-4D(4) (Change of Non-Conforming Use) and 97-4D(2) (Allowed Uses) (b) (Single-Family Dwellings Dimensional Regulations) (03) (Max Floor Area Ratio) and (04) (Lot Coverage) 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 redevelop the property, the razing of all existing structures, removal of existing pavement and equipment, and the construction of one building, with two residential townhomes with parking underneath, on the property located at 2 Plum Island Boulevard, Newbury, MA 01951 (Assessor's Map U02, Lot 132).

*The Applicant's representative has submitted supplemental information for the project, now proposing one building with two residential dwellings with parking underneath the building. Continued from 4/17/25, 5/15/25, 6/12/25, 7/17/25 meetings. Applicant submitted supplemental information on the project as requested at the last hearing.*

### **Public Hearing(s) – New:**

None

### **Other/General Business:**

2-8 Old Point Road, Sunset Club: Discussion on minor changes/modifications to ZBA previously-approved Pavilion structure site plans submitted to Planning Board.

Next Meeting/Hearing Dates: Thursday, October 16, 2025; Thursday, November 20, 2025

### **Adjourn**