



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, OCTOBER 19, 2023 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:

Steven Mattheos (19 Independence Way, West - Plum Island): 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. The lot consisted of a pre-existing non-conforming single-family dwelling that was razed, in order to construct a new single-family dwelling with an increase in height, on the property located at 19 Independence Way West, Plum Island, Newbury, MA 01951 (Assessor's Map U01, Lot 156).

Public Hearings – Continued:

Brian & Helen Buia (134 Northern Boulevard, Plum Island): The Applicants are requesting a **SPECIAL PERMIT/FINDING** for relief from Section 97-4D(5)(c)02 (upward extension) and from Section 97-4D(4)(a) (change of use) 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 alter/renovate the pre-existing commercial restaurant/store into a single-family dwelling, with an increase in height but within conformance, on the property located at 134 Northern Boulevard, Plum Island, Newbury, MA 01951 (Assessor's Map U04, Lot 139).

Continued public hearing from September 14, 2023; review of and discussion on draft Decision for project.

Other Business:

Next Meeting/Hearing Date: Thursday, November 16, 2023

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.