



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 20, 2022 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 – Continued:

Kevin & Lisa Barlow (17 10th Street): The Applicants are requesting a **SPECIAL PERMIT/FINDING** for relief from Section 97-4D(5)(c)01 (increase in footprint) and 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 Applicants propose to raze the existing non-conforming two-family dwelling (non-conforming front-yard setback), and to construct a new two-family dwelling with an increase in footprint and height on the lot (front-yard setback to be increased, becoming less non-conforming), located at 17 10th Street, Plum Island, Newbury, MA 01951 (Assessor's Map U02, Lot 244).

Continued public hearing from September 15, 2022; review of revised FAR/Lot Coverage Calculation Site Plan reflecting requested changes from 9/15/22 Hearing; review of draft Decision.

Public Hearings – New:

AI Ward (80 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 renovate the existing, non-conforming single-family dwelling on the lot, with an increase in height, on the property located at 80 Northern Boulevard, Plum Island, Newbury, MA 01951 (Assessor's Map U03, Lot 181).

William Baldwin (6 Girard Way): The Applicant is requesting a **SPECIAL PERMIT/FINDING** for relief from Section 97-4D(5)(c)01 (increase in footprint) and 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 non-conforming single-family dwelling, right-side deck, and elevated walkway, and to construct a new elevated single-family dwelling with new front deck, with an increase in height, on the property located at 6 Girard Way, Plum Island, Newbury, MA 01951 (Assessor's Map U01, Lot 108).

Other Business:

Discussion of appointment to ZBA of 3rd Voting Member – Board discussion to make recommendation to Select Board for 3rd Voting Member due to resignation of Member Elaine Baker (10/11/22).

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.