



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, NOVEMBER 16, 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:

Gage Foley (7 Bittersweet Lane): The Applicant is requesting a **VARIANCE**, for relief from the requirements of the Newbury Zoning Bylaws, Sections 97-5.D Common Driveways – by special permit only, Sections 97-5D(4)(b)(04) (crowned driveway cross-section), and 97-5D(4)(b)(06) (driveway intersection angle) related to proposed modifications to an existing two-lot common driveway to serve a third lot. Requested relief is to allow portions of the common driveway to be super-elevated instead of crowned, and to allow the angle of intersection with Bittersweet Lane to remain at 30 degrees, instead of the required 60 degrees, for the property located at 7 Bittersweet Lane, Newbury, MA 01951 (Assessor's Map U09, Lot 21B).

Vincent Godin, The Cottages Commercial (Sunset Club, 2-8 Old Point Road): The Applicant is requesting a **SPECIAL PERMIT/FINDING** for relief from the Newbury Zoning Bylaw Section 97-4D(4) (Change of Use) to allow modifications to the property, including installation of a 40'x40' pavilion and an 8'x20' storage container on the site, and to approve use of a 7'x30' section of the site for removable storage sheds. These modifications require an amendment of the Zoning Board of Appeals Decision dated January 19, 2021, for the property located at 2-8 Old Point Road, Plum Island, Newbury, MA 01951 (Assessor's Map U02, Lots 153A and 154).

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 from October 19, 2023; incorporation of suggested edits to Decision, review of Decision, and possible signature.

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).

Continued from October 19, 2023; Decision drafted – review of Decision.

Other Business:

Next Meeting/Hearing Date: Thursday, December 21, 2023

Adjourn