



## 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, DECEMBER 9, 2021 TIME (AM/PM): 7:30 PM

ADDRESS: ■ Newbury Municipal Offices, 12 Kent Way, Byfield, MA 01922

ROOM: ■ 2<sup>nd</sup> 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](http://www.townofnewbury.org))

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## **AGENDA**

### **Call to Order**

### **Public Hearings:**

**Support the Pink House, Inc. (60 Plum Island Turnpike):** The Applicant is requesting a VARIANCE/REVERSAL OF ADMINISTRATIVE DECISION for relief from the Newbury Zoning By-Laws, § 97-6.B., Lot Area, Note (1), in order to change the boundaries of the existing lot at 60 Plum Island Turnpike and create a new single-family lot containing the dwelling known as the Pink House, which will not comply with the area requirements for contiguous upland and area outside the ACEC on property located at 60 Plum Island Turnpike, Newbury, MA 01951 (Assessors Map R30, Lots 9 and 10); Owner: United States of America, Dept. of the Interior, Fish & Wildlife Service; (continued from 11/18/21 meeting).

**Gerald Fandetti (7 Hutchins Road):** The Applicant is requesting a SPECIAL PERMIT/FINDING for relief from the Newbury Zoning By-Laws, § 97-4.D.(d), upward extension, in order to raze the existing single-family structure and construct a new single-family residential structure on pilings, on the lot located at 7 Hutchins Road, Plum Island, Newbury, MA 01951 (Assessor's Map U03, Lots, 24, 27, and 28); Owners: Gerald Fandetti and Charlotte Forsythe; (continued from 11/18/21 meeting).

### **Other Business:**

Discussion regarding proposed joint ZBA/Planning Board meeting on potential Zoning Amendments.

### **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.