



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 16, 2021 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:

Josiah and Joyce Spaulding (2-4 40th Street): The Applicants are requesting a **SPECIAL PERMIT/FINDING** for relief from Section 97-4D(5)(d) 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, to allow for the razing of the existing dwelling at 2 40th Street (existing Lot 11) and the construction of a new dwelling with an increased height, for the lots located at 2-4 40th Street, Plum Island, Newbury, MA 01951 (no changes are proposed to the existing dwelling at 4 40th Street – existing Lot 10) (Assessor's Map U04, Lots 10 and 11). Owners: Josiah & Joyce Spaulding.

Josiah and Joyce Spaulding (2-4 40th Street): The Applicants are requesting a **VARIANCE** for relief from Section 97-6B of the Newbury Zoning Bylaws (lot size), and any other permit relief as may be required under the Town of Newbury's Zoning By-Laws to allow the proposed use/project, for the combination of both lots into a new single lot, and the construction of a new dwelling unit on the newly combined lot, located at 2-4 40th Street, Plum Island, Newbury, MA 01951 (no changes are proposed to the existing dwelling at 4 40th Street – existing Lot 10) (Assessor's Map U04, Lots 10 and 11). Owners: Josiah & Joyce Spaulding.

Rene Dumont and Richard Neel (141 Northern Boulevard): The Applicants are requesting a **SPECIAL PERMIT/FINDING** for relief from Section 97-4D(5)(c)02 (upward extension) and Section 97-4D(2)(b)03 (maximum floor area ratio) 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 demolish an existing sun room and add a second-floor addition and roof deck to the existing home located at 141 Northern Boulevard, Plum Island, Newbury, MA 01951 (Assessor's Map U04, Lot 50). Owners: Rene Dumont and Richard Neel.

Other Business:

Gaylee Selkirk (6 Parker Street): The Applicant is requesting a **SPECIAL PERMIT/FINDING** for relief from Section 97-10A(1)(b) of the Newbury Zoning Bylaws, in order to demolish and rebuild an existing non-conforming garage, as the proposed reconstruction will increase the non-conforming nature of the existing structure on the lot located at 6 Parker Street, Newbury, MA 01951 (Assessor's Map U07, Lot 40). Owner: Gaylee Selkirk (continued from October 21, 2021) – review of draft Decision.

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.