



**TOWN OF NEWBURY  
ZONING BOARD OF APPEALS  
12 KENT WAY, SUITE 200  
BYFIELD, MA 01922  
978/465-0862 x304**

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
WEDNESDAY, FEBRUARY 19, 2025  
TOWN HALL, 12 KENT WAY, 2<sup>ND</sup> FLOOR HEARING ROOM, 7:30 PM**

Members Present: Chair Eric Svahn, Member Mario Carnovale, Member Jack Kelly, Associate Member Michelle Weidler, ZBA Administrator Chrissy Beaupre

ZBA meeting called to order at 7:30 pm by Chairman Svahn.

**Public Hearings – Continued:**

**Gerald Fandetti (11 & 15 Sunset Drive):** The Applicant is requesting a **VARIANCE/REVERSAL OF ADMINISTRATIVE DECISION** and a **SPECIAL PERMIT/FINDING** for relief from Newbury Zoning Bylaws, Section 97-4D(2)(b) and 97-6(B) regarding allowed uses and dimensional requirements, in order to correct the lot configurations, allowing for the creation of a legal non-conforming lot to be redeveloped, in order to raze the pre-existing non-conforming dwelling and for the construction of a new single-family dwelling with garage on pilings, on the properties located at 11 & 15 Sunset Drive, Plum Island, Newbury, MA 01951 (Assessor's Map U02, Lots 78 and 80).

*Continued public hearing from 12/19/24 & 1/30/25 meetings; Applicant to submit variance request letters for each lot (received 2/6/25)*

Jerry Fandetti present. Chairman Svahn confirms receipt of the variance request letters, and informs the applicant that the lot line adjustment plan needs to be updated to reflect the line better, and to create the 20' of frontage off of Sunset for 15 Sunset Drive. He suggests a continuance to allow time for the applicant to obtain and submit the revised lot line adjustment plan.

Member Carnovale makes motion to continue the meeting to Thursday March 20, 2025 here at Town Hall, 12 Kent Way, 2<sup>nd</sup> Floor Hearing Room, Byfield, MA at 7:30 pm, to allow time for Jerry to revise the lot line adjustment plan to make the lots more equivalent to each other.

Member Kelly seconds, all in favor, none opposed 3:0:0

**Public Hearings – New:**

**AI Ward (80 Northern Boulevard):** The Applicant is requesting a **SPECIAL PERMIT/FINDING** for relief from Sections 97-4D(5)(c)(01) (increase in square footage) 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 dwelling on the lot while keeping the garage, and the construction of a new single-family dwelling on pilings, on the property located at 80 Northern Boulevard, Plum Island, Newbury, MA 01951 (Assessor's Map U03, Lot 181).

Attorney David Guerette is representing AI Ward, both present. David has powerpoint presentation. Addressed all concerns of the Board; existing and proposed conditions, FAR, lot coverage, increase setbacks, garage is built over property line, that explains the 0' setback, distance between 76 and 80 Northern stays the same, bedrooms remain the same at 4, 21-35' height – considerable discussion amongst applicant and abutters the Drosts, concerned about the stability of the dune; one of the pilings was proposed partly into the dune, in an effort to protect the dune, the front setback has been reduced, but still an improvement, and allows the corner of the house to come out of the dune completely – compromise. 12.6' frontage. No living area in garage – storage space only.

Chairman Svahn opens the meeting to abutters.

Attorney Jeffrey Roelofs present representing the Drosts at 76 Northern Blvd. They agree with moving the house closer to the street, protecting the dune, construction protocol, no disturbance during construction, monitor plantings, protect the dune.

Member Carnovale makes motion to continue the public hearing to March 20, 2025 here at Town Hall, 12 Kent Way, 2<sup>nd</sup> Floor Hearing Room, Byfield, MA at 7:30 pm to allow discussions with Conservation Commission and plans to be updated as discussed.

Member Kelly seconds, all in favor, none opposed 3:0:0

**Other Business:**

**Cricket Lane / 55 R Pearson Drive Project:** Emailed Applicant on bond submittal status.

Cricket Lane discussion of required bond from Walter so he can apply a top coat to the roadway to assist with erosion. What is best method, deposit to special interest bearing account, talk to accounting.

Next meeting/hearing date: Thursday, March 20, 2025, Town Hall, 12 Kent Way, 2<sup>nd</sup> Floor Hearing Room, Byfield, MA at 7:30 pm

Member Carnovale makes motion to close the public meeting.

Member Kelly seconds, all in favor, none opposed, 3:0:0

Meeting adjourned 9:03 pm