

Town Of Newbury

Office of THE PLANNING BOARD 12 Kent Way Byfield, MA 01922 978-465-0862, ext. 312

SITE PLAN REVIEW APPLICATION FORM

1.	DATE OF APPLICATION: <u>5/7/2025</u>				
2.	PROJECT LOCATION:				
	Street Address: _2 Old Point Road				
	Assessor's Map & Lot No.: <u>U02-153 & U02-154</u>				
3.	ZONING DISTRICT (Check as applicable):				
	X	Agricultural Residential			
		Parker River Residential			
		Residential – Limited Business			
		Byfield Village Business			
		Commercial Highway			
		Commercial Highway A			
		Light Industrial Byfield			
		Upper Green Business			
		Business and Light Industrial			
	☐ Parker River Marine				
	ZONING OVERLAY DISTRICT (Check as applicable):				
		Water Supply Protection Overlay District			
		Wireless Communications Services Overlay District			
	X	Plum Island Overlay District			
	X	Flood Hazard Overlay District			
	☐ Adult Entertainment Overlay District				

4.	APPLICANT(S):	Name:Vincent Godin, The Cottages Commercial LLC					
		Address:	14 Plum Island Blvd				
			Newbury, MA 01951				
		Telephon	e/Fax Numbers: _(<u>866)</u> 990-7092				
		Email Ac	ldress: _vgodin@plumislandproperties.com				
5.	OWNER(S):	Name: _See Above_					
		Address:					
		Telephon	e/Fax Numbers:				
		Email Ad	ldress:				
6.	If applicant is not owner, state interest or status of applicant in land. Submit with application a copy of any option, purchase agreement, power of attorney, copies of all trust instruments etc. which may be applicable including schedules of beneficiaries or owners, or, if a corporation, copies of documents evidencing corporate existence.						
7.	Applicant's Representative:Stephen Sawyer P.E., Millenium Engineering, Inc(Attach written authorization.)						
8.	Is a Special Permit required from the Zoning Board of Appeals, the Planning Board, or the Board of Selectmen? <u>X</u> yes _ no						
	If "yes", specify the type and status of that application. (Received Approval February 2024)						
	The project has re	ceived app	proval from the Newbury Zoning Board for a Special Permit.				
9.	Is a variance required from the Zoning Board of Appeals? yes _X_ no						
	If "yes", specify the type and status of that application.						
10.	Will the project be	e served by	y:				
	Public Water Syst Public Sewer Syst						
14.			ty be subject to the Wetlands Protection Act and/or the Town tion Laws? <u>X</u> yes no				
	If "yes," specify the	he type an	d status of the application to the Conservation Commission.				

DEP Approval? <u>X</u> yes no EPA Approval? yes <u>X</u> no							
If "yes" describe the reason for the approval.							
For the Notice of Intent Application for work within Borderin which will be submitted to the Conservation Commission and DE							
16. Attach a brief description of the existing and proposed uses of the property:							
See attached cover letter, this application seeking approvarecord to the Apil 2021 Site Plan Review decision.	l for change to the plan of						
17. Attach a list of abutters, owners of land directly opposite on any public or private way street, and owners of land within 300 feet of the property line, including bordering tow This list must be certified by the Town Assessor's office as being accurate.							
18. Attach a completed copy of the Site Plan Review checklist.							
19. Attach a brief narrative describing the proposed project as outlined in "Site Plan Review Submission Requirements and Procedures".							
See attached cover letter, this application seeking approval for change to the plan of record to the Apil 2021 Site Plan Review decision.							
20. Attach copies of the proposed site plan as described in "Site Plan Review Submission Requirements and Procedures".							
21. If required by the Planning Board, attach copies of impact assessments as outlined in "Site Plan Review Submission Requirements and Procedures."							
22. If required by the Planning Board, provide documentation of the performance guarantee in accordance with § 97-9.A.(10).							
Signature of Applicant/Agent:Stephen Sawyer	Date:May 7, 2025						
Signature of Owner:	Date:						
	Date:						

A Order of Conditions issued October 2024 with a modification request under review.

TOWN OF NEWBURY PLANNING DEPARTMENT

SITE PLAN REVIEW APPLICATION CHECKLIST

Applicant Name:	Vincent Godin, Plum Island Properties, LLC			
Site Address:	2-8R Old Point Road			

	Required (yes/ TBD)	Date completed/ submitted	COMMENTS
Meet with Town Planner, Building Inspector, et al	Yes	4/23/25	Submitted denial request to Bldg. Insp.
Complete and submit application form to Planning Board, along with:	Yes	5/7/25	
a. Brief narrative of proposed project (16 copies plus pdf)	Yes	5/7/25	
b. Project site plan (16 copies plus pdf)	Yes	5/7/25	
c. Traffic impact assessment (16 copies plus pdf)	TBD		No change in use from original application
d. Environmental Impact Assessment (16 copies plus pdf)	TBD		No change in use from original application
e. Community Impact Assessment/Fiscal Impact Assessment (16 copies plus pdf)	TBD		No change in use from original application
Submit administrative fee	Yes	5/7/25	
Submit deposit for consultant review	Yes	1/6/21	
File application with Town Clerk	TBD		
Obtain certified abutters list from Assessors Office	Yes	4/22/25	
Submit legal notice for public hearing to newspaper for publication	Yes		First publication not less than 14 days before date of public hearing
Notify abutters of public hearing by certified mail	YES		Will be done once Public Hearing is scheduled
Performance Guarantee:	TBD by Planning Board		