BOARD/COMMITTEE/ORGANIZATION: __Zoning Board of Appeals ______

☐ MEETING  ■ PUBLIC HEARING

DAY of WEEK/DATE: ___Thursday, December 19, 2019_________ TIME (AM/PM): ___7:30 PM___

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

ROOM: ■ Newbury Municipal Offices, 2nd Floor Hearing Room

PURPOSE: Public Hearings/General Business

SUBMITTED BY (Name & Title): Susan Noyes, ZBA Administrator

All meeting notices must be filed and time stamped in the town clerk’s office and posted on the municipal bulletin board 48 hours prior to the meeting in accordance with MGL Ch. 30A, § 18-25. This may not include Saturdays, Sundays or legal holidays. Newbury Municipal Offices are open Mon., Wed., Thurs. 8-4 and Tuesday from 8-7, closed Fridays. Faxed or Emailed postings must reach the Clerk’s office during business hours 48 hours prior to the meeting.

MEETING NOTICES WILL ALSO BE POSTED ON THE TOWN WEBSITE

Agenda

Call to Order

Other Business

Liberty Real Estate Strategy LLC, /Robert Ciampitti Jr. (78 Old Point Road) – Correction to FAR miscalculation/discrepancy related to how stairs were calculated in original application for Map/Lot U05-0-60

- In original ZBA application, and using only ½ of the stair square footage, we presented the EXISTING-FAR (of the house to be removed) at: 1,529.27 sq. ft.
  - Using 100% of the stairs, the Existing FAR should have been presented at: 1,558.45 sq. ft.

- In our original ZBA application, and using only ½ of the stair square footage, we presented the PROPOSED-FAR (of the new house to be built) at: 1,449.76 sq. ft.
  - Using 100% of the stairs, the Existing FAR should have been presented at: 1,516.90 sq. ft.

This stair calculation discrepancy creates a sq. ft difference of 67.14 sq. ft.

There is also a slight window change needed in the field, two windows were changed slightly in placement and size (only on the Old Point Road facing elevation). I have attached a revised elevation showing this change.

Public Hearings

Helen & Brian Buia (16 Plum Island Blvd) - The applicant is requesting a FINDING for relief from Section 97-4.D of the Newbury Zoning Bylaw, as the proposed construction will increase both the height and lot coverage of the structure located within the Plum Island Overlay District (PIOD) and on the lot/property located at 16 Plum Island Blvd, (Plum Island) Newbury, MA 01951 (Assessors Map U02-0-124)

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.