

**AGENDA**  
**WEST NEWBURY PLANNING BOARD**  
**Second Floor Hearing Room**  
**Tuesday, December 2, 2014**

Call to Order, 7:00 PM

7:30 PM

Public Hearing to reconsider a vote taken on November 3, 2014 for the Cottages at River Hill. At that meeting the Planning Board voted to deny an Application for Modification to a Special Permit for up to eight two-car garages at the Cottages at River Hill (Follinsbee Lane, Assessors Map U-1, Lot 19, formerly Sullivans Court) by a vote of three in favor and two opposed. A Special Permit requires a 4/5 vote.

The Owner and Applicant, Cottage Advisors LLC, 487 Groton Road, Westford, MA 01886, has requested a reconsideration of the vote.

The Town of West Newbury Town Counsel has opined that reconsideration may take place since the Certificate of Vote for the November 3, 2014 decision has not yet been filed with the Town Clerk.

8:00 PM

Continued Public Hearing to consider Applications for Definitive Subdivision Plan (M.G.L. 44 §81T-81GG Chapter and Special Permits for

- ..a Common Driveway Special Permit to serve three lots, Section 7.D., and
- ..Reduced Frontage Lot Special Permit for three lots, Section 6.A.1.

"Estate Homes at Rivers Edge" land located off Sullivans Court, Assessors Map R-11, Lot 18, in the Residence C Zoning District: Owners are Kathryn Coffin, Louise F. Beard, Vincent P. Sullivan, Priscilla J. Santos, c/o 18 Sullivans Court, PO Box 31, West Newbury MA. Applicant is Walker Development Corporation, Thomas E. Neve, President, 447 Boston Street, Topsfield MA 01983, including but not limited to:

- ..Review of Site Walk
- ..Discussion of Special Permit Applications, Criteria, Requirements in the Zoning Bylaw
- ..Review of timelines under M.G.L. Chapter 40A, § 9 and M.G.L. Chapter 44, § 81U, and Request for Extension of Time

General Business:

- ..Review Certificate of Vote for Minor Modifications to Special Permit, The Cottages at River Hill, if necessary, and endorsing of documents
- ..Discussion of Certificate of Vote, the Cottages at River Hill, regarding "expansion", at the request of Richard Bridges, and discussion of other items of concern
- ..Discuss revised RoFR
- ..Discuss filling Planning Board Administrator position, at the request of Rick Bridges
- ..Ocean Meadow Lottery dates: does anyone plan to attend?
- ..Minutes
- ..Vouchers
- ..Correspondence
- ..Administrative Details

The Planning Board reserves the right to take Agenda items out of order.