**AGENDA**

**WEST NEWBURY PLANNING BOARD**

**February 5, 2013**

7:30 PM Public Hearing to Consider the following Zoning Bylaw Amendments:

..Amendment to Groundwater Protection District (GPD) Map to add Zone II of the Byfield GPOD, at the request of the Byfield Water Department; amend the title of the map to reflect the title of the Zoning Bylaw; and amend Section 10.D. of the Zoning Bylaw to add the date of the map revision.

..Amendment to Section 8.B., Site Plan Review, to replace the existing Zoning Bylaw with a new Site Plan Review Zoning Bylaw which establishes Administration and Regulations, Applicability Review Procedures, Guidelines, etc.

..Amendment to various subsections of Section 6.B., Open Space Preservation Development, including Sections 6.B.3., to amend the heading of the section and to delete the mandatory filing requirement; 6.B.8., to delete references to “lots”; and 6.B.13., to delete the requirement that units created by a Density Bonus shall also comply with the Town’s Inclusionary Housing Zoning Bylaw.

..Public Hearing to Consider Amendments to Planning Board Regulations

..ANR Plans (2), 18 Sullivan’s Court, Assessors’ Map U-1, Lot 19 and R-11, Lot 18, Cottage Advisors, LLC, Applicant, Kathryn Coffin, Priscilla J. Santos, Louise F. Beard, and Vincent Sullivan, Owners

..Discussion of Technical Review Agent, Scope of Services, etc., for OSPD Application for 18 Sullivan’s Court

..Mechanic Street—Street Acceptance—plan review by Larry Graham

..Inclusionary Housing discussion points from Edith Netter

..CPTC Annual Conference, March 16, 2013, at Holy Cross

..Minutes, January 22, 2013

..Vouchers

..Correspondence

..Administrative Details

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