

**WEST NEWBURY PLANNING BOARD  
MINUTES OF MEETING  
JULY 12, 2011**

Pursuant to a meeting notice posted by the Town Clerk and delivered to all Board members, a meeting of the West Newbury Planning Board was held on July 12, 2011, in the Planning Board Office. Board members Raymond Cook, Ann Bardeen, Brian Murphey, John Sarkis, Chair, and Arthur Wallace attended. Staff member Jean Nelson was also present.

The Meeting was called to order at 7:35 PM.

**Contract with Community Opportunities Group, Inc.** Nelson related that the contract for Zoning Bylaw review had to be split into two contracts to cover payment from two fiscal years. She will contact Judi Barrett to get a schedule of dates from her. Nelson reminded the Board that there are other items to be reviewed by the Board, such as some of the requirements in the Reduced Frontage Special Permit.

**..DHCD Approval of four units on Subsidized Housing Inventory.** A letter has been received from DHCD, approving the Application for four units to be placed on the SHI. Nelson asked if the Board is interested in pursuing revision of the 30 year deed restriction to a longer term, and the reply was no.

**..Comments from Chip Wallace re upcoming discussion of By-Right Solar Bylaw on August 2<sup>nd</sup>.** The most recent draft of the bylaw was discussed. Setbacks in the Industrial Zone are 50' from all lot lines, and it was decided that this would be appropriate for a solar facility. Standard setbacks for appurtenant structures would apply in residential zones.

Sarkis suggested that for the purpose of the Green Communities requirement, a district could be designated as by-right in a zoning bylaw. Then a Special Permit could be required for all other facilities proposed. It was noted that with a by-right bylaw in place, any land owner could propose it for their parcel at Town Meeting. It is goal of the Energy Advisory Committee to not have agricultural or wooded parcels used for a solar facility.

Nelson and Wallace will make revisions to the draft bylaw, and it will be discussed at the August 2<sup>nd</sup> Meeting.

**..Update on Letter from Byfield Water District regarding Wellhead Protection Controls.** The LTA Form for overlay mapping has been submitted

to MVPC for a time estimate. The Water Commissioners have discussed the request.

**..Update on Signs Bylaw.** Sarkis related that the group has not met recently.

**..Minutes of June 21, 2011.** The Minutes were reviewed and edited.

**Motion** made by Cook, seconded by Murphey, to approve the Minutes as amended.

**..Vouchers and signing of Encumbrance Memo.** The memo requesting Encumbrance of funds from Fiscal Year 2011 was signed by Sarkis, and a voucher was signed.

**..Correspondence.** A letter sent by Friends of Ocean Meadow trails was discussed. A meeting is planned for July 20, 2011.

Motion to adjourn at 8:45 PM.

Submitted by,

Jean Nelson  
Planning Board Administrator

These Minutes were approved by the West Newbury Planning Board on August 2, 2011.