

**WEST NEWBURY PLANNING BOARD  
MINUTES OF MEETING  
AUGUST 2, 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 August 2, 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 7:34 PM.

**Approval Not Required Plan, Assessors Map R-7, Parcel 13 (15 Montclair Road) and Map R-7, Parcel 12 (21 Montclair Road), Owners are Leonel and Luisa Periera, (Parcel 12) and Applicants are Christopher DeBrusk and Heather Haavaldsrud, (Parcel 13)**

Chris DeBrusk was not able to attend the meeting, but was available by telephone if necessary. In response to Board questions, Nelson read from a rationale that DeBrusk had sent by e-mail, indicating that the property line was not where both owners had always believed that it was. The ANR Plan would correct the error, so that the property line would be in the same location as the existing fence at 21 Montclair Road.

The plan depicts Parcel A as a 4289+/- square feet piece land coming from Parcel B (21 Montclair Road) to be conveyed to the owners of 15 Montclair Road. Parcel B will still have adequate frontage and access.

**Motion** made by Wallace, seconded by Cook, to endorse the plan as not requiring approval under the Subdivision Control Law. The vote in favor was unanimous.

**General Business**

**Review of question as to street acceptance of the extension of Bailey's Lane.** Woody Cammett was present for this discussion. Nelson related that Bert Knowles had asked if Bailey's Lane Extension was to be accepted at the next Town Meeting. Dan Cena has also asked to be on the next Agenda for a release of funds from the Performance Guarantee. Cammett said that his office is working on an updated estimate of work to be completed, is preparing an As-Built Plan, and setting bounds.

Cook said that he felt it was always intended that the extension would be accepted by the Town. Nelson said that she, Knowles and Gary Bill had discussed that there is no requirement that a road be put up for street acceptance, but that it cannot be maintained by the Town if it is not. Bill had said that a turn-around would be needed if the extension is not accepted, and Cammett replied that people can turn around there just on the private way just as they can on every dead end street. He said there is no gate blocking the turn-around.

Cammett said that John Cena is discussing street acceptance with his counsel.

Nelson will relay this information back to Bert Knowles and Gary Bill.

### **Review of draft Large-Scale Ground-Mounted Solar Photovoltaic Installations Zoning Bylaw**

The Board reviewed the latest draft. Revisions included changing the title to an Overlay District instead of By-Right Siting and using the acronym LGSPI; revising the Table of Dimensional Controls, and deleting some of the requirements that had been in the model bylaw which the Board has used as a basis.

The bylaw will be revised and reviewed at the next meeting.

**Review of Reduced Frontage Special Permit Requirements.** This will be discussed at a future meeting.

### **Update on contract with COG, Inc.**

Nelson read from an e-mail message received that day from Judi Barrett, which stated that Technical Memos will be received from Barrett for Tasks 1 and 2 by August 30<sup>th</sup>.

### **Update on Byfield Water Department request for GPOD designation.**

A request has been sent to MVPC for an estimate for the number of hours of LTA time needed for this project. A response has not been received yet from MVPC.

**Update on Signs Bylaw.** Sarkis related that he and Glenn Clohecy met recently, and that he (Sarkis) is approximately one-quarter to one-third of the way through of an outline.

**Minutes of June 21, 2011.** The Minutes were reviewed and approved as written.

**Motion** made by Wallace, seconded by Bardeen, to approve the Minutes as written. The vote in favor was unanimous.

**Vouchers** were signed.

**Correspondence.** Relative to the e-mail message and letter from Attorney Robert Anctil's office regarding the trails at Ocean Meadow, Bardeen related that Dawne Fusco had told her that the Friends of Ocean Meadow Trails meeting had been well attended. Several people in attendance from Ocean Meadow had said that they supported the endeavor to open the trails, according to Fusco.

**New Business.** Bardeen related that the Community Preservation Committee has received two application for eligibility determination:

1. GAR Library, historic preservation category, \$163,000 to replace HVAC system, rebuild bulkhead area, replace roof & related work, and engineering fees.
2. All Saints Church, historic preservation category, \$500,000 for a variety of interior and exterior work to the church building and to St. John's Hall (next door).

In addition, representatives from the West Newbury Housing Authority and the Page School Building Committee have recently appeared before the CPC inquiring about use of CPA funds for projects. At the July meeting, Marge Peterson (representative from the Housing Authority to the CPC) said they may get some state funds for roof replacement at some of the housing buildings. Neither of these groups has submitted an application.

Nelson asked, relative to the Page School renovations, if Site Plan Review would be required. The consensus was that it would be. She noted that other public officials believe that the renovation is exempt from Site Plan Review, and asked when it would be triggered.

**Motion** to adjourn made by Cook, seconded by Wallace at 9:50 PM. The vote in favor was unanimous.

Submitted by,

Jean Nelson  
Planning Board Administrator

These Minutes were approved by the Planning Board on August 23, 2011.