

WEST NEWBURY PLANNING BOARD
MINUTES OF MEETING
January 17, 2012

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 January 3, 2012, in the Planning Board Office. Board members Ann Bardeen, Raymond Cook, Brian Murphey, John Todd Sarkis, Chair, attended. Associate Member Patricia Reeser and staff member Jean Nelson was also present.

The Meeting was called to order at 7:33 PM.

Review and Discussion of Draft Decision for Special Permit Application, Modification to a Special Permit for **Personal Wireless Service Facilities and Site Plan Review, West Newbury Congregational Church**, 308 Main Street, Assessors' Map U-1-30. Owner is Congregational Church, Inc., of West Newbury, Mass., and Applicant is New Cingular Wireless PCS, LLC by AT&T Mobility Corporation, Its Manager

Joseph Giammarco, of Brown Rudnick, Michelle Pacheco of SAI, Inc., and Merton Chute of the Congregational Church were present for the Applicant. The Board reviewed the draft Certificate of Vote and revisions were discussed. The Conditions have been divided into two sections and the Board's standard conditions for Special Permits have been incorporated.

Pacheco distributed a revised 11" x 17" Site Plan. The Zoning Requirements Table on Sheet A01 has been revised to indicate the Business Zoning District, but some of the requirements shown may not be accurate. It was decided that the discrepancies are not material and do not impact the Application. The plans will not be recorded with the Decision. The plans were accepted.

Motion made by Cook, seconded by Wallace, to approve the Application for Modification of a Special Permit for Personal Wireless Service Facilities, Section 9., and Site Plan Review, Section 8.B., at the West Newbury Congregational Church, 308 Main Street, subject to Conditions as discussed. Bardeen, Cook, Murphey, Sarkis and Wallace voted unanimously in favor, 5-0.

Nelson will prepare the final Certificate of Vote, which Board members must sign. The Applicants thanked the Board and left the room.

General Business:

..Update on Sullivan Property, Assessors' Map 1U, Lot 19, Whetstone Street and Sullivan Court, re Notice of Intent to Convert to Other Use Under M.G.L. Chapter 61A
Reeser related that the ad hoc committee has met on Executive Session several times. They will be meeting with the Board of Selectmen on January 18, 2012.

..Update on Ocean Meadow

Sarkis and Nelson have drafted a letter which will be sent to Steve Gillis this week.

Patrick Higgins regarding survey and plan work at Page School.

Higgins updated the Board as to his progress at the site. He and Rick Parker have been in the field to survey and topo for an area that will be proposed for a solar photovoltaic facility at the Page School land. Higgins is working on a plan that should be ready for Town Meeting. The area of five to six acres will be located on the hillside. He said that a facility can be designed to go over the former septic system area, and panels could be moved around.

Wallace gave an update of the progress on the **Green Communities** status: The Zoning Bylaw has been drafted, a draft Vehicle Policy is being worked on, energy data is being collected, Town Counsel is reviewing the bylaws to ensure that an expedited permitting process can occur. The Stretch Code has not yet been addressed.

Murphey noted that the LGSPI Zoning Bylaw will not be on the Warrant for the Annual Town Meeting. Higgins thanked the Board and left the room.

..Review of draft **Reduced Frontage Lot Special Permit** amendments, and other Zoning Bylaw Amendments being considered. The second draft was reviewed and revisions made.

..**Update on Contract with COG, Inc.** Board members have not had time to review the document sent by Peter Sanborn of COG, Inc. A letter will be sent requesting the document in Word form, and commenting on Task 3.

..**Minutes of January 3, 2012.** The Minutes were reviewed and edited.

Motion made by Cook, seconded by Murphey, to approve the Minutes as edited. The vote in favor was 5-0.

..**New Business:** FEMA Letter regarding new FIRM Maps. Nelson has been in touch with Richard Zingarelli, the State Coordinator for Floodplain. He has been working with her on a new draft Zoning Bylaw using the state model as a basis. She said that the current bylaw is very outdated, and that references and procedures must be updated. The FEMA references must be incorporated by July 3, 2012, or FEMA will suspend Floodplain insurance.

..**Request for Goals and Objectives:** Warren Sproul, Finance Director, has requested the Board's Goals and Objectives. Following discussion, the Board decided to submit to him those listed on the Planning Board page of the Town's website.

Motion to adjourn, 9:55 PM.

Prepared by,

Jean Nelson
Planning Board Administrator

These Minutes were approved by the Planning Board on February 7, 2012.