

WEST NEWBURY PLANNING BOARD
Minutes of Meeting
December 18, 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 December 18, 2012 in the Planning Board Office. Board members Ann Bardeen, Raymond Cook, Richard Bridges, Brian Murphey, and John Todd Sarkis, Chair, attended. Staff member Jean Nelson was also present.

The Meeting was called to order at 7:32 PM.

Approval Not Required Plan, 29 Ash Street/Georgetown Road, Assessors' Map R-9, Parcel 13B, Valerie Rogers, Owner and Applicant

Valerie Rogers stated that she does not plan to build the Definitive Subdivision Plan approved on January 8, 2008.

The plan was reviewed. A Definitive Subdivision filing had been required because the new Reduced Frontage Lot created was being accessed from Georgetown Road. It was determined that the expiration date has been extended by the State Permit Extension Act.

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

The Plan was endorsed, and Rogers left the meeting.

Review of revisions to draft Site Plan Review Zoning Bylaw and Regulations

The latest drafts were reviewed, and revisions made.

Update on Inclusionary Housing Bylaw Review Contract

The Contract with Edith Netter is being finalized.

21 Mechanic Street, review of status for Street Acceptance, and notes on Site Walk

Nelson reported that she had attended a Site Walk with Don Argyrople, Gary Bill, Larry Graham, and Bert Knowles on November 30, 2012. The construction was found to be in order. Graham had noted the following:

Three stone bounds have not been set, as indicated on the plan. Iron pins with orange markers have been installed instead. He marked the three locations on the Planning Board's copy of the plan: one is in the driveway of 21 Mechanic Street (existing house), one is in a flower bed, and the other in Argyrople's driveway at 23 Mechanic Street. It was determined that stone bounds could not have been installed in these locations, and that the pins and markers were acceptable to those present. The survey for the As-Built Plan will note the pins instead of stone bounds.

Knowles noted that the bounds are not the usual size. A note on the plan indicates that the bounds will be 6" x 6" x 48". The bounds installed are 4" x 4" x 48".

Motion made by Cook, seconded by Murphey, to waive the stone bounds in the three locations noted and to allow iron pins; and to approve the size of the stone bounds as 4" x 4" x 48". The vote in favor was unanimous.

Nelson said that Argyrople will be submitting the street for acceptance at the Annual Town Meeting.

FY 2014 Annual Town Meeting Calendar, Budget Memo, and Articles to be proposed by the Planning Board

The Budget memo from Warren Sproul was reviewed. Departments were instructed to fill in the same Salary amount as for this year. Nelson noted to the Board that because she did not receive an increase in 2011, she has lost a total of approximately \$1600. in wages total since then. She said that she does not want to go without an increase next year.

The Board discussed submitting a level funded budget for expenses, with an increase of 2.4% for Salaries.

Motion made by Cook, seconded by Sarkis, to submit the Budget request as level funded for Expenses, and a 2.4% increase for Salaries. The vote in favor was unanimous.

Message from Chip Wallace re Stretch Code Forum in January

The January 24th date has been noted on the Board calendar, and members will try to attend.

Minutes, Site Walk of November 17, 2012, and December 4, 2012. The Minutes were reviewed.

Motion made by Bardeen, seconded by Sarkis, to approve the Minutes of November 17, 2012. The vote in favor was unanimous.

Motion made by Murphey, seconded by Cook, to approve the Minutes of December 4, 2012. The vote in favor was unanimous.

Questions for clean-up of office. Old plans on top of the flat files may be archived. Duplicates and expired mylars which have been recorded, etc., may be thrown away.

Administrative Details. Murphey gave an update on the bridge projects in the area.

Motion to adjourn, 10 PM.

Submitted by,

Jean Nelson
Planning Board Administrator

These Minutes were approved by the Planning Board on January 8, 2013.