

**WEST NEWBURY PLANNING BOARD**  
**Minutes of Meeting**  
**December 4, 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 4, 2012 in the Planning Board Office. Board members Ann Bardeen, Raymond Cook, Richard Bridges, Brian Murphey, and John Todd Sarkis, Chair, attended. Associate Member Dennis Lucey was also present.

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

**Review and Discussion of Site Plan Review**

The Board reviewed the latest Site Plan Review draft. Revisions were made to various sections.

Section 8.B.3. Applicability: The number of parking spaces was decided to be six.

John McNamara of 114 and 118 Maple Street questioned whether Site Plan Review is required for construction of a barn on agricultural property. Members of the board noted the question and would discuss at a later date.

Under Section 8.B.7., Disapproval. The Board will need to revisit this after understanding standard practices with an incomplete Application.

8.B.11., Performance Guarantee, there was a general question as to whether this entire section is enforceable in the context of Site Plan Review.

**Inclusionary Housing Review Update.** The contract with Edith Netter is being finalized and will be sent to her.

**Minutes.** The Minutes of the Site Walk were reviewed. The list of attendees is still pending.

The Minutes of November 20, 2012, were reviewed and edited.

**Motion** made by John Sarkis, seconded by Ann Bardeen, to approved the Minutes as revised. The vote in favor was unanimously.

Vouchers were signed.

Motion to adjourn at 8:50 PM.

Submitted by,

Richard Bridges, Clerk

Edited by Jean Nelson, Planning Board Administrator

These Minutes were approved by the Planning Board on December 18, 2012.