

**D r a f t WEST NEWBURY PLANNING BOARD  
MINUTES OF MEETING  
February 7, 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 February 7, 2012, in the Planning Board Office. Board members Raymond Cook, John Todd Sarkis, Chair, and Arthur Wallace attended. Staff member Jean Nelson was also present.

The Meeting was called to order at 7:30 PM.

**Review of draft Zoning Bylaw Amendments:**

*Amendment to Section 5.D., Flood Plain District*

Nelson related that the Town must approve the new FEMA maps and references by July 3, 2012. Those references have been incorporated into the new Floodplain Zoning Bylaw. The Board discussed several aspects of the draft, which is based on the state model, and has been reviewed by Rich Zingarelli, NFIP Coordinator, and Colleen Bailey at DCR. The Zones A and AE, a "riverine" situation, and other aspects were discussed.

*Amendment to add a new Section, Large-Scale Ground-Mounted Solar Photovoltaic*

*Installations (LGSPi)*, and Amendment to the Zoning Map to designate LGSPi Overlay District  
Rick Parker was present for this discussion. He said that Patrick Higgins is preparing a survey plan of the Overlay District for Town Meeting. Nelson suggested that he and Patrick be prepared to answer questions such as setbacks, area, and the grand plan for the site. He said that the future of the Overlay District, if approved, will be up to the Board of Selectmen.

Amendment to Section 3.A.1. This is a housekeeping item.

*Amendment to GPOD Map*

There are ten or so parcels which fall or partially fall into the proposed GPOD Overlay requested by the Byfield Water District. Nelson will notify the landowners of the Public Hearing.

*Amendment to Section 6.A.1., Reduced Frontage Lot Special Permit*

No discussion.

*Amendment to Subsection 6.A. Intensity of Use, Table of Dimensional Control*

*Amendment to Section 1, Purpose and Authority, subsection B.* No discussion on either.

..Review of draft amendments to **Planning Board Regulations**, as applicable. No discussion.

..**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. No discussion.

..**Update on Ocean Meadow**

Sarkis said that met with Steve Gillis. Gillis has been talking with Steve Greason of the Open Space Committee about the trails. Sections of the trail on Lot 1 have been completed.

For the affordable housing, Gillis will prepare a proposal to provide a legally binding document as construction surety for the four affordable units. Sarkis said that he surmised to Gillis that there may not be a majority vote to release another unit, and told him that the Planning Board wants to see the project succeed.

**Documents received relative to AT&T, 308 Main Street:** Emergency Response Plan and EME Safety Plan. The documents should be furnished to the proper officials.

**Update on Contract with COG, Inc.** and review document received. Nelson and Sarkis will review the COG documents to try to determine how to proceed.

**Discussion of extra Meetings to discuss Zoning Bylaw Amendments.** Sarkis would like to meet on February 28<sup>th</sup> as an extra meeting to begin work on the Inclusionary Housing Bylaw. He will notify Board members.

### **Minutes of January 17, 2012**

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

Motion to adjourn, 10 PM.

Prepared by,

Jean Nelson  
Planning Board Administrator