

WEST NEWBURY PLANNING BOARD
Minutes of Meeting
May 1, 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 May 1, 2012, in the Planning Board Office. Board members Ann Bardeen, Raymond Cook, Brian Murphey, John Todd Sarkis, Chair, and Arthur Wallace attended. Associate Member Patricia Reeser and staff member Jean Nelson were also present.

The Meeting was called to order at 7:40 PM.

The Planning Board presented Chip Wallace with a card and a gift as a Thank-You for his commitment to the Board and to the Town. He was thanked by all present.

Review of draft Inclusionary Housing Zoning Bylaw. The Board reviewed Draft #1 of the Inclusionary Housing Bylaw which has been based on a model in the Hamilton Zoning Bylaw. Many revisions to the language were made, including a list of Exceptions in Applicability, refining of options of providing the affordable housing, deletion of references to Local Preference, and revisions to headings.

..Review of plan copies necessary for 164 Indian Hill Street Special Permit Submittal. The Board felt that multiple full-size copies of a Site Plan are not necessary as part of the submittal for town departments, and that the Board does not need six copies either. Reduced size 11" x 17" are suitable and sufficient for departmental comment, and if an electronic submittal is made, then that can be forwarded to departments, or the copy in the Planning Board Office can be reviewed.

Minutes, April 17, 2012. The Minutes were reviewed and edited.

Motion made by Cook, seconded by Murphey, to approve the Minutes as amended. The vote in favor was 4-0-1 (Wallace abstained because he had not been present.)

Vouchers were signed.

New Business

Message from John Skibbee regarding the proposed Zoning Bylaw Amendment for Reduced Frontage Special Permit, Section 6.A.1.f. John Skibbee had sent an e-mail message questioning the restriction in perpetuity in the proposed Bylaw. Nelson had asked Town Counsel for an explanation of the time period for restrictions. Nelson or Sarkis will contact Mr. Skibbee with McCarron's explanation.

Updating of MIMAP to include the new FEMA floodplain. Nelson had researched the addition of the new FEMA floodplain with MVPC. MVPC is able to add the new datalayer to the existing FEMA layer on the MIMAP program, and can add the newly adopted map information in a different color for comparison. Board members were in

support of using two hours of LTA time for this project. Nelson will prepare the form for Murphey to sign.

Motion to adjourn, 10:15 PM.

Submitted by,

Jean Nelson
Planning Board Administrator

These Minutes were approved by the Planning Board on May 15, 2012.