

**WEST NEWBURY PLANNING BOARD**  
**Minutes of Meeting**  
**May 15, 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 15, 2012 in the Planning Board Office. Board members Ann Bardeen, Richard Bridges, Raymond Cook, Brian Murphey, and John Todd Sarkis, Chair, attended. Associate Member Patricia Reeser and staff member Jean Nelson were also present.

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

Sarkis welcomed newly elected member Richard W. Bridges to the Board.

**Board Reorganization**

Chairman: **Motion** made by Cook, seconded by Bardeen, to nominate John Sarkis for another term as Chairman. Murphey explained that this is usually a two year term. The vote in favor was 5-0.

Vice-Chairman: **Motion** made by Cook, seconded by Sarkis, to nominate Ann Bardeen for another term as Vice-Chairman. The vote in favor was 5-0.

Clerk: **Motion** made by Cook, seconded to Sarkis, to nominate Richard Bridges as Clerk. The duties of the Clerk were briefly explained. The vote in favor was 5-0.

Authorized to sign Payroll: **Motion** made by Cook, seconded by Murphey, to authorize Bridges and Sarkis to sign Payroll. The vote in favor was 5-0.

**Appointments**

Representative to CPC:

Bardeen said that she has been the Planning Board representative for three years. The CPC meets the third Thursday of each month. She could continue, but perhaps someone else is interested. The Board will consider this appointment at the next meeting, so that others have time to think about it.

Representative to MVPC:

Murphey said that he would like to continue as MVPC Commissioner, and would like to be reappointed. Motion made by Sarkis, seconded by Cook, to recommend Murphey to the Board of Selectmen for the appointment. The vote in favor was 5-0.

Alternate to MVPC: Cook said that he is willing to serve as alternate. Motion made by Murphey, seconded by Bardeen, to recommend Cook to the Board of Selectmen for the appointment. The vote in favor was 5-0.

Associate Member Position:

Reeser said that she is not seeking re-appointment as Associate Member. She said that Jamus Driscoll of Main Street may be interested. Dennis Lucey, a former student of West Newbury Planning Board Minutes of Meeting May 15, 2012

Cook's from UNH, was present at the meeting. He may be interested also, and was attending the meeting to observe.

Nelson will place a Public Service Announcement in the Daily News in order to announce the vacancy and garner interest from residents.

**Notice of Intended Conversion Not Involving Sale, 720 Main Street Map 10, Lot 250, owned by William L. and Mary Ann Daley.** The Board discussed the parcel. It is located next to the Page School, and across the street from the Pipestave Hill facility. A plan and pictometry image from MIMAP were reviewed. It is on the Open Space Plan Priority Parcel list. According to the statute, the Town has 30 days from receipt of the filing, May 1, 2102 to obtain an appraisal and submit it to the Daleys. Nelson said that Michael McCarron had told her that the filing may be deficient, and he would be advising the Board of Selectmen.

**Motion** made by Cook, seconded by Bardeen, to recommend that the Board of Selectmen consider the parcel carefully. The Planning Board sees potential value to the Town due to the location adjacent to the Page School and the Riverbend Conservation Area, and across from the Pipestave Hill Facility. The vote in favor was 5-0.

**Review of Draft #2, Inclusionary Housing Zoning Bylaw.** The draft was reviewed and revisions made. It was decided that the options for providing housing will be selected at the discretion of the Planning Board. The factor for Fee-in-Lieu-Of was revised from three to four times 80% of the AMI.

**Goals for next Town Meeting, and long-term goals.** Site Plan Review, OSPD, and Signs were described as the most pressing Bylaws to be amended.

**Update on Page School Building Project.** Sarkis said that he and Nelson had met with architects and engineers for the Page School Building Project on May 8<sup>th</sup>. They had gone through the Bylaw and addressed each item required. The Committee will be filing an Application shortly.

The new gym will be built over an existing paved area, so there will not be an increase in impervious area. Drainage from the roof of the new addition had been discussed and the Applicants will be prepared to discuss it at the Site Plan Review.

**Update on Sullivan property, if any.** Reeser related that there is no update. Trust for Public Land had been negotiating with the owners. The date for the Town to act has passed, and the parcel may now be removed from M.G.L. Chapter 61A.

Minutes, May 1, 2012. The Minutes were reviewed.

**Motion** made by Cook, seconded by Murphey, to approve the Minutes as written. The vote in favor was 4-0.

**Correspondence.** The Board had received a Legal Opinion from Town Counsel regarding restrictions imposed by a Special Permit, relative to Section 6.A.1. of the

Zoning Bylaw. A portion of the Opinion had been excerpted and sent to John Skibbee prior to Town Meeting. Mr. Skibbee had questioned a restriction "In perpetuity."

**Motion** made by Cook, seconded by Sarkis, to release the Opinion as a Public Document. The vote in favor was 5-0.

Motion to adjourn, 10 PM.

Submitted by,

Jean Nelson  
Planning Board Administrator

These Minutes were approved by the Planning Board on June 5, 2012.