

WEST NEWBURY PLANNING BOARD
Minutes of Meeting
August 21, 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 August 21, 2012 in the Planning Board Office. Board members Ann Bardeen, Vice Chair, Richard Bridges, Raymond Cook, and Brian Murphey attended. Associate Member Dennis Lucey and staff member Jean Nelson were also present.

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

ANR Plan, 83/89 Worth's Lane, Applicant is Philip and Susan Aberizk, Owner is 83 River Road Realty Trust; Assessors' Map R-12-25E

Bob Smith of Cammett Engineering appeared before the Board representing the Applicant. Smith submitted a revised Application which has been signed by the Trustee, Rebecca Vaughn. He explained that Aberizk wishes to have the existing sheds conforming to the setback requirements. 83 River Road Trust will convey a 5,000 square foot parcel to Aberizk. Neither frontage nor access for either parcel will be changed.

Motion made by Cook, seconded by Murphey, to endorse the Plan as not requiring approval under the Subdivision Control Law. The vote in favor was 4-0.

The plan was endorsed and Smith left the meeting with the mylar.

Review of revisions to Site Plan Review for Applicability and Major/Minor Projects, and General Administration

The latest draft was reviewed and a minor revision made. Nelson noted that she had researched a definition for "institutional" and had not found a definition in any of the zoning bylaws researched. The Board decided not to pursue a definition, since the other uses in the Bylaw are not defined.

The Scope of Services from Meridian Engineering for review of Site Plan Review Zoning Bylaw and Regulations was discussed. The review is based on 10 hours of Charlie Wear's time at the hourly rate of \$125.00 per hour. Additional time will be invoiced to the Board on an hourly basis.

Motion made by Cook, seconded by Bardeen, to sign the Agreement for services to be provided. The vote in favor was unanimous.

Bardeen signed the Agreement.

Nelson suggested that in consideration of public officials, the Pre-Application conference with Cottage Advisors could begin at 7:30 PM, with Charlie Wear coming in at 8:30 PM. The Board was in agreement with this, and the timeslots will be switched.

Discussion of question from Frank Schifano, owner of 902 Main Street, as to number of deep holes and perc tests for each lot for a Yield Plan.

An e-mail inquiry from Frank Schifano was read. An excerpt from the Minutes of August 23, 2011, were reviewed by the Board. In those Minutes, the Board had decided that for the purpose of the Yield Plan, one perc and one deep hole test per lot on the Yield Plan would be sufficient, and decided to form a policy to that effect. Cook said that for a Yield Plan, he expects a "reasonable expectation" that the lots shown are buildable.

Murphey summarized a history of the subdivision. It was noted that under the recent Permit Extension Act legislation, the subdivision approval has been extended to July, 2013

The Board agreed that the policy is still in effect.

Release of Escrow Funds held for Northmark Bank, Hemingway Place Easements

An excerpt from the Minutes of October 6, 2009, outlining the purpose and period for holding the Escrow Funds, was distributed. The Board had voted on October 6, 2009 to release the funds in one year from that date. A letter from Daniel Murphy from Northmark Bank, requesting release of the funds, has been received.

Motion made by Murphey, seconded by Cook, to release all remaining funds, \$755.74. The vote in favor was unanimous, and the voucher was signed.

Update on Byfield Water District request to amend the GPOD Map.

Nelson related that Water Commissioner Scott Wolke and Mike Gootee had reviewed the proposed revisions to the GPOD Map. Wolke said that the situation with the Newburyport Water Department is different. He said that situation deals with surface waters, and not groundwater. He had told Nelson that he does not see a problem with Byfield's request.

The Board decided that the Amendment will be proposed for the Annual Town Meeting in 2013.

Discussion of timeline for Zoning Bylaw Amendments, and any Zoning Bylaw Amendments that may be proposed

The Board is not proposing any Amendments for the Fall Town Meeting.

Review of new Permit Extension Act Legislation

The extension affects several approved projects, including 47 Coffin Street, 12 Steed Avenue, 164 Indian Hill Street, and 902 Main Street.

Discussion of coverage in Jean's absence

Sarkis and Bardeen will be referred to as contacts while Nelson is away. The September 18 meeting is questionable, and the Board will discuss that date at the next meeting.

Minutes, July 24, 2012

The Minutes were reviewed.

Motion made by Murphey, seconded by Bridges, to approve the Minutes as submitted. The vote in favor was unanimous.

Motion to adjourn at 9:15 PM.

Submitted by,

Jean Nelson
Planning Board Administrator

These Minutes were approved by the Planning Board on September 4, 2012.