

WEST NEWBURY PLANNING BOARD
Minutes of Meeting
October 7, 2014

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 October 7, 2014 in the Planning Board Office. Board members Richard Bridges, Raymond Cook, Brian Murphey, Chairman, and John Todd Sarkis attended. Associate Member Dennis Lucey and Administrator Jean Nelson were also present.

The meeting was called to order at 7 PM.

Ocean Meadow, Steve Gillis, requesting Form J release of 60 Moody Lane and update of project status

Stan Checovich, and Doug Stockbridge, partners in Ocean Meadow LLC, appeared before the Board. Gillis was not available to attend the meeting.

Stockbridge said that the closing for 60 Moody Lane is scheduled for November 6, 2014. He said that 24 Ridgeway Circle could be completed in 90 days from now, and 26 Ridgeway in 60 days. The new marketing plan has not been approved by DHCD yet, so they cannot market the units. The plan was submitted to DHCD on July 1, 2014, and it has just been received back today with some edits. A lottery must be held within 90 days of DHCD's approval of the plan. There is one person interested at this time.

He distributed a schedule for preparation of the roads and final paving from Unit Construction. Stockbridge said that the landscaping is 96 to 97% complete. The triplex needs landscaping. He said that they will not finish the remaining units completely until they have a buyer. If there were a buyer for 62 Moody Lane, workers would be on site and would also be able to work on 24 and 26 Ridgeway Circle.

Sarkis noted that progress on 62 Moody is a bit ahead of 24 and 26 Ridgeway. He asked if the schedule could be ramped up for paving. Stockbridge said the schedule is from Unit Construction, and he would ask if it could be moved up.

Murphey asked the status of the trails, and Stockbridge replied that they are open.

Residents present included Richard Mandeville, 2 Ridgeway Circle and president of the Homeowners Association, Bob Goss 14 Ridgeway Circle, Jane Albert, 4 Ridgeway Circle, and Carl Nelson of 9 Ridgeway Circle. Comments made were that some driveways have not received a second coat, and some have. That was noted in the schedule from Unit.

According to Goss, 18 driveways have a second coat. He also noted that Ridgeway Circle does not have berms. Albert asked when the affordable units will be completed, and Murphey said that will be considered.

Carl Nelson said that the stormwater drains on Ridgeway have been paved over. Sarkis said they will need to be chipped out and raised prior to paving.

An unidentified woman asked what happens if the weather becomes inclement, and what guarantee the residents have that the work is done properly? Stockbridge said if there are problems, they will return to fix them. It was noted that there is puddling in some spots.

Based on information provided by the applicants regarding the status of the construction of the remaining unsold units and the infrastructure improvements, Sarkis estimated the cost to complete the obligations of the Special Permit to be approximately equal to the current value of the two remaining unsold unrestricted units.

The Board decided to wait until November 3rd to discuss release of the unit again. They did not want to release the unit at this time, since there is work remaining and the affordable units are not completed. Murphey recommended that the closing be scheduled to a later date. Stockbridge said they will try to get the paving schedule moved up, and those present left the room.

Continued Public Hearing to consider an Application for a Special Permit for a "drive-in bank", (Zoning Bylaw §5.B.2.c.) and Site Plan Review (§8.B.), at 279-283 Main Street. Owner and Applicant is Haverhill Bank, 180 Merrimack Street, Haverhill, MA 01830. Premises are identified as Assessors Map U-1, Lot 52, in the Business District.

At the request of the bank's representatives, the Public Hearing will be continued to October 21, 2014. The review from Meridian Associates was not received in time for review and response from the Applicant.

The Cottages at River Hill

- ..Inquiry regarding the Cottages at River Hill-visibility of buildings
- ..Review of mail station location
- ..Discussion of unheated storage space to become heated as presented to Rick Bridges

Chip Hall had notified Murphey that he would be away. Nelson noted that she had visited Doris Bailey's yard today in response to Bailey's report of seeing the first unit. Bailey felt that was not what was promised at the hearings.

Bridges had been to the site previously.

The second floor and roof of Unit 1 can be seen from sitting in a chair in the back yard, and the view is somewhat hidden by a large tree. Nelson commented that she was concerned with what will be seen when the leaves have fallen, and of units farther down the road especially at Station 5+00, which is the highpoint of the road.

Bridges had toured Unit 1, which is a Unit Type B. Chip Hall had told him that the area noted as unfinished and uninsulated storage on the second floor of the architectural plan will now be a finished and insulated office. It has a window and the ceiling height is 6.5 feet. This situation occurs only on the B, according to Bridges.

Town Meeting Preparation: Vote to make a recommendation to Town Meeting for Zoning Bylaw Amendments, Review of draft Handout for Special Town Meeting, Discussion of question regarding Sirens from Finance Committee

Motion made by Murphey, seconded by Cook, to recommend to Town Meeting that the proposed Zoning Bylaw Amendments be approved. The vote in favor was unanimous.

The draft handout will be reviewed at the next meeting, if necessary. Murphey noted that if the Siren exemption becomes a problem the Board should be prepared to remove it from exemptions.

The **Minutes** of August 19, 2014 were reviewed and edited.

Motion made by Murphy, seconded by Bridges, to approve the Minutes as edited. The vote in favor was 5-0.

DHCD Peer-to-Peer Grants: The Board was not interested in pursuing this grant.

Discuss concept of a map to be created and available, initiated by Meredith Stone in the Assessors Office

The Board recommended an on-line map only, to be available in data layers. They discouraged soliciting ad and hard copy maps.

Trees at the Basketball Courts

Bridges related that Tom Flaherty said replanting of the trees is too expensive for a contractor to perform, and the DPW workers are not available in October. Murphey will get in touch with a Selectman about the matter.

Administrative Details

Distribution of new keys – keys were distributed.

DHCD Peer to Peer Consultant Program

Motion to adjourn, 9:10 PM.

Submitted by,

Jean Nelson

Planning Board Administrator

These Minutes were approved by the Planning Board on October 21, 2014.