

MINUTES
WEST NEWBURY PLANNING BOARD
June 3, 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 June 3, 2014 in the Planning Board Office. Board members Ann Bardeen, Chair, Richard Bridges, Raymond Cook, Brian Murphey, and John Todd Sarkis attended. Associate Member Dennis Lucey and Administrator Jean Nelson were also present.

Call to Order, 7:00 PM

ANR Plan, 7 Kents Court, Assessors Map R-2, Lots 19 and 25A, Owner and Applicant Paul W. and Beverly H. Young

Paul Young introduced himself and presented his plan. He had appeared before the Board previously and had withdrawn his plan without prejudice due to questions about lack of the required frontage. Since then, an opinion had been sought from Town Counsel on another plan, which had similar circumstances to Young's plan.

Young had purchased land from the abutting owner, Larry Craven. He wanted to combine both parcels into one lot. Young resides at 7 Kents Court.

Motion made by Murphey, seconded by Bridges, to endorse the plan as not requiring approval under the Subdivision Control Law. The vote in favor was unanimous. The plan was endorsed and Young left with the mylar.

ANR, 245/251 River Road, Assessors Map R-24, Lots 14 and 16, Owner and Applicant Ralph H. Marrone

Marrone wished to combine two parcels into one. The smaller parcel contains a large horse barn. The larger parcel contains a home and several outbuildings. The deed to Marrone from Fuller requires that the two parcels remain together.

Motion made by Murphey, seconded by Cook, to endorse the plan as not requiring approval under the Subdivision Control Law. The vote in favor was unanimous. The plan was endorsed and Marrone left with the mylar.

ANR Plan, 23 Archelaus Place, Assessors Map 14, Lot 61, John Bacheller, Estate of Richard Bacheller, Owner; and Ivan Warner, Applicant

The plan was submitted by Hannah and Ivan Warner. John Bacheller, Hannah's father, was present to verify that he is the trustee of the estate, and had signed the Application as Owner.

Nelson noted that the plan does not have a locus map and does not indicate abutters. This is a requirement of the Subdivision Regulations, and these items are very customary on an ANR Plan. Cook asked that the Applicants let the preparer know that he is disappointed with the lack of these details on the plan.

Motion made by Murphey, seconded by Bridges, to endorse the plan as not requiring approval under the Subdivision Control Law. The vote in favor was unanimous. The plan was endorsed and the Applicants left with the mylar.

Minutes

..Minutes, April 1, April 22, May 6, May 20, 2014

The Minutes of April 1, 2014, were reviewed and edited.

Motion made by Bardeen, seconded by Cook, to approve the Minutes as edited. The vote in favor was 4-0-1 (Bridges abstained because he was not present.)

The Minutes of May 6 2014 were reviewed and edited.

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

Stormwater Management Committee: Sarkis volunteered to represent the Planning Board on the newly formed committee. The Board thanked him.

General Business:

The Cottages at River Hill, review of final documents, plan, and other details

Chip Hall and Chris Lorrain attended the meeting. They had the mylars for the project to be endorsed. Sheets prepared by a Land Surveyor had not been signed because the surveyor was out of town. The specific sheets had been sent by Fed Ex to the surveyor in Las Vegas, and would be returned by Thursday to the Planning Board Office for signature. The Board agreed to this arrangement. The mylars were left to be endorsed.

Nelson noted that she would send the final documents which are to be recorded with the plan to Melissa Robbins on Thursday.

..Review draft Signs Bylaw

The draft bylaw was reviewed and drafting continued.

..Review of calendar and known absences

The Board will meet on July 8 and 22 instead of the usual dates.

Correspondence

Thomas Neve had sent a message to Nelson, asking to meet with the Chairman or the Board to discuss a potential LIP 40B project on the Sullivan property off Sullivans Court. Board members decided that they would meet with Neve, although this is not required for a 40B. Glenn Kemper and Paul Kelly will be notified if Neve comes in to talk with the Board.

Administrative Details

Nelson told the Board that she will be attending the Board of Appeals Hearing for an appeal to the Building Inspectors Decision for 46 Crane Neck Street.

.Motion to adjourn, 10:15 PM.

Submitted by,

Jean Nelson
Planning Board Administrator

These Minutes were approved by the Planning Board on June 17, 2014.