

WEST NEWBURY PLANNING BOARD
Minutes of Meeting
July 8, 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 July 8, 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.

The meeting was called to order at 7:00 PM.

Ocean Meadow, Steve Gillis for Form J release of 28 Ridgeway Circle

Gillis related that units 24 and 26 Moody Lane are under construction. He has hired consultant Maureen O'Hagen to prepare the marketing plan for these last two affordable units. DHCD is requiring that a new plan be submitted. It is now being reviewed by DHCD.

After the release of Lot 28 Ridgeway Circle, there will be four units remaining: 24 and 26 Ridgeway Circle, and 60 and 62 Moody Lane.

He said that he plan to finish site work on the last four units, and will wrap up the paving at the mid to end of August.

Gillis said that the trails at Ocean Meadow are open, but the abutting trail is closed.

Motion made by Murphey, seconded by Cook, to execute the Form J for 28 Ridgeway Circle. The vote in favor was 5-0.

The Cottages at River Hill

The Board had seen a photo from John McGrath, who felt that the erosion control measures were installed on his property. Nelson is waiting for a response from Chip Hall.

The groundbreaking ceremony is scheduled for July 14 at 4 PM.

Review draft Signs Bylaw

Cook said that since the last meeting, he has decided that the content-neutral approach to signs is not working. He suggested that the bylaw state clearly what is allowed, and

any exceptions. The Board reviewed the Topsfield Zoning Bylaw, and felt that it is a good model. Sarkis and Bridges will meet to try to find the best of the West Newbury draft to date and other models, and work on crafting a bylaw.

Discussion of Sections 6.A.4. and 6.A.5. of the Zoning Bylaw as they apply to the Business District

After reviewing the Table in Section 6.A., and Sections 6.A.4. and 5., it was determined that these two sections were not meant to apply to the Business District. Central business districts, in general, consist of very small lots and minimal, if any, yard requirements. The sections will be rewritten for Town Meeting articles.

Discussion of Zoning Bylaw Special Permit Section 5.B.

Some of the sections in Section 5.B. are archaic or seem to be out of date, and the language in some is unclear. If the bylaw were to be updated in this section, those uses which the Town wishes to support could be written with Special Permit language in more detail, and other uses would be deleted. This led to a discussion of economic development and the Business District.

Housing Production Plan, expiring in October, 2015

Nelson said that not many of the recommendations in the 2009 plan have been implemented. Board members will review the plan, and it will be discussed at the next meeting.

Administrative Details

Due to inquiries regarding Cortland Lane, Nelson had discovered that the deed to the Town for Cortland Lane Acceptance and the Street Acceptance Plan may not have been recorded. The Board asked for more research, and will then ask the Board of Selectmen if they would like the matter to be pursued.

Motion to adjourn, 9:50 PM.

Submitted by,

Jean Nelson
Planning Board Administrator

These Minutes were approved by the Planning Board on August 5, 2014.