

**WEST NEWBURY PLANNING BOARD  
MINUTES OF MEETING  
January 6, 2015**

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 January 6, 2015, in the Planning Board Office. Board members Ann Bardeen, 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 7:00 PM.

**Executive Session, pursuant to M.G.L. Chapter 30A, Section 21(a)7,  
Discussion with Town Counsel**

Murphey announced that the first item on the Agenda is Executive Session, pursuant to M.G.L. Chapter 30A, Section 21(a)7, Discussion with Town Counsel. The purpose of the Executive Session is communication with Town Counsel. He noted that the Planning Board will reconvene in open session after the Executive Session.

Murphey stated that each member must vote by roll-call to enter into Executive Session. A majority must vote in favor. He made a motion to enter into Executive Session. He called the roll for the vote: Bardeen: aye; Bridges: aye; Cook: aye; Sarkis: aye; Lucey: aye; Murphey: aye. The vote in favor was unanimous.

At 7:55 PM, the Board returned to the regularly scheduled meeting.

**Cottages at River Hill, Modification of Two Car Garages Special Permit**

The Board reviewed the draft Certificate of Vote, made edits, and asked Nelson to finalize the document.

**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.**

The Bank had requested to be continued to February 4, 2015, at 7:15 PM.

**Motion** made by Murphey, seconded by Bridges, to continue the Public Hearing for Haverhill Bank to February 4, 2015, at 7:15 PM. The vote in favor was unanimous.

## **Open Space Committee**

Steve Greason, Patricia Reeser, Elissa Grammer, Don Bourquard, Rob Phillips, and Jean Lambert, all of the Open Space Committee, and John Dodge, appeared before the Board. Greason showed a plan of the land of Beaucher on Coffin Street, and Grew, on River Road. He said the Committee is interested in purchasing the Beaucher property of 90 acres, and the abutting backland of Grew, of approximately 30 acres. He said that the land is densely forested and provides area for trails and connections to other trails, and beautiful views.

He said that the appraised price of \$1,000,000 for the Beaucher land is not far off. Greenbelt has been in discussion with the Committee and Greason said that Greenbelt and the Town could each pay \$500,000 to purchase the land. The Beaucher property has frontage on Coffin Street for a new ANR lot and the existing house lot, which could both be sold. Total for both parcels could be \$1.3 million. There may be grants available, according to Greason.

The Planning Board suggested the OSPD option discussed as saving infrastructure costs and preserving open space. Trails from Grew to the orchard property, and a corridor to Beaucher land were discussed. Planning Board members noted that one cannot buy all land that becomes available, and there are other options such as OSPD and trail easements which can be utilized. Discussion continued until approximately 8:30 PM. The group thanked the Planning Board and left the room.

## **Discussion with Building Inspector**

Glenn Clohecy came in to the meeting at approximately 8:30 PM to discuss the expansion capabilities of the Cottages. The various restrictions on units and in the Conditions of Approval were reviewed. Clohecy concluded that expansion may not take place prior to an Occupancy Permit being issued, and if he has questions he will come to the Board or Jean to review them.

## **Town Land Working Group**

Sarkis said that he will finish the spreadsheet that the group had worked on, and will distribute it.

## **Housing Production Plan**

\$10,000 will be requested to update the HPP from CPA funds.

## **Right of First Refusal**

January 26, 2015 is the next potential date to meet with the Board of Selectmen.

Motion to adjourn, 10:45 PM.

Submitted by,

Jean Nelson

Planning Board Administrator

These Minutes were approved by the Planning Board on April 21, 2015