

**City of Newburyport
Planning Board
December 16, 2015
Minutes**

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

1. Roll Call

In attendance: James Brugger, Sue Grolnic, Doug Locy, Noah Luskin, Jim McCarthy, and Bonnie Sontag.

Absent: Andrew Shapiro, Leah McGavern, and Don Walters

Director of Planning and Development, Andrew Port, was also present.

2. General Business

- a) The minutes of 12/2/2015 were approved as amended. Sue Grolnic made a motion to approve the minutes. Doug Locy seconded the motion and six members voted in favor.

b) 2 Parker Street ANR

Director Port said the purchase of developable land from the cemetery would create revenue for cemetery expenses. Two front lots would be split by a 50-foot future right-of-way to access the as yet undivided, buildable back land. Chairman McCarthy asked if frontage met requirements for multi-family? Director Port said a Special Permit was required, whereas single-family was by right. The 40R District formed the left boundary.

Bonnie Sontag made a motion to endorse the ANR. Doug Locy seconded and all members voted in favor.

Motion Approved.

During the course of discussion and consideration of this application, plan(s), supporting material(s), department head comments, peer review report(s), planning department comments and other related documents, all as filed with the planning department as part of this application and all of which are available in the planning department, were considered.

***c) 1 Boston Way
Request for Application Waivers***

Director Port said in anticipation of filing an application under the Smart Growth District Ordinance, the applicant favored a later filing date for a list of items requested as waivers for now. The list included: 1) material samples, 2) 3-D massing perspective or renderings; 3) location and dimensions of utilities, gas, telephone, etc, 4) photometry, 5) signage plans and details, 6) evidence that project complies with affordable housing requirements, and 7) the Affordable Housing Restriction form.

Planning Board
December 16, 2015

Members said that achieving the temporarily waived items could take too long resulting in pressure to rush through an approval without proper deliberation. While some waiver requests were acceptable, others caused concern. An informal presentation could inspire more confidence in the plans. Director Port and Chairman McCarthy agreed that a meeting before granting the waiver requests would establish expectations. The board could choose not to accept any waivers, instead inviting the applicant to come in. Or the board could grant waiver requests with a deadline. Either way, an informal meeting would allow the board and applicant to clarify expectations before a formal board review would begin.

Doug Locy made a motion to postpone any decision on the waivers until the January 6th meeting at which time the applicant should come in for an informal discussion. James Brugger seconded and all members voted in favor.

Chairman McCarthy wanted knowledge of the footprint, without engineering issues, to be the basis of discussion. Director Port said the board could suggest waiving a few items for a certain amount of time. Members needed elevations to determine reasonable waiver requests.

Motion Approved.

During the course of discussion and consideration of this application, plan(s), supporting material(s), department head comments, peer review report(s), planning department comments and other related documents, all as filed with the planning department as part of this application and all of which are available in the planning department, were considered.

3. Old Business

- a) New England Development
83 Merrimac Street and 90 Pleasant Street
Definitive Subdivision (2014-DEF-02)
Continued from 10/21/15*

Chairman McCarthy said meetings about the garage were ongoing. The mayor had a productive meeting with NED. The City Council supported the mayor's actions so far. The Council president said the pricey project had the council's support. Members asked about a statute for excessive continuances. Director Port said there were none and a reason to cooperate.

Doug Locy made a motion to continue the Definitive Subdivision until April 6th, 2016. Sue Grolnic seconded and all members voted in favor.

Motion Approved.

During the course of discussion and consideration of this application, plan(s), supporting material(s), department head comments, peer review report(s), planning department comments

Planning Board
December 16, 2015

and other related documents, all as filed with the planning department as part of this application and all of which are available in the planning department, were considered.

- b) East Row Condominium Trust c/o L&M Properties
12-22 Market Square, 1-2 Elbow Lane, and 1-11 Liberty Street
DOD Special Permit (2015-SP-03)
Continued from 11/18/2015***

Director Port said a request to continue to January 6th reflected an ongoing debate. The manager and attorney provided updates. Samples that would have been shown tonight will wait until a resolution is reached.

James Brugger made a motion to continue until January 6th. Bonnie Sontag seconded and all members voted in favor.

Motion Approved.

During the course of discussion and consideration of this application, plan(s), supporting material(s), department head comments, peer review report(s), planning department comments and other related documents, all as filed with the planning department as part of this application and all of which are available in the planning department, were considered.

4. Planning Office/Subcommittees/Discussion

- a) VI.C Discussion***

Dollar amount contributions were discussed. The state level zoning rewrite conversation was ongoing with high hopes for Katie Ives supportive input.

- b) Update***

Bonnie Sontag read through the Kaplan decision and found implications for the zoning rewrite. Director Port said the Kaplan permit lacked an end date – an important feature practiced today.

Doug Locy prepared a list of the major board decisions in 2015 for the record.

6. Adjournment

Bonnie Sontag made a motion to adjourn. Sue Grolnic seconded the motion and all members voted in favor.

The meeting adjourned at 8:19 PM.
Respectfully submitted -- Linda Guthrie