

December 19, 2012

Meeting Minutes

The meeting was called to order at 5:10 PM.

1. Roll Call

In attendance: Dan Bowie, Henry Coe, Paul Dahn, Sue Grolnic, Noah Luskin, Jim McCarthy and Bonnie Sontag

Absent: Don Walters and Cindy Zabriskie

Andrew Port, Director of Planning & Development, and Kate Newhall-Smith, Planning Administrator, were also present.

2. General Business

a) Approval of the minutes

Minutes of December 5, 2012 Meeting

Henry Coe made a motion to approve the minutes as amended.

Jim McCarthy seconded the motion.

The motion passed unanimously.

Minutes approved.

Votes Cast:

Dan Bowie: approve

Henry Coe: approve

Paul Dahn: approve

Sue Grolnic: approve

Noah Luskin: approve

Jim McCarthy: approve

Bonnie Sontag: approve

Don Walters: absent

Cindy Zabriskie: absent

3. Old Business

a) Lake Realty Trust

6 Opportunity Way

Minor Site Plan Review

Continued from December 5, 2012

Continued to January 16 at request of applicant.

Sue Grolnic made a motion to continue the minor site plan review to January

Jim McCarthy seconded. The motion passed unanimously.

Motion approved.

Votes Cast:

Dan Bowie: approve

Henry Coe: approve

Paul Dahn: approve

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Sue Grolnic: approve

Bonnie Sontag: approve

Noah Luskin: approve

Don Walters: absent

Jim McCarthy: approve

Cindy Zabriskie: absent

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.

b) Brad Kutcher

2 Oakland Street (251 Merrimac Street)

Request for Minor Modification

Continued from December 5, 2012

Mr. Kutcher and Charles Nutter, Woodman Associates Architects, presented north, south, east and west elevations.

Bonnie Sontag made a motion to accept the minor modification for 2 Oakland Street.

Paul Dahn seconded. The motion passed unanimously.

Motion approved.

Votes Cast:

Dan Bowie: approve

Noah Luskin: approve

Henry Coe: approve

Jim McCarthy: approve

Paul Dahn: approve

Bonnie Sontag: approve

Sue Grolnic: approve

Don Walters: absent

Cindy Zabriskie: absent

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. New Business

a) Michael Green

Morin Road Turning Easement

Request for Minor Modification

Mr. Green proposed eliminating an easement previously shown on a residential lot as a result of eliminating the need to access an adjacent pumping station area. A member asked if there was any screening around the station. Planning Director Port noted there was no screening called-out on the plans. Mr. Green explained they wanted to keep everything level. The building is nothing more than housing for a generator and controls and there is no need to

block it off because the covers are all locked. A member commented that it was similar to a shed. Mr. Green said it looks similar to the houses built around it. The roadway is full width.

Henry Coe made a motion to accept the minor modification.

Paul Dahn seconded. The motion passed unanimously.

Motion approved

Votes Cast:

Dan Bowie: approve

Henry Coe: approve

Paul Dahn: approve

Sue Grolnic: approve

Noah Luskin: approve

Jim McCarthy: absent

Bonnie Sontag: approve

Don Walters: approve

Cindy Zabriskie: approve

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.

5. Planning Office/Subcommittees/Discussion

a) Updates

Kate Newhall-Smith will assist with applications and updates for the Board.

120 Merrimac St./Mechanics Court

Planning Director Port described an upcoming Section VI.C. project for January or February at Mechanics Court, right next to the route one bridge. Consisting of nine residential units, the building is attractive and a PDF of the plan will be emailed. It has Zoning Board approval, with a variance and a special permit both approved. Generally speaking, it will improve the streetscape. In a mix of comments from neighbors, one abutter is concerned about the project. Director Port expressed there may be an access issue in the back with the number of units. The mayor has asked for the board to consider an affordable unit. The project includes a proposal to preserve and move an older structure with a preservation restriction. The Office of Planning and Development will seek input from the Newburyport Historic Commission. A request was made to look at the minutes of the earlier Planning Board meeting on the issue.

Zoning

In light of the LHD proposal, there is a desire to make zoning changes in 2013 for downtown and Storey Avenue to put more teeth in our design language with the goal of making future development compatible. This will include a review of design standards. Chairman Bowie agreed it's time to review our zoning regulations instead of trying to plug the holes. Director Port continued that the Mayor wants to appropriate some funds for City Council approval to perform a zoning update during the next calendar year. Medical marijuana dispensaries are another reason to revisit zoning.

Future Applications

- a) Chuck Lagasse and Attorney William O'Flaherty dropped off, but technically did not file, a plan for Piper's Quarry. They seek a minor modification to add another residential unit. The board thought it was a substantial change the first time around, particularly considering the gravel driveway. A draft of the plan showed the right of way, the gravel driveway, sewer, electric, and water will be added. They also need to submit the application for modification and a letter explaining why they want to undertake the project. The Planning Office will receive the revised plan sometime in January and there will be a public hearing. They are looking for one more lot off the gravel driveway.
- b) The Davis Auto Parts project is waiting for state and ZBA approval. They are all set with the Conservation Commission. Planning Director Port will coordinate with the Waterfront Trust on the walkway. Parking will be an issue because under zoning the applicant will be able to use the Waterfront Trust and NRA lots, but we now have a unified Parking Program which is under the over-all management of the City.

6. Adjournment

Sue Grolnic made a motion to adjourn.

Dan Bowie seconded the motion.

Motion approved unanimously.

Meeting adjourned at 6:35 PM.

Respectfully submitted, Linda Guthrie, Note Taker