

**City of Newburyport
Planning Board
April 5, 2017**

The meeting was called to order at 7:02 PM.

1. Roll Call

In attendance: James Brugger, Anne Gardner, Joe Lamb, Jim McCarthy, Leah McGavern, Bonnie Sontag, Andrew Shapiro, Mary Jo Verde, and Don Walters

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

2. General Business

- a) The minutes of 3/1/17 were approved as amended. Bonnie Sontag made a motion to approve the minutes. Joe Lamb seconded the motion and all members voted in favor. Another opportunity to amend the minutes occurs when the court transcript is available.
- b) The minutes of 3/15/17 were approved. James Brugger made a motion to approve the minutes. Andrew Shapiro seconded the motion and seven members voted in favor. Joe Lamb and Anne Gardner abstained.

Motions 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) **George Carey**
1 Market Square
Request for minor modification (2017-SP-25)

Attorney Mark Griffin, 11 Market Square, presented changes that eliminated two overhead garage doors on the front and side of the building and added bi-fold café doors to the last opening on the right. George Carey showed the modified plan. The planned garage doors would negatively affect the interior space, particularly where the ceiling slanted for the theater. The alterations meant three of four openings would remain unchanged from today, the entrance and the two openings in the middle. The far right opening was altered as a four-foot accordion-style window, opening on each side, in the same position where four windows were now. Members asked if hinge points would be in the same location? Mr. Carey said yes, mirroring what existed, there would be no visual change except for the metal awning shades that would replace what existed now. Members concurred that functionality was the only change.

Don Walters made a motion to approve the minor modification. Leah McGavern seconded the motion and all members voted in favor.

Motion Approved.

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3. Public Hearings

- a) *Joseph and Cassandra Hill c/o Lisa Mead, Mead, Talerman & Costa, LLC
53R Spofford Street
Special Permit Amendment*

Andrew Shapiro read the notice. Bonnie Sontag recused herself. Attorney Lisa Mead, Mead, Talerman, & Costa, 30 Green Street, said the board approved a Section VI.C in October 2012 for property that had become condos. The front property sold; the new home in the rear was under agreement with the applicant. There were a number of conditions for the new home, including no north side, second floor windows per Condition #9. Attorney Mead presented the approved new home design and the design modifications side-by-side. Design changes altered the garage lines and front windows, and added second floor windows on the north side. The new neighbor had no objections to the second floor windows. The applicants had spoken to all their neighbors and received signatures in support of the changes. Special Conditions in paragraph #6 had been completed. The Special Condition in paragraph #7 was a donation to the Affordable Housing Trust that would be completed once the sale occurred. Footprint and height were not changing.

Chairman McCarthy asked if the height was accurate? Attorney Mead said yes, 27.2 feet high was approved originally and was shown on the plans. The architect, Lucy Gorham, had designed three houses on Bridge Lane.

Public comment open.
Public comment closed.

Leah McGavern made a motion to approve the amendment. Don Walters seconded the motion and all members voted in favor.

Motion Approved.

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4. Planning Office/Subcommittees/Discussion

a) Master Plan Update

Director Port said there would be a joint discussion between the board and the Planning & Development Subcommittee at the May 3rd meeting. The Newburyport Preservation Trust made a recent request for language to discourage or prohibit infill in the National Register area. He was concerned with prohibiting infill and preferred an open discussion on limiting infill. Members agreed to uncover what problem the Trust believed would be solved by prohibiting or limiting infill. In a meeting previous to the most recent letter, with Director Port, the mayor and the Trust, Director Port understood their concerns were about design review and infill, and that they were agreeable to compatible infill. The most recent letter seemed to represent a change in thinking, in Director Port's view. He had removed the color-coding that showed areas for potential infill on a Master Plan map. The board's feedback should be sent to the Planning Office ahead of the meeting. There was a possibility that the board would approve the Plan in May. Members noted that the board's areas of experience and expertise did not overlap with some sections in the Master Plan. The section had not been reviewed.

b) Updates

Discussed were zoning changes, the 1690 House, the parking garage application and timeline, and New England Development. The NED project subcommittee members were Joe Lamb, Andrew, Shapiro, and Leah McGavern.

4. Adjournment

Bonnie made a motion to adjourn. Andrew seconded the motion and all members voted in favor.

The meeting adjourned at 10:15 PM.

Respectfully submitted -- Linda Guthrie