

June 15, 2011

**Planning Board  
Newburyport City Hall**

The meeting was called to order at 7:05 P.M.

A quorum was present.

**1. Roll Call**

**In attendance:** Dan Bowie, Don Walters, Anne Gardner, Paul Dahn, Bonnie Sontag

Emily Wentworth of the Planning Office was also present.

**2. General Business**

**a) Approval of the minutes**

**Minutes of June 1, 2011 Meeting**

Anne Gardner made a motion to approve the minutes as submitted.

Don Walters seconded the motion to approve the minutes.

**Votes Cast:**

Dan Bowie: approve

Don Walters: approve

Anne Gardner: approve

Paul Dahn: approve

Bonnie Sontag: abstain

**b) Jason Kamps Builders, 5 Shandel Drive/8 Ocean Drive, Landscaping Plan**

There was no one at the meeting to represent this agenda item. The Board agreed that the Landscaping Plan for 5 Shandel Drive/8 Ocean Drive would be taken off the agenda until we hear from the applicant.

**3. Old Business**

**a) Springwell Investment, LLC**

**Oleo Woods Subdivision/Russell Terrace Extension**

**OSRD Special Permit Modification**

**Definitive Subdivision Modification**

*Continued from June 1, 2011*

June 15, 2011

Emily had communicated to the applicant that four Board Members would not be available for tonight's meeting. They sent a communication to Emily requesting a continuation to the July 6 meeting.

Anne Gardner made a motion to continue to July 6, 2011.  
Paul Dahn seconded the motion to continue to July 6, 2011.

**Votes Cast:**

Dan Bowie: approve  
Don Walters: approve  
Anne Gardner: approve  
Paul Dahn: approve  
Bonnie Sontag: approve

**b) 17 Graf Road Realty Trust**

**17 Graf Road**

**Major Site Plan Review**

*Continued from May 18, 2011*

The applicant requested a continuance to the July 6 meeting because the project engineer is still working.

Don Walters made a motion to continue to July 6, 2011.  
Bonnie Sontag seconded the motion to continue to July 6, 2011.

**Votes Cast:**

Dan Bowie: approve  
Don Walters: approve  
Anne Gardner: approve  
Paul Dahn: approve  
Bonnie Sontag: approve

Emily Wentworth passed out peer review comments on 17 Graf Road. She indicated that the submittal does not include a narrative response to comments so it is difficult to know what has changed. Christiansen and Sergi have provided comments.

Emily indicated that the applicant has requested guidance and if Board Members want to send their comments on the following two issues, she will pass them along to the applicant.

1) There is no sidewalk from the parking lot to the door. Do people have a preference?  
Sidewalk or no sidewalk?

2) Landscaping Plan. The plan has been revised, adding apple trees. Are individual Board Members satisfied with the revised landscape plan?

**4. New Business**

**a) Bradley Kutcher, Kimberly Realty Trust  
251 Merrimac Street  
Section VI.C Special Permit**

This special permit application was erroneously opened at the Planning Board meeting on June 1, 2011. Bradley Kutcher requested a continuance to the July 6 meeting.

Anne Gardner made a motion to continue to July 6, 2011.

Paul Dahn seconded the motion to continue to July 6, 2011.

**Votes Cast:**

Dan Bowie: approve

Don Walters: approve

Anne Gardner: approve

Paul Dahn: approve

Bonnie Sontag: approve

There was a request for clarification on the address: is it 251 Merrimac Street or Oakland Street? Ms. Wentworth confirmed that it is 251 Merrimac Street.

**5. Planning Office/Subcommittees/Discussion**

**6. Adjournment**

Motion made to adjourn.

Motion seconded.

Motion approved unanimously.

Meeting adjourned at 7:20 P.M.

**Respectfully submitted, Jennifer Lamarre – Note Taker.**