



# CITY OF NEWBURYPORT PLANNING BOARD

**December 6, 2017  
7:00 PM  
Council Chambers**

1. Roll Call
2. General Business
  - a) Approval of Minutes (11/15/17)
  - b) 11 Center Street (2016-SP-04) – request for minor modification
  - c) 92R Merrimac Street (2017-SPR-05) - application completeness vote, Informal discussion, and recommendations to ZBA
  - d) Brown Street extension (2007-DEF-02) – request for release of funds held in Tripartite Agreement
3. Public Hearings
  - a) Proposed Zoning Change - Hotel/Inn (#105), Lodging House (#106), and B&B (#110) and short-term residential rental unit changes
  - b) New England Development *Continued from 11/15/17*  
83 Merrimac Street and 90 Pleasant Street  
Definitive Subdivision (2014-DEF-02)
  - c) Newburyport Manager, LLC *Continued from 11/15/17*  
Brown's Wharf, 58 McKay's Wharf, 72 Merrimac St.,  
86-90 Merrimac St., and 92 Merrimac St.  
Definitive Subdivision (2017-DEF-02)
  - d) Gorman Homes LLC *Continued from 11/1/17*  
32 Union Street  
Definitive Subdivision (2017-DEF-03)
  - e) Parker 2 Realty Trust *Continued from 11/15/17*  
2 Parker Street and 151-155 State Street  
Definitive Subdivision (2017-DEF-04), Major Site Plan Review (2017-SPR-06), and VI.C  
Special Permit (2017-SP-07)
  - f) Low Street Redevelopment, LLC c/o Bernie Christopher  
255R Low Street  
Site Plan Review (2017-SPR-07)
4. Planning Office/Subcommittees/Discussion
  - a) Master Plan Adoption (*approve minor edits incorporated by City Council*)
  - b) Complete Streets Policy
  - c) Other Updates
5. Adjournment