

**City of Newburyport
Planning Board
April 5, 2023**

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

1. Roll Call

Planning Board Attendance: Alden Clark, Bob Koup, Jamie Pennington, Heather Rogers, Rick Taintor and Don Walters

Planning Board Attendance – Remote: Richard Yeager

Absent: Beth DeLisle

Planning Director Andy Port and note taker Caitlyn Marshall were also present.

2. Public Hearings

- a) *Hale Business Park, LLC, c/o Lisa Mead, Mead, Talerman & Costa, LLC
21 Malcolm Hoyt Road
Site Plan Review (SPR-23-1)
Continued from 3/1/2023*

Attorney Lisa Mead, representing the applicant, stated an ANR plan needed to be provided that showed sufficient frontage for both proposed lots. That is also on the agenda for this meeting. The city engineer approved the plans. She then stated that the Planning Board had asked for the landscaping plan to be provided on a separate page and that had been provided.

Steve Sawyer addressed the concern of snow storage. Snow storage in public way was removed. He showed where the snow storage would be located in the plan. He stated the trash would be in the lower right corner, but it did displace a parking space, but parking requirements are still met. Storm water was divided up into three separate drainage areas. The offsite rate did not increase. Groundwater recharge was not required. Phil Christianson asked him to expand the analysis to include the entire drainage area. It reduced the percentage of the area impacted. Jon-Eric White commented they should make sure they had a suitable grade on Hale Street. There is plenty of clearance. Mr. Sawyer stated that they modified what needed to be and he also added sight lines. They also added a landscape only plan for clarity.

Rick Taintor asked for clarification on the places where the depth to seasonal high ground water is less than 24 inches.

Steve Sawyer stated that they will excavate down and the bottom elevation of the stormwater facilities is where the seasonal high groundwater is.

Public Comment opened.
No comment
Public Comment closed.

Director Port stated that Phil Christianson suggested a storm water pollution prevention plan.

Rick Taintor stated there are two draft motions before them in the staff report.

Director Port referred to special conditions in staff report.

Don Walters made a motion to approve the plan as recommended in the staff report with the two additional conditions from the engineer. Alden Clark seconded the motion. 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.

3. General Business

a) 21 Malcolm Hoyt Road (ANR-23-1)

Attorney Lisa Mead referred to the ANR plan with the first lot with frontage on Hale Street and the second lot with frontage on Hale Street and Malcolm Hoyt Road.

Alden Clark made a motion to endorse the plan. Don Walters seconded the motion. All members voted in favor.

b) Review and discuss zoning recommendations from 3/1 hearing re: ITIF

Rick Taintor asked the board members for comments on the memo from the Zoning Administrator and the draft report he created.

Don Walters stated he agreed with Jennifer Blanchet's comments to be more specific. He referred to the last sentence about overnight parking and suggested it be more specific.

Rick Taintor said it didn't directly connect to the recommendation but he could edit it.

Bob Koup referred to the first part of Rick Taintor's summary. He stated in terms of

parking for downtown residents, he agreed. He then stated whoever gets to use the overnight parking needs to be very specific. New mixed-use buildings should be required to provide the residential parking on site. He said the recommendation works for him as long as it works in favor of conversion of existing properties. New developments need to provide parking on site.

Alden Clark agreed with those comments.

Bob Koup said the last section needs to be specific.

Jamie Pennington said he is not in support of the amendment. He stated he thinks they linked things that are not related to each other. He would support a memo saying the board is mixed.

Don Walters clarified that the Board's report would state how many members were in favor of the amendment and how many were opposed.

Don Walters made a motion to recommend the zoning ordinance be amended as stated in the draft report. Bob Koup seconded the motion. Six members voted in favor. One member voted against.

Rick Taintor asked if the board wanted to support the Zoning Administrator's proposed housekeeping amendment to be more specific about the 300-foot radius to municipal parking lots.

Alden Clark made the motion to support the housekeeping amendment. Bob Koup seconded the motion. All members voted in favor.

Rick Taintor asked for guidance in last section of the draft report.

Don Walters said they should be talking about a plan or strategy for the downtown. Overnight parking should be for those who convert existing commercial space to residential, compared to new residential construction. He suggested that this be added to the memo.

Bob Koup stated that residential parking should be provided on site. Existing commercial property that does not have on site parking that is grandfathered in, that is converting to residential use, might put undo pressure on residential neighborhoods and should use the parking lots.

c) Approval of minutes

- ***3/15/2023***

Alden Clark made a motion to approve the minutes of the March 15 meeting. Jamie Pennington seconded the motion. Six members voted in favor. One member sustained.

d) Other updates from the Chair or Planning Director

Rick Taintor stated the City Council approved the two ordinances changing the Board to a 7-member board with 2 associate members.

Director Port stated the City has a new DPS director, Wayne Amaral. He then stated that they are holding off on the MBTA Communities zoning conversation. He wants to work closely with the public service department and see what they can support regarding water and sewer. Discussion will pick back up soon. There may need to be infrastructure upgrades.

Don Walters asked about the agreements with the two communities that currently receive public water from Newburyport.

Director Port stated the agreements go until 2025. He said approaching 2025 proactive planning is needed to see what they can commit to.

Rick Taintor asked about the overlay that the City had adopted for Low Street for sewer.

Director Port clarified that this is a betterment district. It was based on infrastructure already done and additional demand that was projected to be added.

4. Adjournment

Alden Clark made a motion to adjourn. Jamie Pennington seconded the motion. All members voted in favor.

Motion Approved.

Meeting adjourned at 7:35 PM

Respectfully submitted – Caitlyn Marshall