

**City of Newburyport
Planning Board
June 21, 2023**

The meeting was called to order at 7:00 PM.

1. Roll Call

Planning Board Attendance: Alden Clark, Heather Rogers and Rick Taintor

Planning Board Attendance: Remote - Bob Koup

Absent: Beth DeLisle, Jamie Pennington and Richard Yeager

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

3. General Business

***a) Review draft recommendation – ODNC00141_02_27_2023 Zoning
Amendment Short Term Rental Units***

Alden Clark made a motion to approve the draft report, dated June 9, 2023, as presented along with upcoming amendments. Heather Rogers seconded the motion.

Rick Taintor referred to the four suggested amendments contained in the Planning Director's June 16 email. The first amendment is to correct two parking spaces required to one parking space required. Alden Clark made a motion to make the amendment to the draft. Heather Rogers seconded the motion. All members voted in favor.

Rick Taintor stated the second and third amendments have to do with neighborhood input. He referred to the proposed amendment language in the Director's email, adding a sentence to the first bullet in the neighborhood input section. Bob Koup made a motion to accept the amendment. Alden Clark seconded the motion. All members voted in favor.

Rick Taintor stated the third proposed amendment was to completely revise the second bullet under neighborhood input. He then stated the proposed revision about abutter and neighborhood input. Bob Koup made a motion to substitute the language in the Planning Office email for language in the draft. Alden Clark seconded the motion.

Director Port stated prior discussion was about special permits and the process that would take place. He tried to capture various opinions of the board. The goal is to relay the message to the Council to balance neighborhood input. A special permit

was proposed earlier, but there are concerns about the process of that. Should neighborhood input be in licensing or special permit?

Heather Rogers asked if this amendment is adopted and included in the report, and then the fourth amendment is also included (i.e., adding a third bullet under “neighborhood input”), would the Council understand there is not a consensus?

Rick Taintor stated yes.

Rick Taintor then suggested a change from the language “these neighborhoods” to “residential neighborhoods.”

Bob Koup made a motion to accept the amendment. Alden Clark seconded the motion. Three members voted in favor. One member voted against.

Rick Taintor stated the fourth amendment is to add a third bullet under “neighborhood input” stating some board members do not think neighborhood input is needed. Heather Rogers made a motion to accept the amendment. Alden Clark seconded the motion. All members voted in favor.

Rick Taintor made a motion to approve the report as presented on June 9, 2023 with the four amendments in the staff report and one minor wording change. All members voted in favor.

b) Approval of minutes
• ***6/7/2023***

Alden Clark made a motion to approve the minutes of the June 7 meeting. Heather seconded the motion. All members voted in favor.

c) Other updates from the Chair or Planning Director

No updates.

4. Adjournment

Heather Rogers made a motion to adjourn. Alden Clark seconded the motion. All members voted in favor.

Motion Approved.

Meeting adjourned at 7:15 PM

Respectfully submitted – Caitlyn Marshall