

**PLANNING BOARD
Newbury, NH 03255**

**WORK SESSION
October 13, 2004**

Members Present: Barbara Freeman (Chair), William Weiler (Vice Chair), David Thayer, Al Bachelder, Lacy Cluff (Alternate), Ken McWilliams (UVLSRPC)

C.I.P. Committee Member: Ivor Freeman

Barbara Freeman called the meeting to order at 7:10 p.m.

Capitol Improvements Program (C.I.P.)

The Board reviewed the C.I.P.

Mr. McWilliams said that they made a few changes from last year. He said that they had four new tables, two relating to the highway road construction. He said that they were re-evaluating the sewer, so they dropped that table for this year. He made note of the text on pages six and seven that had notes on some of the projects included in the recommended C.I.P. He also referred to page eight that had the projects that were deferred until the future. Finally, Mr. McWilliams reviewed the table for the Town General Fund with the Board.

Mr. Bachelder said that Dan Wolf had said that the C.I.P. Committee should discuss the C.I.P. with the Selectmen when they review it.

Mrs. Freeman said that Mr. Bachelder should talk to Dennis Pavlicek, Town Administrator, about arranging that.

Ivor Freeman said that he thought that Mr. Bachelder and Mr. McWilliams did a fantastic job putting the C.I.P. together.

With no further comments, a motion was made to adopt the C.I.P. as presented and transmit it to the Selectmen. The motion was seconded. All were in favor.

Department Sign-Off Sheet and Fee Schedule

Mr. Weiler handed out a draft of the Department Sign-off Sheet, a list of fees that surrounding Town's were charging as well as the Town of Newbury's cost per hearing.

Mrs. Freeman told the Board that they had received a wetlands application from the Chalk Pond Water Company. They are putting in a new water line that crosses a wetland.

Mrs. Freeman announced upcoming events and said that they would be posted on the bulletin board.

Minutes

The Board reviewed the minutes from September 7, 2004 and made corrections. A motion was made to accept the minutes as corrected. The motion was seconded. All were in favor.

The Board reviewed the minutes from August 3, 2004. A motion was made to accept the minutes. The motion was seconded. All were in favor.

Residential Density Project

Mrs. Freeman said that she would like to review the changes to the Zoning Ordinance and decide when to have the first public hearing.

Mrs. Freeman said that at the last meeting, Mr. Powell had commented on the building envelope and felt that some changes needed to be made to account for the existing lots. She said that the committee discussed it and decided that the pre-existing lots should have to conform, so no changes were made.

Mrs. Cluff asked why they were giving a 50% credit for deer yards when they did not want people building in deer yards.

Mrs. Freeman said that the regulations do not allow people to build in deer yards, but they did want to give some credit for the land.

Mrs. Freeman commented that people could not build in the wetlands setback, so that needed to be added to the building envelope.

Mr. Weiler said that the regulations should not permit developers to subdivide through deer yards. He also thought that the Planning Board should have a wildlife biologist look at the sites to determine if they were located in deer yards or not.

Mr. McWilliams said that the Board could always focus on deer yards next year.

Mrs. Freeman suggested taking deer yards out of the building envelope, but when subdividing get a wildlife biologist involved. The Board could make it a requirement in the Subdivision Regulations.

Mr. Weiler asked if the Board would require that the applicant provide a report from a wildlife biologist.

Mrs. Freeman said yes.

With no further comments, the Board agreed to have the public hearing on Thursday, November 4, 2004 at 7:00 p.m.

Angel Hawk

Mrs. Freeman told the Board that we had not received any new plans from Angel Hawk. She said that the hearing was next week and according to the Subdivision Regulations, the plans were supposed to be in 15 days prior to the hearing so that both the public and the Board could review them prior to the hearing. She asked the Board how they wanted to handle this situation.

The Board was unsure how to handle it, so Mr. McWilliams said that they could simply deny the application because it was not complete.

Mr. McWilliams said that Angel Hawk should really still be in the Preliminary phase because they are still in the design phase. He said that at the final hearing, there should only be minor changes.

Mr. Weiler asked if they could require that they have a Preliminary hearing.

Mr. McWilliams said that a recent state law says that a Planning Board could require a Preliminary hearing, it would just need to be included in the regulations. He said that the final hearing should not be a design process, there should only be minimal changes.

A motion was made to adjourn. It was seconded. All were in favor. The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Lacy L. Cluff
Land Use Board Coordinator