

**Planning Board  
Work Session  
October 4, 2005**

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

**Mrs. Freeman opened the meeting at 7:05 p.m.**

Mrs. Freeman said that tonight she would like for the Board to review the Capital Improvements Program and questionnaire for the Master Plan. She said that the Board also had to sign the mylar for Larry and Brenda Jeanson and the Site Plan for Los Cuatro Amigos.

**Minutes**

The Board reviewed the minutes from October 4, 2005 and made corrections. A motion was made to accept the minutes as corrected. It was seconded. All were in favor.

**Case: Adm1-058: Capital Improvements Program (CIP)**

Ivor Freeman, Chair of the C.I.P. Committee, said that he tried to summarize the major changes in the memo that was included with the draft C.I.P. Left reevaluation cost out because shared. Land purchase didn't happen as planned because it was paid for with cash.

Mrs. Freeman asked the Board if they had any questions or comments.

Mr. Bachelder asked why the grinding of South Road was out of this year.

Mr. Freeman said that was a good question and said that he would check with Dennis Pavlicek, Town Administrator.

Mr. Freeman said that they were proposing to pave Ramblewood and Old Province Road. He said that Old Province Road needs to be closed in bad weather.

Mr. Bachelder asked if paving these two gravel roads was going to set a precedence.

Mr. Freeman said that it would not set a precedence because these were two very steep roads with erosion problems.

Mr. Bachelder said that he was curious about Fishersfield. He asked what was going on and why the money for roads was pushed off to 2007.

Mr. Freeman said that the Selectmen have now agreed to pay for the roads.

Mrs. Freeman asked about the grant that they had a grant for \$100,000 and where that money went.

Mr. Weiler said that the grant money would not be included in the C.I.P. because it was already funded. It is here and now, not in the future.

Mrs. Freeman said that she would expect it to turn up in the capitol reserve balance if it has not been spent.

Mrs. Freeman asked if there was anyone paying attention to the items that are reserved for the future and following up on it. She gave an example of Blodgett Sewer and testing for e-coli.

Mr. Bachelder said that the C.I.P. can make recommendations.

Mr. McWilliams said that the Board could have Mr. Pavlicek coordinate with Lake Sunapee Protective Association (LSPA) to follow up on it.

Mr. Weiler asked if anything was being done to communicate with the Selectmen the need to appropriate these funds.

Mrs. Freeman said that Mr. Freeman was also on the budget committee, so there is continuity.

Mr. Freeman said that they would talk about it.

Mr. Rucker commented that a police cruiser was not going to be the same price in a few years as it is today.

Mr. Freeman said that there was a 3% inflation on the summary table.

Mr. Weiler asked who brought up the issue about putting away money for buildings in S. Newbury.

Mr. Freeman said that he did, but he had not heard back from Betsy Soper about building utilization.

Mrs. Freeman said that it sounded like the Board was not ready to vote on the C.I.P. yet and asked Mr. Freeman to bring another draft to the next Planning Board meeting.

**Case #: Adm1-044: Master Plan - Community Attitude Survey**

Mr. McWilliams said that this survey was a revision and that he would like to go through it question by question.

Mrs. Freeman asked the purpose of question number one.

Mr. McWilliams said it was to find out what people value and want to preserve.

Mrs. Freeman said that it was bias because it does not include categories like close to work or Dartmouth Hitchcock.

Mr. McWilliams said that he could add a new category

Mrs. Freeman said that they should inquire whether people feel every effort is being made to provide some affordable housing. Is there sufficient affordable housing in town.

Mr. Bachelder said that they should also include what has already been done to address affordable housing.

Mr. Weiler commented that the chart on question five should not be split.

Mrs. Freeman said that question 4a. should say single family residences on individual lots and a new question should be added saying multi-family residences as part of a cluster development.

Mr. Weiler suggested a new category asking if the resident lives in the area they were responding to.

Discussion took place as to whether or not the survey should be available online. The Board decided not to put it online, but Mrs. Freeman said that the Town's website should be on the survey just so that people know it exists.

Mr. Bachelder commented that question 12 did not address this issue of what the Town should do with buildings that they did not want to renovate.

Mrs. Freeman suggested changing the categories on question number 12 to renovate, maintain current status, sell or no opinion.

Mrs. Freeman recommended removing the word mandatory from questions 18 and 19.

Mrs. Cluff said that question 21 should refer to question 20, not 13.

The Board suggested changing 22m to schools.

Mr. Weiler said that question 24 should ask how many years you have lived in town, not owned property.

Mr. McWilliams said that he would make the changes and provide the Board with another draft.

**Case: 2005 – 021: Final Review - Larry and Brenda Jeanson – Minor Subdivision – Route 103A and Rollins Road – Map 018 Lot 143-105.**

The Board signed the mylar for Larry and Brenda Jeanson.

**Case: 2005-013: Site Plan Review – Los Cuatro Amigos – Real Estate Office and Wellness Studio – Rout 103 – Map 020 Lot 059-155.**

Mrs. Freeman commented that Los Cuatro Amigos was occupying the building and having classes, but they did not have an occupancy permit yet. She said that she would write them a letter.

The Board signed two copies of the site plan, one for the Board's records and one for the applicant.

**A motion was made to adjourn. It was seconded. All were in favor. The meeting adjourned at 9:15 p.m.**

Respectfully Submitted,

Lacy L. Cluff  
Recording Secretary