

Planning Board
Work Session
March 7, 2006

Members Present: Barbara Freeman (Chair), Bill Weiler (Vice-Chair), Ron Williams, David Thayer, Lacy Cluff (Alternate), Ken McWilliams (UVLSRPC).

Mrs. Freeman called the meeting to order at 7:15 p.m.

The Board reviewed the minutes from December 6, 2005. With no corrections, a motion was made to approve the minutes. It was seconded. All were in favor.

Case: 2006-007 – David and Rhonda Long – Conceptual for County Store – Route 103.

David Long said that they had changed the White Star Auction Hall into a store. He said that they would like to put a porch on the front and 2 or 3 years from now, they would like to put a green house in the back. He said that they kept all the chairs from the auction hall, so could have an onsite auction. He said that they had too many problems renting the auction hall. People did not respect the property.

Mrs. Freeman said that the operations and hours have changed, they have more hours. They were also changing the site, building a porch. With these changes, they need to file a new application for site plan review and show what changes they were making. She told Mr. Long that he did not have to come for the greenhouse now. He could come back for that later when he was looking to build it.

Mr. McWilliams asked if he was adding parking.

Mr. Long said that there was actually less parking.

Mr. Thayer asked if they were open all week.

Mrs. Long said no, she was open Thursday – Sunday, 10 a.m. - 5 p.m.

Mrs. Freeman asked how long the building was.

Mr. Long said that it was 90 feet.

Mrs. Freeman told Mr. Long that he could do the drawing himself. He did not need to hire someone to do this for him. She told him that he could mark the changes right on the old site plan. She told him that if he wanted to, he could talk to her and she would help him with it.

Mr. McWilliams told him that he needed to come for site plan review before submitting a building permit for the porch. He told him that he would also need a written summary. Mr. Weiler asked Mr. Long to make it clear in the application what uses he was making the application for (retail, auctions, etc.).

Mr. Long asked if scooters were considered retail.

Mrs. Freeman told him that they were.

Mr. Long asked if he could sell Ski Dos.

Mrs. Freeman said yes, but he would need to put where he was going to store them on his site plan.

Mrs. Freeman told Mr. Long that if he had any questions while preparing his application, not to hesitate to contact her.

Case: 2000-009 - High Meadow, Case: 2000-018 – Southview and Case: 2002-003 Whitethorne.

Mrs. Freeman said that Bob Bell had several warrant articles asking the Town to accept some roads at Town Meeting. She said that he did not have to talk to the Planning Board, but he thought that it would be beneficial to have the Board's support.

Mr. Bell said that he did not want any surprises at the meeting.

Mrs. Freeman said that she talked to Lou Caron who submitted a letter addressing High Meadow. Read the letter (please see file). There were also two other letters addressing Southview and Whitethorne. (Please see file).

Mrs. Freeman said that she also had letters from Bob Scott and Bob Bell stating that if there were any issues with the surface pavement in the next five years, they would take care of it.

Mrs. Freeman read a letter from Cal Prussman, Road Agent, regarding the roads (please see file).

Mr. Weiler asked if the lengths described in the warrant articles constituted the entire length of the roads.

Mr. Bell said that they did.

Mr. Weiler asked what the housing density was on the roads that they want accepted.

Mr. Bell said that there were six on one and four on another in Southview. He said that he did not bring a map for Highmeadow, but thought that it was eight.

Mr. Weiler asked if it was fair to say that it was less than 50%.

Mr. Bell said that some show two lots, but there was only one house and there was only going to be one house.

Mr. Bell asked if the Board had any questions or noticed anything that he overlooked.

Mrs. Freeman asked if there was anything in terms of the subdivision itself.

Mr. McWilliams referred to the subdivision regulations to see if all of the items had been completed.

Mrs. Freeman said that basically, they just need to submit the as built.

Mr. Williams questioned if the off-site improvements had been completed. He specifically referred to the box culvert on Cheney Road.

Mrs. Freeman said that Mr. Bell hired Eckman Engineering to design it. He put a lot of effort in, but in the end, it was very expensive and the State would not permit it.

Mr. Bell said that the State wanted a bridge.

Mrs. Freeman said that the Selectmen agreed that it was over kill. Instead, Mr. Bell agreed to pave all the existing town roads in Southview.

Mr. Bell commented that the road agent did not want the responsibility of a bridge.

Mr. Weiler asked what the cost of a bridge was.

Mr. Bell said that it would be anywhere from 120,000 to 200,000 for a box culvert and probably between \$300,000 to \$400,000 for a bridge, but he was not really sure.

Mr. Weiler asked if he got a letter of denial from the State.

Mr. Bell said No, the application was still open. The State was concerned about disturbing the fish in the stream.

The Board discussed the pros and cons to various types of culverts.

Mr. Bell felt that paving all the town roads would solve the problem. He said that all the private roads were paved.

Mrs. Freeman said that both the selectmen and the road agent liked that as an option, it did not solve the safety concern of the box culvert. She said that Old Province from the

other side was very difficult during mud season and asked if they had considered paving that as an option.

Mr. Bell said that it would be much too expensive.

Mrs. Freeman said that the Board needed to sit down with Cal and selectmen to discuss this.

Mr. Weiler said that they should also include the Conservation Commission.

Mrs. Freeman said okay and asked Mr. Weiler to initiate the meeting.

Mr. Weiler agreed to do so.

Mr. Weiler asked if all other items were complete.

Mr. Bell said yes, there was just a small section on Cheney Road where they had two things that were not done yet.

Mrs. Freeman said that in order to sign off on subdivision, the Board only needed the as built because she did not think that they had any security on this subdivision anymore.

Mr. Bell said no, he did not think that they did either.

Mrs. Freeman asked what time limit they should put on this.

Mr. Bell said that it would be done by September 2006.

Mrs. Freeman said that they could have a walk through with Lou Caron to see that all the items were done for the subdivision. She asked Mr. Bell to let her know when everything was all set and she would schedule a walk through.

Case: 2006-006 - John Feins – Harborview Subdivision in Sutton

Mrs. Freeman passed out maps of the proposed Harborview Subdivision location in Sutton.

Mr. Weiler said that they were creating a situation where all the other towns would be servicing it, not the town the subdivision was in.

Mr. McWilliams agreed.

Mrs. Freeman said that they were planning on rebuilding Haynes Road in Newbury.

Mrs. Freeman said that Lou Caron had been advocating for the Town of Newbury to have Haynes Road re-built.

Mr. Weiler asked what kind of comments the Board could make on this subdivision.

Mrs. Freeman asked if it was necessary for us to have a public hearing to comment.

Mr. McWilliams said No, but you could do it that way. It was up to the Board to have a public meeting or just have a discussion.

Mrs. Freeman said that she personally felt that she could trust Lou Caron and Cal Prussman to handle the off site improvements. However, she agreed with Al Bachelder's comments (please see attached) that this subdivision was premature. She thinks that the Board should write a letter. The Board also felt that Mr. Bachelder did a wonderful job on his assessment. With the Board in agreement, Mrs. Freeman agreed to draft a letter, using Mr. Bachelder's comments as a guide.

Mr. McWilliams asked if the Board wanted to get input from Mr. Prussman to include in the letter.

Mrs. Freeman said yes and that she would like input from the Selectmen too.

Mr. Williams asked who said that they could improve a class six road.

Mrs. Freeman said that Bart Mayor, town council, said that they could not make improvements without the Town's permission.

Case: Adm1-061: Master Plan

Mr. McWilliams asked the Board what questions they wanted to cross tabulate.

Mr. Weiler asked how many responses they got back.

Mr. McWilliams said that 1760 were mailed and they got about a 25% return.

Mr. McWilliams said that for the cross tabulations, typically some of the demographic questions were cross tabulated with some of the earlier questions.

Mrs. Freeman said that it made sense to cross tabulate demographics. She suggested cross tabulating questions 23 and 26 with all other question. If people feel the same way regardless of age, it is a stronger argument. She also suggested cross tabulating question 25 with questions 2, 3, 4, 8 and 9.

Mrs. Cluff suggested cross tabulating question 29 with question 3, 8 and 9.

Mrs. Freeman suggested cross tabulating question 29 with question 14 and question 27, employment status, with questions 2, 3, 4 and 9.

Mr. Williams suggested cross tabulating question 28 with questions 29 and 12. He felt it was important to see how people with children felt about questions 29 and 12.

Mr. McWilliams passed out material on the process to complete the Master Plan, a time line and Planning Board Work Sessions and chapters to review (Please see attached).

Mrs. Freeman felt that the June 6th Work Session was too ambitious. Land Use should be a work session in and of itself. Mr. McWilliams agreed.

Mr. Weiler suggested having more sessions in July, August and September.

Mrs. Freeman agreed. She felt that they would not have useful contributions if they tried to cover too much in one meeting.

Mr. Weiler said that the Conservation Commission was undertaking the writing of a conservation plan for the Town and was now hiring a consultant to draft it. Some sources of information have suggested that it belongs in the master plan.

Mrs. Freeman said that when he had a draft, the Planning Board should review it.

Mr. McWilliams asked what's the timing on it was.

Mr. Weiler said that they were interviewing three consultants in the next week and that they were aiming for something mid-summer.

Mrs. Freeman said that in that case, they could drop natural resources out of the drafting for Mr. McWilliams. The Board could take the recommendations of the Conservation Commission and any maps and integrate them into the Master Plan and then refer the Conservation Commission Master Plan or make an appendix.

Mr. Weiler said that there were some advantages to having it in the Master Plan.

Mrs. Freeman said that it may depend on how long it was, but thought that it would be a great addition and would reinforce the new zoning.

Mr. McWilliams referred to the Matrix of Chapters handout (please see attached) and asked if anything was missing.

Mrs. Freeman said that the Hazard Mitigation Committee should be on there and suggested that maybe the Beautification Committee could look at natural and cultural resources.

Mr. McWilliams referred to the last handout – Steps (please see attached).

Mr. McWilliams passed out some of the population data that they collected earlier. He felt that it may be helpful at the next work session to look at alternatives.

Mr. Weiler asked why the data for building permits stopped at 2003.

Mr. McWilliams said because when they were collecting the data, it was 2004, but that they could add 2004 and 2005.

Mr. McWilliams asked the Board to look at projections on the second page of the handout and asked who other than the fire chief the Board wanted to have look at that section.

Mr. Williams suggested the Ambulance and Police.

Mrs. Freeman also suggested contacting Beverly Wolf , a library trustee and Mary Bachelder from the Cemetery Committee.

Mr. Williams asked what Fish & Game and D.O.T. had planned for Newbury. He asked if the Board should be getting input from these organizations.

Mrs. Freeman said that that was a good point.

Mr. McWilliams said that the State had a 10 year plan.

Mr. Williams suggested that the Fells be involved in cultural and natural resources.

The Board agreed.

Case: 2005-022: Sarah Bullis – Minor Subdivision – 159 Cheney Road – Map 042 Lot 287-426.

Mrs. Freeman said that Sarah Bullis on Cheney Road went before the Zoning Board for a variance for the density and it was denied. However, they were contemplating appealing. She said that she understood that Mrs. Cluff did a good job of representing the Planning Board.

Administrative Business

Mrs. Freeman said that the OEP seminar was coming up on Sat. April 1, 2006.

Mrs. Freeman said that Bob Stewart handed in the site plan for the Davis property and that he had made all of the requested changes. Board reviewed the site plan and signed two copies, one for the applicant and one for the file.

Mr. Weiler said that back when the Board was doing amendments to the zoning, he made changes to the Wetlands Overlay District and submitted those changes to Bart Mayor. He said that Attorney Mayer did not have problems with the changes, but did have

problems with the way other parts of the ordinance were written. So, Mr. Weiler said that he was going to work on another draft.

A motion was made to adjourn. It was seconded. All were in favor. Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Lacy L. Cluff
Recording Secretary