

**Newbury Planning Board
Master Plan Public Forum
November 18, 2006**

Board Members Present: Barbara Freeman (Chair), Ken McWilliams (Advisor), Al Bachelder, Dave Thayer, Ron Williams

Public Members Present: Mary Bachelder, Faye Barden, Dave Barden, Janet Krueger, Gerry Gold, Bob Morris, Linda Powell, Tom Vannatta

Mrs. Freeman opened the meeting at 9:15 a.m.

Mr. McWilliams described the Master Plan process so far. There have been three community workshops over the summer of 2005 which provided a community vision. This community vision will be used as a guide for future development of the community. Population statistics and growth trends project an increase in population of 50% over the next 15 years. Therefore, the Master Plan needs to address: How is the Town of Newbury going to accommodate that growth and development?; and, Where do we want the development and how?

The first workshop focused on concepts of Smart Growth. The second workshop identified the likes and concerns in this community, and where would be the best place for future commercial and residential development. A draft of Future Vision was prepared and subsequently reviewed at the third workshop and public comment was taken.

In the fall of 2005 a Community survey was mailed out and the results were evaluated over the winter of 2005. In the spring of 2006 there have been multiple work sessions open to the public. Discussion included of looking back at the recommendations of the 1997 Master Plan, what did we accomplish, what is still important according to the 2005 survey results.

That brings us to today. At which time we are here to hear feedback from the public and review the community survey.

Mrs. Freeman thanked Mr. Bachelder for his time and expertise creating cross tabs that are useful tools in evaluating the results.

The Board discussed different approaches to addressing affordable housing, recognizing the need to design zoning regulations to support a balance of many types of housing.

CASE NO. : ADM1-061 - MASTER PLAN

Land Use Recommendations

Mary Bachelder suggested that in addition to the three items on the list, there is great concern regarding stone walls. They are protected by State laws, and we should make deliberate steps to maintain and protect the existing stone walls *as they exist*.

Neighboring Towns actually have Town Ordinances to protect their stone walls. The Twiss Family Cemetery which is located on the Larson property off Old Post Road is a prime example. If the property is sold to be developed, measures should be in place to protect the portion that is close to the road which includes a cemetery and historic cellar hole. The cemetery commission would like to see the town purchase that section of the Larson property and create a Veteran's Memorial Park. If it is recognized and named, the Town would be eligible to receive federal funding to help purchase and protect this historic resource.

Gerry Gold asked where the watershed is addressed.

Mr. McWilliams explained that the watershed is in the Natural Resources chapter. It was agreed that in order to make a strong statement regarding the importance and protection of the watershed, there should be a watershed link between the Land Use chapter and the Natural Resources chapter. Mr. McWilliams explained that there is a link between impervious surface coverage and water shed quality. If there is greater than 10% impervious surface coverage, then there is a notable impact on the quality of the water shed resources to streams and lakes. Newbury is currently at approximately 3% impervious surface coverage comprising roads, buildings, etc. Consequently, we need to keep an eye on the land use development.

Mr. Morris asked if Newbury's regulations support the objectives and goals of the Lake Sunapee Water Shed Study.

Mr. McWilliams assured Mr. Morris that the regulations do already reflect and support the Lake Sunapee Protective Association's efforts and goals. However, the results of the study have not yet been received.

There was unanimous support to limit the use of public land for private gain and NOT support future efforts to expand Mt. Sunapee Resort.

Mr. Morris asked why the public boat launch proposed to be at the former Wild Goose Property is not addressed.

Mrs. Freeman explained that there does not seem to be a unified opinion except to protect the water quality, light pollution and tree cutting.

Mr. Gold asked if there is anything that can be said in the land use section to recognize that trail use is a favorable use.

Mrs. Freeman suggested that categories in the land use chapter ought to be created to pull out the main issues. In addition to the General Land Use, Commercial Land Use and Residential Land Use, there should also be Recreational Land Use and Public Land Use.

Mrs. Krueger asked if there was any consideration given to outlawing chain outlet stores such as McDonalds & Walmart.

Mr. McWilliams explained that those issues were addressed through maximum building size in order to avoid the large department store types. We can legally exclude a use, but not a company. There has also been large opposition to controlling architecture which means Golden Arches would be allowed.

Consensus of the meeting was to prohibit drive throughs and large buildings.

Mrs. Bachelder commented that she would like to see a historic district identified in the South Newbury Village.

Mrs. Freeman explained that there are concerns from the public about historic districts because that would require people to keep their homes a certain way and the homeowners would be limited as to what they can do to their house. Public opinion has always deemed controlled house design as inappropriate.

Mr. McWilliams surmised that the next step in the Master Plan process is to finish drafting the chapters; take them to public forum; the in the Spring 2007 pull all of the plan together into one document for a legal public hearing in the Summer or Fall of 2007.

Public hearing adjourned at 11:45.