

**Planning Board
Work Session
February 6, 2007
Approved March 6, 2007**

Members Present: Barbara Freeman, Chair; Bill Weiler, Vice-Chair; Al Bachelder; Deane Geddes; Ken McWilliams, Advisor

MINUTES

The Board reviewed the minutes of January 2, 2007 and made corrections. Mr. Weiler made a motion to approve the minutes of January 2, 2007 as amended. Mr. Bachelder seconded the motion. All in favor.

Mr. Weiler informed the Board that as a result of an inquiry to the Town Clerk from a resident, he reviewed the site currently owned by Richard Wright on Route 103, formally known as Dickie's Outdoor Sports for a potential problem with the site plan review approval. The building has an overhang, and under the overhang the lessee has constructed a deck with a ramp accessing a set of double doors to facilitate getting snow blowers and other equipment in and out of the building. It is not a significant change because it does not go out beyond the roofline. The Board decided no action is necessary.

MINUTES

The Board reviewed the Minutes of January 31, 2007. No corrections or comments were made. Mr. Weiler made a motion to approve the minutes of January 31, 2007 as submitted. Mr. Bachelder seconded the motion. All in favor.

CASE: ADM1-061 - MASTERPLAN – Transportation Chapter

Mrs. Freeman commented that this chapter is very thorough and well written. She commended Mr. McWilliams for a job well done.

Mrs. Freeman commented that in her opinion, Newbury has hardly any roads. Therefore, describing the road network on page 119, paragraph two, as 'Newbury has an extensive road and highway network' does not seem accurate. 'Extensive' is the wrong modifier.

Mrs. Freeman asked if the 'repair/maintenance strategies' on page 120, paragraph two under Road Maintenance came from the Newbury Road Agent or another source.

Mr. McWilliams stated that the data came from the Road Surface Management System done by the UVLSRPC in 1995.

Mrs. Freeman commented that the zoning regulations need to be clear in supporting the statement on page 122, last full paragraph 'In Newbury, a building lot must have frontage

on a Town- or State-maintained road or other means of access approved by the Planning Board. There is a recent Road Surface Management System available.

Mr. Bachelder commented that there seems to be a conflict between the text on page 120, second paragraph and the chart on page 121. The text reads 'Newbury's roads are generally in good condition...' yet, according to the chart on page 122, there appears to be a lot of Preventative Maintenance required.

The Board agreed to change the word 'good' to 'reasonable' so that the text should now read 'Newbury's road are generally in reasonable condition...'

Mr. Bachelder also pointed out that Table VI-1 on page 121 seems to focus on the paved roads and does not address the unpaved roads. It does not address or define the conditions of unpaved roads.

Mr. McWilliams explained that the definitions are definitions that are commonly used and accepted within the planning commissions. Therefore to change or try to clarify them would not be feasible.

Mrs. Freeman commented that she believes Calvin Prussman, Newbury Road Agent, was consulted to help compile this data. Therefore, it is as accurate as the Board can get. Preventative Maintenance always needs to be done on dirt roads.

Mr. Weiler commented that this data was current for Newbury's last Master Plan. The new Master Plan ought to provide updated data from the Road Agent.

Mr. Weiler stated that for certain period of time, the Town of Newbury either had a bad or no Road Agent and the quality of the roads went way down and hit bottom. Mr. Prussman had a mammoth task to bring up the conditions of the road, and he has done a good job.

Mrs. Freeman commented that there needs to be a space between the second paragraph on page 123 and the heading Access to Roads and Highways.

Mrs. Freeman commented that the box culvert referred to in the last paragraph on page 127 on Cheney Road has been addressed. Mr. Bell and the Board of Selectmen had made an agreement to have parts of the access road to South View Subdivision improved as well as the box culvert.

Mr. Weiler explained that a Fish and Game Officer discovered some fish eggs in the culvert and asked D.E.S. not to permit the culvert to be dug up for replacement. Consequently, as part of an engineering design, the Town added walls to the end of the culvert to allow the road to be widened without disturbing the wild life habitat.

Mrs. Freeman commented that on page 128, paragraph one and two, there are statements made that need some back-up data. The shoulder along the side of Route 103 is not an officially designated a bike route, although it is commonly used as such.

Mrs. Freeman commented that the language in paragraph two on page 130 needs to be reworked. Also the distance between South Newbury Village and Newbury Center needs to be emphasized to explain why people don't commonly walk from one to the other.

Mr. Bachelder commented that acquiring part of the old rail road right-of-way should be mentioned as a goal for recreational and conservation purposes.

Mr. Weiler stated that there is no organized effort with the Conservation Commission to facilitate public access to the old railway bed.

Mr. Weiler asked Mr. McWilliams where he got the data for the pie charts on page 132.

Mr. McWilliams explained for the recent Masterplan survey.

MAPS

Existing Sand and Gravel Excavations

Mr. Weiler commented that some of the gravel pits indicated on the map are no longer in operation. He suggested that the Board ask the Town Administrator which gravel pits are still active and which ones have gone dormant. The gravel pits that are no longer in operation will be listed on the map and noted as abandoned.

Ponds and Permanent Streams

Mr. Weiler commented that there are two streams listed in the zoning ordinance that are not indicated on the map: Mountain Brook and Newbury Harbor Brook.

Land Use

Mr. Weiler commented that the area that was leased to Mount Sunapee Resort Properties does not go all the way to the State Park boundary.

Mr. Weiler commented that there should be an Agricultural symbol on the map instead of including the agricultural land with the grass/pasture overlay land.

Conserved and Public Lands and Trails

Mr. Weiler commented that there may be an additional lot of conservation land near the Bensley lot off Mountain Road. Also, he recommended that Mr. McWilliams contact Frank Perrotta for an update on current trails.

Community Facilities

Mr. Weiler commented that the Fire and Safety Boat should be labeled as the Fire and Police Boat. Also, the Grange Hall needs to be added and the Highway Department needs to be moved to its new location on South Road.

Base Map

Mr. Weiler commented that the base map looks o.k. except that there is a road indicated off Chalk Pond Road that is now part of the Hay Reservation and under protection from development. Therefore, this road can be deleted as a functional right-of-way.

No further discussion on the Masterplan Maps.

Mr. Weiler made a motion to adjourn. All in favor. Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Linda Plunkett