

**Planning Board
Work Session
January 2, 2007**
Approved February 6, 2007

Members Present: Barbara Freeman (Chair); Bill Weiler (Vice-Chair); Al Bachelder; Travis Dezotell; Deane Geddes; David Thayer; Ron Williams; Ken McWilliams

Mrs. Freeman opened the meeting at 7:15 p.m.

Minutes

The Board reviewed the minutes of **September 5, 2006** and made corrections. Mr. Dezotell made a motion to approve the minutes of September 5, 2006 as amended. Mr. Williams seconded the motion. All in favor.

The Board reviewed the minutes of **August 1, 2006** and made corrections. Mr. Dezotell made a motion to approve the minutes of August 1, 2006 as amended. Mr. Thayer seconded the motion. All in favor.

The Board reviewed the minutes of **October 3, 2006** and made corrections. Mr. Dezotell made a motion to approve the minutes of October 3, 2006 as amended. Mr. Thayer seconded the motion. All in favor.

The Board reviewed the minutes of **November 7, 2006**. Mr. Thayer made a motion to approve the minutes of November 7, 2006 as written. Mr. Weiler seconded the motion. All in favor.

The Board reviewed the minutes of **December 5, 2006** and made corrections. Mr. Dezotell made a motion to approve the minutes of December 5, 2006 as amended. Mr. Williams seconded the motion. All in favor.

Mr. Bachelder asked if any of the other Board members feel that it would be helpful to have the approval dates on the meeting minutes.

The Board reviewed the status list of meeting minutes prepared by Mr. Bachelder. He explained that some of the minutes indicated that drafts were amended and approved, but the final copy is not available.

Mrs. Freeman asked Mr. Weiler if he had copies of the drafts with the corrections that the Board made indicated on his drafts.

Mr. Weiler stated that he thought he only has those corrections that he personally made.

Mr. Bachelder said some of the drafts that are on record do not do us any good because there are no final copies available.

Mrs. Freeman stated that the Board needs to review the minutes in question again and make necessary corrections and then approve them again. Confident that Mr. Weiler edited his draft minutes as per the Board's corrections, Mrs. Freeman suggested that the Board trust Mr. Weiler's corrections and use his draft minutes to prepare the final minutes of the meeting in question.

The Board was unanimously in favor of Mrs. Freeman's suggestion to use Mr. Weiler's corrected meeting minutes and move ahead. Public notices and case numbers will be inserted in Mr. Weiler's draft minutes to complete the final copies.

Mr. Williams made a motion to accept Mr. Weiler's corrected meeting minutes as being those corrections that the Board already approved for October 18, 2005, November 1, 2005, December 20, 2005, January 10, 2006, February 21, 2006 and April 4, 2006. Mr. Dezotell seconded the motion. All in favor.

Mr. Weiler commented that the meeting minutes need to indicate when minutes have been approved. The Board agreed that the approval date for each set of meeting minutes should be indicated in the heading of the final drafts.

The Board reviewed the minutes of **June 6, 2006** and made corrections. Mr. Dezotell made a motion to approve the minutes of June 6, 2006 as amended. Mr. Thayer seconded the motion. All in favor.

Mrs. Freeman expressed her thanks to Mr. Weiler for his excellent record keeping which saved the Board a lot of redundant work in reviewing the minutes.

Mr. Weiler expressed a big Thanks to Mr. Bachelder for all of his work in compiling and creating the spread sheet of the status of meeting minutes.

Mrs. Freeman circulated a formal Thanks from the Board of Selectmen to all Town employees and volunteers for all of the work and effort they give to the Town.

CASE: ADM1-061 - MASTERPLAN – Regional Context – Draft dated May 5, 2006.

Mr. Weiler suggested that the first paragraph of the draft be kept and make a statement about what the RSA says instead of quoting the whole RSA verbatim in the second paragraph.

Mr. Dezotell commented that the Board needs to make a choice as to how the Master Plan is going to be written in terms of what style and consistency in format from chapter to chapter.

Mrs. Freeman asked Mr. McWilliams if the format set forth in this draft is the same format used in other chapters.

Mr. McWilliams stated that he did not recall if that is the same format. He wrote it this way because this is a new element and took the opportunity to lay it out there and tell the purpose of this new element.

The Board agreed that the first paragraph should stay as written and the second paragraph should be a condensed statement of RSA 674:2.

Mrs. Freeman suggested that the order of elements in 2.2 Regional Setting should be reshuffled to make Physical Setting A.; Newbury's Growth in Regional Perspective B; Natural Resources C; and Transportation D. She commented that she would like there to be more natural resources listed than just Lake Sunapee and Mount Sunapee. There are other things that the Town needs to protect. Newbury gets too simplified in what is important. There are other natural resources which the Board has been pushing to be recognized such as sensitive environments, walking trails, Greenway Trail, stone walls, etc.

Mr. Bachelder commented that clearly Mount Sunapee and lake Sunapee are the most dominant, but there are other natural resources worth mentioning.

Mr. Williams suggested that the times for travel to Boston, Manchester and Massachusetts in the Transportation element should be re-addressed. Also, Interstate 91 should also be mentioned as a round about access to New Hampshire.

Mr. Weiler commented that Route 202 & 9 from Keene to Henniker should also be mentioned as an improved access to Newbury area.

Mr. Williams commented that the neighboring towns of Newbury should be indicated on the map on page three.

Mr. McWilliams explained that the intent was to show the proximity of Newbury to the greater populated areas of Concord and Lebanon.

The Board agreed that the neighboring towns should also be indicated on the regional map.

Mr. Weiler stated that there seems to be layers of overly maps used in making this particular map on page three, and it would be more clear to eliminate some of those layers so that there isn't so much distraction on the map.

Mr. Geddes stated that under 2.3 Areas of Significant Regional Interest, the Sunapee Watershed Area Committee (SWAC) is actually a Coalition, not a committee.

In that same paragraph, Mr. Williams suggested that after (SWAC) ...“efforts to *develop and implement* a water shed plan to ensure...” should be written instead of ‘*conduct*’.

Mrs. Freeman suggested that under 2.3 Areas of Significant Regional Interest, B. Growth & Expansion on the Mt. Sunapee Resort should be introduced with some back ground on Mount Sunapee expansion.

Mr. Weiler suggested that under 2.3 Areas of Significant Regional Interest, a letter E. Newbury’s Hillsides should be added as a subsequent element. The hillsides of our Town are of interest to all other neighboring towns.

Mr. Williams commented that the Society for the Protection of New Hampshire Forests (SPNHF) should be included under 2.3 Areas of Significant Regional Interest - D. Significant Protected Open Spaces – 2. The Hay Estate Area. in addition to the Audubon Society.

Mr. Williams recommended that a summary be added at the end of 2.4 Areas of Regional Cooperation and Coordination.

Mrs. Freeman suggested that the conclusion should be more specific with bullet points and main ideas.

Mr. Weiler commented that every other chapter has a recommendation and asked why this chapter does not have a recommendation section.

Mr. McWilliams explained that the felt this chapter was just a view, without substance for recommendations.

Mrs. Freeman pointed out that in section C. Transportation, there are some recommendations that are substantial. If they were pulled out of the transportation section and pulled together under Recommendations this element would be consistent in style with the other chapters.

Mr. Williams suggested that the Board consider Regional Hillside Ridgeline Protection in coordination with the surrounding towns. Perhaps this section of the Master Plan could make a recommendation of what the area Towns could/should do to band together to coordinate with each other and collaborate with zoning between the towns to protect the hillsides.

Mr. Bachelder commented that preservation of the rail road right of way for public use should also be a priority.

Mr. Weiler stated that all of the rail road land is privately owned now.

Mr. Bachelder suggested that any future subdivision or developing could be conditional upon maintaining a public through way along the old rail way bed

Mrs. Freeman commented that it would be worth mentioning in the Master Plan that it is a desire to see the rail road bed for public use.

Mr. Dezotell stated that there is a federal program called Rails to Trails that could be researched which assists communities with this type of activity.

Mr. McWilliams collected any written copies of recommendations for changes in this chapter. The Transportation Chapter, which was emailed to the Board members on January 2, 2006, will be reviewed at the next work session.

Mrs. Freeman handed out the material for the January 16, 2007 public hearing: Updated map for Roger Hardy, application for McLean and application for Levin. She reminded the Board members of the meeting schedule for January:

January 10 – Zoning Amendment Hearing

January 11 – Joint Board Meeting

January 16 – Public Hearing

January 31 – Possible 2nd Zoning Amendment Hearing

Mr. Thayer made a motion to adjourn. Mr. Williams seconded the motion. All in favor. Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Linda Plunkett
Recording Secretary