

**Planning Board
Work Session
March 6, 2007**
Approved April 3, 2007

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

Mrs. Freeman called the meeting to order at 7:10 p.m.

The Board signed the mylars for Levin and Heller.

MINUTES

The Board reviewed the Minutes of February 6, 2007 and made corrections.

Mrs. Freeman commented that she made the following statement during the discussion of the Transportation Chapter that does not appear in the minutes: There is a recent Road Surface Management System.

Mr. Weiler made a motion to accept the minutes of February 6, 2007 as amended. Mr. Dezotell seconded the motion. All in favor.

CASE: ADM1 – 065: Conservation Commission

Mr. Weiler informed the Board that a land conservation project is progressing with the efforts of the Conservation Commission.

CASE: ADM1 – 061: MASTERPLAN

The Board reviewed the proposed Masterplan schedule submitted by Mr. McWilliams.

Mr. McWilliams explained that the Community Characteristics Chapter is different from the other chapters that that Board has reviewed. This chapter is more of a profile of the community containing more data than narrative.

Mr. Weiler commented that there is an unresolved concept in this chapter that is introduced in the first paragraph. ‘Understanding these features, their relationships, impacts, and dynamic nature is imperative in planning for the community’s future.’ He stated that this chapter should elaborate on that thought by explaining what these features mean in terms of planning for the future.

Mr. Weiler commented that the heading on Table VII-2: Age Distribution: 1990-2000 on page 3 seems to be broken down unevenly between ages. Age group 18-64 is usually further broken down to cover a lesser number of years such as 18-30; 30-64 +/-.

Mr. McWilliams explained that those headings mimic what was in the previous Masterplan, but they can be changed.

Mr. Bachelder commented that there is a lot of stress on the year 2000 as being a mark for current data. He pointed out that it is already the year 2007, which makes the data somewhat old. He suggested that the text should project the figures to more current data.

Mr. McWilliams stated that some of the data is from the 2000 census and cannot be updated. Some of the other sources of information can provide more current data. He agreed to make changes to update the data where possible.

Mr. Bachelder stated that based on his personal knowledge from the number of registered voters in Newbury, the proposed population figure in this chapter is low.

Mrs. Freeman commented that on page two, paragraph two, the use of the word 'moderate' to describe housing costs does not seem appropriate. She stated that it is not easy to buy a house or land in Newbury.

Mr. McWilliams agreed to remove the word 'moderate'.

Mr. Weiler suggested that on page two, last paragraph, the years 1980 and 1990 be updated to 1990 and 2000.

Mr. Dezotell suggested that the text on page four which suggests that the trends in school population are decreasing should be verified. He stated that in his personal experience, the young population is not decreasing.

The Board discussed the statement on page four, in paragraph two, 'While the school enrollments statewide mushroomed by 39,700 during 1990's, a dramatic drop is projected for school enrollments from 2000 to 2010 to only 5,500.'

Mr. McWilliams agreed to insert 'One source suggests that' preceding the comment discussed above.

Mr. Bachelder commented that the chart on page seven indicates that season housing for Newbury has increased; yet the text says that the overall season housing has decreased. He suggested that the text should point out that Newbury's seasonal housing has increased.

Mr. Bachelder stated that the population of Newbury is actually around 2300, which is significantly more than what the data in the Masterplan indicates.

Mr. McWilliams explained that if the population data for Newbury is adjusted to actual figures than what was projected by the Office of State Planning, then all other towns' and

state data will need to be adjusted to maintain an accurate balance, and that information is not readily available.

The Board discussed the seasonal population data in comparison to prior years' trends and decided to hold the seasonal population figure steady.

Mrs. Freeman suggested that in the beginning of this chapter, the sources of population data should be identified in the text.

Mrs. Freeman suggested that on page five, second paragraph, the words 'occupied by' should be deleted so that the first sentence will read 'In 2000, 73.5% of all Newbury households were families, most of which are headed by married couples.' The Board agreed with Mrs. Freeman's suggestion. Also, she suggested that the sentence, which begins at the last word on page five on to the top of page six, should include retirement couples as a reason for the decrease in household size. The sentence should read 'This decrease in average household size can be attributed to smaller family sizes and an increase in retirement couples, single person and single-parent households.'

Mr. Geddes pointed out a typographical error on page seven, Table VII-6: Comparison of Housing Units in Selected Communities: 1970-2000. Sunapee-Sunapee should read Sunapee-Seasonal. Also on page nine, Figure VII-5: Comparison of Population Estimates at Peak Season – 2000, Sunpae should read Sunapee.

The Board agreed that the figure on page 10 should be realigned to landscape format to facilitate reading the information.

Mr. Dezotell commented that the word 'Possible' should begin the fourth bullet down on page 13 under Population Issues to read: Possible decline in preschool and school-age populations affecting school and recreation needs.

Mrs. Freeman pointed out that on page 13, second paragraph from the bottom, the word 'nay' should be 'any'.

Mr. Weiler suggested that on page 13, first sentence of the last paragraph should be put in the first paragraph of Housing Trends and the second paragraph under Housing Trends should be dedicated to additional housing units for each Town and a third paragraph should be created to compare the percentages of housing change. Either that, or put the incremental figures in conjunction with the relative percent figures so that the text flows and the reader doesn't have to jump back and forth to compare data.

Mrs. Freeman pointed out that on page 16, second paragraph, there is a double comma.

Mr. Weiler asked what the term 'Housing Stock' meant.

Mr. McWilliams explained that housing stock refers to the total of occupied and vacant housing. Also, on page 18, first paragraph, 'Housing for Sale or Rent' should be a

heading, not the beginning of the text. He agreed to add 'According to local realtors in 2007 there are x# of houses on the market in Newbury.'

Mr. Geddes agreed to contact Mr. McWilliams an accurate number for x.

Mr. Weiler suggested that the figure on page 20, Figure VII-12: Comparison of Median Rent & Owner Housing Costs - 2000 should be shown as a bar graph. The Board agreed with Mr. Weiler's suggestion.

End of Masterplan discussion.

Mrs. Freeman reminded the Board members of the Joint Board Meeting tomorrow night, Wednesday, March 7, 2007 at 7:00 p.m. She mentioned that she would like to discuss with the Board of Selectmen the issue of communication and the lack thereof.

Mr. Weiler commented that the Conservation Commission is having similar issues.

Mrs. Freeman informed the Board that the Board of Selectmen has hired Patricia Sherman to create a Masterplan for the Town Center. This planning activity is certainly within the realm of the duties of the Planning Board.

Mr. Weiler made a motion to adjourn. Mr. Dezotell seconded the motion. All in favor. Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Linda Plunkett
Recording Secretary