

**Planning Board
May 1, 2007**

Members Present: Barbara Freeman, Chair; Bill Weiler, Vice-Chair; Travis Dezotell; Tom Vannatta; Ken McWilliams, Advisor

MINUTES

The Board reviewed the minutes of April 3, 2007 and made correction.

Mr. Weiler made a motion to accept the minutes of April 3, 2007 as corrected. Mr. Vannatta seconded the motion. All in favor.

CASE: Code – 037: STORM WATER MANAGEMENT

Charlie Hirshberg, Civil Engineer, met with the Board to discuss the problem of storm water erosion, specifically in the Chalk Pond area. Mr. Hirshberg explained that at the direction of the Board of Selectmen and in conjunction with the Sunapee Hills Association, there is a committee that has formed to study the storm water issues around Chalk Pond and seek grant money to fund a solution. He stated that the Department of Environmental Services was willing to consider a grant for a solution to the problem as long as it is a model for storm water management that will be applicable to all areas of town and not just an overlay district around Chalk Pond. The goal of the committee is to create an initial plan that can be presented to the Planning Board so that the Board and the Committee has something to work from. There has also been money allocated in the grant to retain professional services from Mr. McWilliams as a consultant since he is so familiar with the Town and the Town's ordinances. The first meeting of the committee discussed what types of things should be in the ordinance. He explained that there are 71 undeveloped lots around Chalk Pond, which are mostly surrounded by steep slopes that need to be protected from erosion due to future and current development.

Mr. Weiler stated that one of the things that the Committee decided that it needed to do was to study the issue in order to determine if the ordinance needs to be an overlay district or a town-wide ordinance.

Mrs. Freeman commented that whether the new ordinance is an overlay district or a town-wide ordinance, any changes would have to go in front of the voters for approval.

Mr. Hirshberg commented that the Committee is at the initial stages of developing an ordinance and would like to meet with the Planning Board in June to present the initial list of problems.

Mrs. Freeman asked Mr. Hirshberg to circulate any information to be considered at the June work session to the Planning Board members one week before the meeting so that the Board members will have time to prepare for the discussion.

Mr. Hirshberg agreed to meet with the Board on June 5, 2007 at 7:00 p.m. to discuss the preliminary list of problems to be addressed by the storm water management ordinance.

CASE: 2000-024: SITE PLAN REVIEW – Mt. EDGE RESORT – Tom Behrens

Mr. Behrens presented a conceptual plan to the Planning Board for changes at the Mountain Edge Resort. He explained that the existing swimming pool was built in 1947 and not longer meets insurance criteria. The proposed changes are to build a new swimming pool that does meet current regulations and insurance criteria and fill in the old pool with the material dug for the new pool to create a patio for out door recreation. There may be some grading and tree-cutting necessary to blend the topography to a safe slope.

The Board reviewed the plans and considered the proposal. After discussion, Mrs. Freeman stated that Mr. Behrens will need to come to the Planning Board for a formal Site Plan Review Revision which details the changes including grading, drainage, tree-cutting, etc.

Mr. Weiler stated that he would like to see the elevation of what is going to be visible from Route 103 including contour lines.

Mr. McWilliams stated that a landscaping plan should also be submitted, and any trees that are going to be cut down or replanted should be identified on the plan.

Mrs. Freeman reminded Mr. Behrens that the application and plan needs to be submitted to the Board three weeks prior to the meeting date.

CASE: Adm1-061: MASTERPLAN

Community Facilities & Services and Recreation

The Board reviewed the Community Facilities & Services and Recreation chapter with Mr. McWilliams. Sense of the Board was that the second to the last sentence in the first paragraph on page 60 should be re-written. The exact language was not decided upon. Also, the Board felt that 'Sense of Community' is not a physical facility and, therefore, should not be included in the list on page 60.

Mr. Weiler suggested that 'Sense of Community' should be included in the Cultural chapter.

Mr. McWilliams explained that the Cultural Resources chapter from the 1997 Masterplan has been replaced with the Historic Preservation chapter.

Mr. Weiler commented that Cultural Resources should be included in the 2007 Masterplan but suggested that the issue be tabled until the next work session.

Mrs. Freeman informed the Board that the 2006 version of the National Fire Protection Association Code requires all one- and two-family homes to be designed with sprinkler systems for fire protection. That will affect the Planning Board's responsibilities for requiring fire protection. She suggested that the first sentence in item no. 6 on page 65 under Issues: Fire Protection and Ambulance Services should specify that it is the Fire Department that lacks adequate office space and computer stations. Also, item no.'s 5 and 6 should be re-ordered.

Mr. Weiler suggested that on page 66 in the middle of the first paragraph, reference to property owners in South Newbury should be changed to the 'Citizens of Newbury'. This study committee should be all-inclusive, and not just from one section of town. Also as an update for relocating the Town Highway Garage, it has already been relocated to South Road approximately two years ago. Therefore, the future reference of relocating that building should be eliminated.

Mrs. Freeman commented that on page 69, the first sentence should make a solid statement instead of a suggestion by eliminating the word 'may', then the word place should be changed to 'places' to be grammatically correct.

Mrs. Freeman suggested that on page 70, under Recommendations: Police Protection Service, the first item should indicate that the Selectmen, *working with the Police Chief*, need to monitor the service level...

Mr. Weiler suggested that on page 72, under Issues: Communication Services, it should be made clear that there are several locations where *cellular* communications are lost; and, the last sentence of item 1 should be eliminated. Also, beginning on page 72 under Recommendations: Communication Services, item 2 at the top of page 73 should be eliminated.

Mr. Weiler commented that on page 75, under Issues: Highway Department Services, the first paragraph needs to be reformatted. Also, in item 3, staffing should also be mentioned as an element of services that needs to be measured.

Mr. Vannatta commented that on page 78, under Issues: Transfer Station & Recycling Services, item 1 should be a statement not a suggestion by replacing the word 'may' with the word 'will'.

Mr. Dezotell suggested that on page 79, under Issues: Transfer Station & Recycling Services, mention should be made in item 4 that there is currently not adequate signage directing patrons where to dispose of their recyclables.

Mr. Weiler suggested that on page 79, under Recommendations: Transfer Station & Recycling Services, item 2 should mention that permits should also be enforced. And,

due to the lack of public awareness, item 7 should state that the town should *promote* a “Green-Up Day” each year.

Mr. Dezotell made a motion to adjourn. Mr. Vannatta seconded the motion

Mr. Weiler commented that the Board should work on a policy or procedure for what is allowed on Class VI roads. He stated that people should not be able to build on a Class IV road.

Mr. McWilliams commented that there are several towns that already have policies regarding restricted uses on Class VI roads.

Vote on Mr. Dezotell’s motion to adjourn. All in favor. Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Linda Plunkett
Recording Secretary