

**Planning Board**  
**February 19, 2008**  
Approved March 18, 2008

**Member Present: Bill Weiler, Vice-Chair; Travis Dezotell; Deane Geddes; Ron William; Bruce Freeman, Observer; Ken McWilliams, Advisor**

Mr. Weiler called the meeting to order at 7:15 p.m.

The Board reviewed the minutes of December 18, 2007 and made corrections.

Mr. Dezotell made a motion to approve the minutes of December 18, 2007 as corrected. Mr. Williams seconded the motion. All in favor.

The Board reviewed the minutes of January 2, 2008 and made corrections.

Mr. Dezotell made a motion to approve the minutes of January 2, 2008 as corrected. Mr. Williams seconded the motion. All in favor.

The Board reviewed the minutes of January 30, 2008 and made corrections.

Mr. Dezotell made a motion to approve the minutes of January 30, 2008 as corrected. Mr. Williams seconded the motion. All in favor.

**CASE: Adm1-061 – Masterplan – Implementation Chapter**

Mr. McWilliams provided the Board members with a memo to review regarding a grant opportunity to municipalities from the NH Office of Energy & Planning for a Housing & Conservation Planning Program. Upon Mrs. Freeman's request, he did some research into the grant program and explained that there are four planning stages, the fourth being an Implementation Program, which Mrs. Freeman thought would be a helpful tool in getting the Masterplan in action. The key point is that in order to apply for each stage, you have to show the State that you have completed all other requirements of the previous stage. Mr. McWilliams commented that he does not think this program is a good fit for Newbury because we will spend more time and money filling in the pieces required to satisfy the implementation stage than if we just fund an implementation program on our own.

Mr. Weiler asked why a build-out study was not done for the Masterplan.

Mr. McWilliams explained that there was not any significant public support for a build-out when beginning this Masterplan update because a build-out was not considered a useful enough tool to justify spending the money on it again. This grant program is much more geared toward communities that are at the beginning stages of the Masterplan process. There will be a lot of competition for this grant money. He suggested the

Board members review the memo and let him know soon if an application to the grant program is something the Board would like him to spend time on.

**CASE: Code-002 – Building Codes & Issues – “Important Notice”**

Mr. McWilliams explained that since the reference to the International Building Code will most likely be taken out of the regulations per town meeting ballot vote on March 11, 2008, an “IMPORTANT NOTICE” will be included in the beginning of the building codes which will contain language to inform people as to what state code the applicant needs to be made aware of.

The Board reviewed the “IMPORTANT NOTICE” draft and made some minor changes.

**CASE: Adm1-061 – Masterplan – Recommendations of the Conservation Plan**

Mr. McWilliams explained that the recommendations will go into the Conservations Plan which will be appended to the Masterplan.

The Board reviewed the Issues and Recommendations and made changes.

Mr. McWilliams commented that he will incorporate the changes suggested by the Board, realign and coordinate the Issues and Recommendations, and then it can be inserted into the Masterplan chapter. He suggested listing all of the Issues, all of the Goals, and then all of the Recommendations of the Land Use Chapter to maintain consistency with the other chapters of the Masterplan.

Mr. Williams commented that the recommendation to increase the Current Use return from 50% to 100% is objectionable. Even 50% is an objectionable burden placed on the tax payers for which they do not have a say. The funds are then expended without a vote at Town Meeting. Mr. Weiler explained that the Conservation Commission holds a public hearing to expend the funds, which Mr. Williams believes is inadequate notification. Therefore Mr. Williams feels it is improper for the Planning Board to place a recommendation in the Masterplan to increase that return.

Mr. Dezotell made a motion to adjourn. Mr. Williams seconded the motion. All in favor. Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Linda Plunkett