

Newbury Town Center
Building Committee
Land Use Concepts
Public Meeting

Saturday, November 12, 2011
Newbury Town Offices

Committee Members

- Bruce Healey – Chair – Business Man, Planning Board Rep
- Patricia Sherman – Member– AIA Architect, Library Trustee
- Hal Krueger – Member – Veterans Representative
- Ken Holmes – Member – Fireman, businessman
- Wayne Whitford – Member – Fireman, businessman
- Clay Rucker – Member – Businessman
- Jim Powell – Member– Selectman
- Dennis Pavlicek – Ex-officio – Town Administrator
- Henry Thomas – Ex-officio – Fire Chief
- Bob Lee – Ex-officio – Police Chief
- Dick Wright – Ex-officio - Selectman
- Peter Tennant – Consultant – AIA Architect
- Meg Whittemore - Recording Secretary

Committee Charge

To make recommendations to the Board of Selectmen for submission to the 2012 town meeting.

Recommend an appropriate place for the Veterans Memorial

Recommend if Fire and Police stations should be two separate buildings or combined into one

Recommend the best location for the Fire and Police stations

Recommend other uses for the Bald Sunapee/Camacho properties

To discuss possible expansion of the Library or miscellaneous buildings

Recommend best building size for Fire and Police stations.

Work with staff and consultant to determine building layouts and estimated costs for 2012 Town meeting.

All minutes shall be submitted to the town administrator within 6 days of a meeting for posting on the town website

To report monthly to the Board of Selectman

The committee shall hold a public meeting prior to September 1st 2011 for review and comment by town residents

The committee shall issue a written report to the Selectman no later than October 15 2011.

The Board of Selectman shall hold a public meeting no later than November 1 2011 for review and comment by town residents

Background

Today's meeting is designed to get town residents feedback to three land-use proposed concepts/plans for the town center owned lands in downtown Newbury. The plans you are going to see are **PRELIMINARY**. Each plan has been vetted with the following parameters in mind:

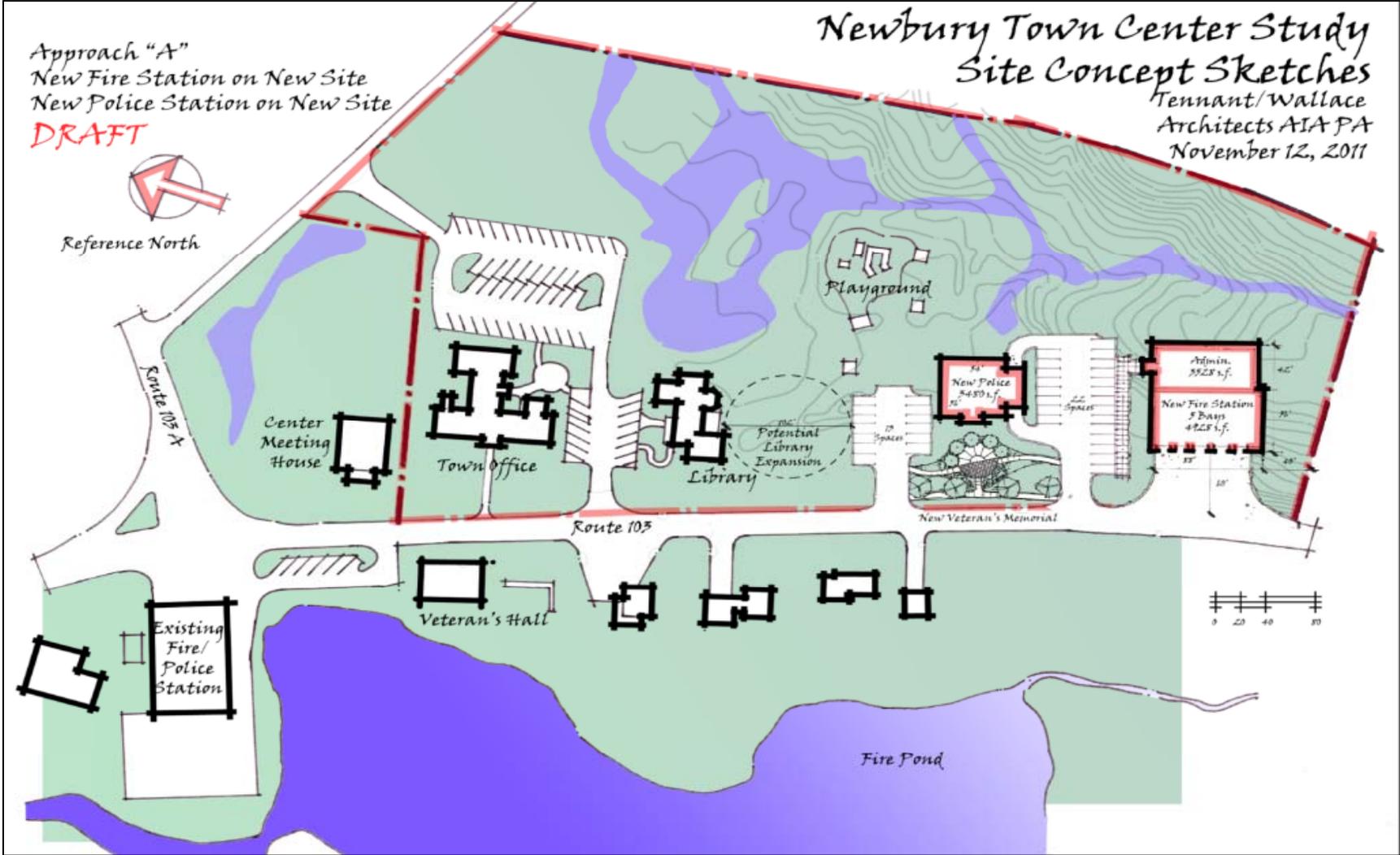
- ✓ What the needs of the town will be in the next 5 years
- ✓ What the needs of the town will be in the next 25 years
- ✓ Building for longevity (in other words spend money once)
- ✓ Needs and future needs of Town Veterans
- ✓ Needs and future needs of Fire Department
- ✓ Needs and future needs of Police Department
- ✓ Needs and future needs of the Library
- ✓ Best use of 2 building sites, Camacho, Bald Sunapee, current Fire/Police Department land
- ✓ Preserving the classic New England look of town

Background (cont.)

The charge to the committee was to focus exclusively on land use and building placement options, so for today's meeting we will *not* be discussing the following:

- ✓ Costs of each proposal
- ✓ Building interior design (layout)
- ✓ Building exterior design (look)
- ✓ Timelines to implement / Construct

Approach A



Concept / Approach A

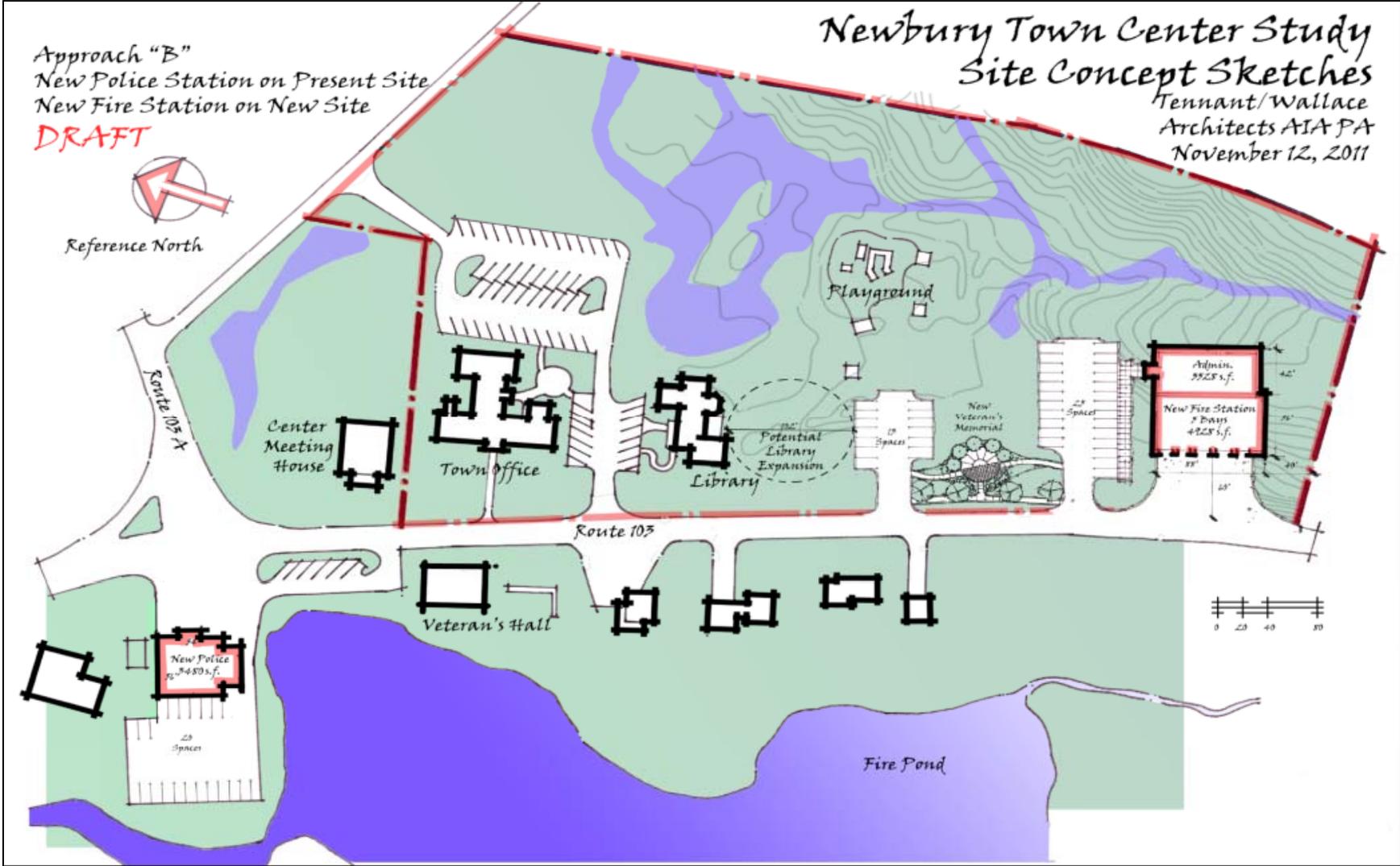
Pros:

- Allows for future FD building expansion
- Creates a nice looking Town Center
- Locates all Town buildings on one site - shared utilities
- May use current FD/PD site for other Town uses
- Provides ample parking
- Offers best approach for meeting FD & PD needs & FD traffic flow
- Presents easiest new buildings phase-in

Cons:

- Requires significant costs for site work
- Presents a very busy/crowded site with little green space
- Positions the FD close to the playground
- Required curb cuts are challenging
- Presents visual discord with FD building dominating site
- Presents proximity to residential homes
- Leaves empty FD/PD building that may require demolition

Approach B



Concept / Approach B

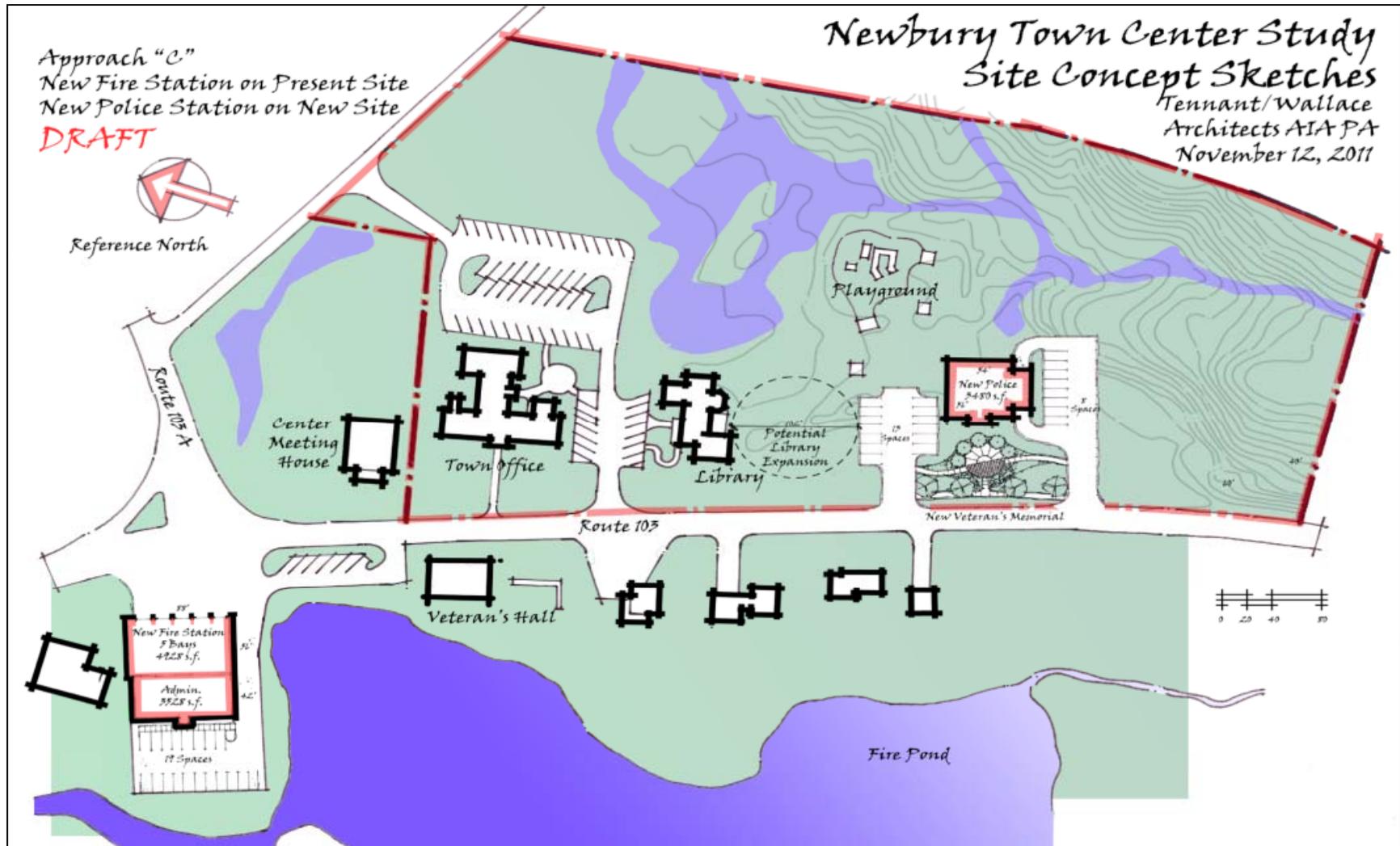
Pros:

- Presents best approach for meeting FD/PD needs & FD traffic flow
- Allows maximum future expansion space for FD & PD
- Leaves open space & greenery on BS/C site - not crowded
- Allows for plenty of parking on both sites
- Positions Vets Memorial comfortably on site
- Fits nicely - smaller building on smaller site & vice versa
- FD not located at Rte. 103/103A intersection

Cons:

- Requires significant site work
- Positions FD close to playground and residential homes
- Requires building demolition costs
- Results in FD building dominating the site
- Will require temporary PD station
- Required curb cuts are challenging
- Land use not optimal

Approach C



Concept / Approach C

Pros:

- Presents less crowded/more park-like/least impact on BS/C
- Presents least amount of site work
- Offers favorable development/building costs if PD is priority
- Leaves FD building in best location - safety concerns if on BS/C
- Positions Vets Memorial & PD in complementary setting
- Presents pleasing building appearance at both BS/C and Current Site
- Meets FD & PD building needs for foreseeable future

Cons:

- Relocation of FD during new building construction
- Future FD building expansion
- Limits FD sight distance/traffic flow/turning radius
- Requires demolition costs
- Limits parking for FD to 19 spaces
- Large building footprint at Rte. 103/103A intersection
- Requires emergency access on Rte.103 from two locations

If you have any other
Questions / Comments / Notes

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You can email your comments to:

meg@newburynh.org