

**Planning Board**  
**August 7, 2007**  
Approved September 4, 2007

**Members Present: Barbara Freeman, Chair; Bill Weiler, Vice-Chair; Deane Geddes; Jim Powell, Ex-Officio; Tom Vannatta; Ken McWilliams, Advisor**

Mrs. Freeman called the meeting to order at 7:05 p.m.

**CASE: 2007-003 – Mary Webb – Major Subdivision – Newell Road – Tax Map/Lot 36-658-426.**

RCS Designs submitted the Approval for Subdivision from the NH Department of Environmental Services, Subsurface Systems Bureau for Lot 2 and Lot 3, the two lots in the Webb Subdivision that were less than 5 acres, Approval No. SA2007008053 dated June 27, 2007 which was a requirement for the Board to sign and approve the mylar. The Board signed the mylar.

**CASE: Adm1-061: Masterplan**

**Tentative Schedule**

The Board and Mr. McWilliams discussed the tentative schedule to review the remaining Masterplan Chapters. The goal is to review Natural Resources Chapter in September, Land Use Chapter in October, hold Public Forum in November and Publication of the Masterplan in December.

**Table of Contents**

The Board and Mr. McWilliams reviewed the order of the Table of Contents and considered making Chapter 10 Community Characteristics an Appendix instead of a Chapter since is it so full of data and statistics making for very dry reading.

Mrs. Freeman pointed out that the Land Use Chapter should be the last Chapter to sum up the contents of the Masterplan.

Sense of the Board was to keep the Community Characteristics as Chapter 10 in order to avoid editing all of the chart and graph labels within the Community Characteristics Chapter and make Land Use Chapter 9. Therefore, the Chapters are as follows: Chapter 1 – Introduction; Chapter 2 – Vision; Chapter 3 – Regional Context; Chapter 4 – Natural Resources; Chapter 5 – Historic Preservation; Chapter 6 – Community Facilities & Services and Recreation; Chapter 7 – Housing; Chapter 8 – Transportation; Chapter 9 – Land Use; Chapter 10 – Community Characteristics.

**MINUTES**

The Board reviewed the minutes of June 5, 2007 and made corrections.

Mr. Weiler made a motion to accept the minutes of June 5, 2007 as corrected. Mr. Geddes seconded the motion. All in favor.

### **CASE: CODE-038: Storm Water Management**

#### **Progress Report**

Mr. Weiler informed the Planning Board that the SWMC has not met since their last appearance before the Planning Board. He explained that Mr. Hirshberg has decided that he needs to write the first draft himself for the committee to review prior to editing and presenting to the Planning Board. That has not happened yet and Mr. Weiler felt it is not his place to inquire about the draft.

### **CASE: Adm1-010: Planning Board Members and Alternates**

Mr. Weiler informed Mr. Powell, Ex-Officio, that there was only one person who showed interest at filling out an application to volunteer as an alternate member to a Board, and that was for the Conservation Commission. He asked for Mr. Powell to initiate arranging another recruitment evening to encourage members of the public to participate on the Boards. The Planning Board currently has no alternate members.

### **CASE: Adm1-061 – Masterplan – Historic Preservation**

Mr. Weiler commended Mr. Geddes and Mr. McWilliams for a job well done on this Chapter.

Mr. Powell commented that he also was very impressed with this whole section. He had one point of clarification regarding scenic roads. There are currently three roads designated as scenic roads: Cheney Road, Old Province Road, and Gillingham Drive.

The Board reviewed the Recommendations section of Chapter 5: Historic Preservation.

Mr. Powell commented that the Board of Selectmen has been discussing the need for updating the history of the Town from where Ernest Sherman left off in 1800. Members of the Planning Board were very supportive of this idea.

Mr. Weiler commented that there should be some language in the regulations to protect the integrity of stone walls.

Mr. McWilliams explained that there is some language in the subdivision regulations for developers to preserve the stone walls, but there is nothing in effect to encourage or educate property owners from disturbing them.

The Board discussed the importance of protecting archaeological sites within the Town.

Mr. McWilliams commented that there is a source within the State to help locate archaeological sites. Once they are identified, the Board may then require a developer to identify them on their plan and try to preserve them.

Mrs. Freeman commented that because there are not many historic sites, that it makes it even more important to preserve what we have.

Mr. Weiler commented that that is why it is important not to move the Veteran's Hall. If that Hall is moved, that will leave almost no Historic Sites in the center of Town.

Mr. Weiler gave a brief history of the beginnings of Newbury.

The Board decided to use old photographs, black and whites, in the Masterplan in order to enhance the historical attributes and to save money on color photos.

The Board agreed to add 'Lack of a complete history of Newbury' onto the list of Issues in this Chapter 5: Historic Preservation.

Mr. McWilliams advised the Board that the next Chapter to review will be Chapter 4: Natural and Cultural Resources.

Mr. Weiler made a motion to adjourn. Mr. Geddes seconded the motion. All in favor.  
Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Linda Plunkett  
Recording Secretary