

## **HISTORY OF VISIONING PROCESS**

At the Newbury Town Meeting in March of 2007, the residents voted to buy the Camacho property, a 1.6 acre parcel, east of the other town owned lands, which consist of the Town Offices, Library and Bald Sunapee properties. This timely purchase allowed Newbury the unique opportunity of owning a total of 7 +/- acres of contiguous land for the future needs of the town.

*(For the sake of clarity in this report, we note that Lake Sunapee runs in a North South direction with the Newbury Harbor at its southerly end, so we will assign Rte 103 as heading easterly to Bradford and westerly toward Mt Sunapee)*

With this purchase secured, the Selectmen and the Planning Board hired Patricia Sherman FAIA to facilitate Visioning sessions with the community to determine how best to use these newly owned lands and how they would relate to an overall long range plan for a Town Center. These Visioning Sessions were scheduled for Saturday mornings from 9:00 am to 11:am in the town Offices on June 16, July 28, and August 25.

Advertisement were place in the *Intertown Record*, *The Kearsage Shopper* and in posters around Town.

Concurrently, the town had been awarded a NH Department of Transportation grant to do a sidewalk program that would connect these newly owned lands westerly to the Town's Dock, Gazebo, Information Center and Historic Caboose all bordering Lake Sunapee. The Town then hired KV Partners, Engineers and Gates Leighton Landscape Architects to do the sidewalk design. Their contract with the town required them to do interactive public sessions throughout their design process. Since the Sidewalk and Town Center Visioning process were so closely related it was decided to combine the Sidewalk Design and Visioning public sessions.

## **DATA COLLECTION FOR VISIONING PROCESS**

In preparation for the first Visioning Session on June 16, information was gathered about the present and future needs of the community to present to the public as a base line status report. This information included:

- A report from a Visioning session held by the Planning Board in 2005 as part of the Master Planning process. *(see Appendix)*
- Capital Improvement Plan (CIP). *(On file in Town Hall)*
- Updated Chapters of the Master Plan. *(in progress/ On file in Town Hall)*
- Meetings with the Selectmen, Planning Board and Police Chief re future needs of the Town. *( see appendix)*
- Maps of other town owned lands. *(On file in Town Hall)*
- Wetland mapping for the area behind the Library. *(On file in Town Hall)*
- Topography for the Bald Sunapee and Camacho Properties. *(On file in Town Hall)*

## **FIRST PUBLIC VISIONING SESSION - JUNE 16, 2007**

This first session set the context for the specific work on the newly owned lands as it related to an overall "Big Picture" of Newbury's Town Center. Once there is a Vision for the entire Town Center it is easier to define the Vision for the newly owned lands.

Based on this premise following Agenda was developed for the first Public Visioning Session and vetted with the Selectmen and the Planning Board.

### **INTRODUCTIONS**

*Planning Board*

*Selectmen*

*Facilitator*

*Side Walk Design Team: KV partners, Engineers; Gates Leighton, Landscape Architects*

### **BIG PICTURE OF NEWBURY**

*Map of Newbury (locate Town Center, Fisherfield, South Newbury)*

*Map of Town Center Zoning District (Old Post RD to Bell Cove Rd)*

*Other Town Owned Facilities*

*Fisherfield (Map of fields/trails)*

*South Newbury Village (Map of buildings)*

### **FOCUS ON TOWN CENTER**

#### **THIS IS WHAT WE HAVE NOW**

*Map of Town Center*

*What is in Newbury's Town Center?*

*Town Facilities on Town Owner Land*

*Facilities Not on Town Owned Land*

*Why do we need a Town Center?*

*Government Center*

*Social Center*

*Sense of Place for Community*

*Sustainable*

*Relation of Newbury Center to Lakes /Mountains, /Natural features*

### **PUBLIC INPUT**

#### **WHAT COULD/SHOULD BE ON TOWN OWNED LAND**

##### **PUBLIC INPUT**

*Moveable footprints of to locate on map:*

*Police Station*

*Community Center*

*Vets Hall*

*Fire Station*

*Library Expansion*

*Town Offices Expansion*

*Parking Areas*

*Sidewalk options from proposals*

*Traffic Considerations*

*Natural Features*

*Gardens*

### **DEVELOP 2/3 OPTIONS FOR DISCUSSION AT 2nd VISIONING SESSION JULY 28**

The "Big Picture of Newbury" showed that Newbury Center located at the southern end of Lake Sunapee is indeed the geographic center of the Town as well as at the nexus of its transportation infrastructure; the intersection of Rtes 103 and 103A. More importantly,

TOWN CENTER FACILITIES ON TOWN OWNED LAND			16-Jun	
	Facility in Sq. Ft.		Parking (inc HC)	
	Existing	Proposed	Existing	Proposed
<b>POLICE STATION</b> New Police Station with Sally Port	500	3,200	4 + Share with NFD	3 Public 7 Police
<b>VETS HALL</b> A As Is B Renovated In present location 90+ people in meeting C Moved to another location Add Rest rooms/kitchen	1800	2,500	10 10	30 to 60
<b>TOWN HALL</b>	4,800	None	22	10
<b>LIBRARY</b> Young adult area Meeting room	2,800	3,300 3,800	8	2 to 3
<b>PLAYGROUND</b> Use Town Hall rest rooms?	0	10,000	0	4 to 6
<b>FIRE STATION</b> A Take over Police Station B Add 2nd floor for dorm space C Relocate entirely	4,000	4,500 5,500 6,500	18 22	40 40
<b>TOWN DOCK</b> Gazebo Slips Town Beach Rest Rooms	5	9	22	
<b>INFORMATION AREA</b> Caboose Picnic Area			27	
<b>SIDEWALKS By 2009</b>				
<b>TOWN CENTER FACILITIES NOT ON TOWN OWNED LAND</b>				
Center Meeting House	2,200	None	0	10to 15
Gas Station/Convenience Store	8 to 9,000	None	15	
Restaurant/IceCream Stand	(1rst fl only)		37+15 back	
Bank				
Post Office				
Bike Shop			6 to 8	
Other Retail				
Real Estate Agency				
Deli				
Health Club				
Other?				

<b>THINGS THAT COULD BE SOMEWHERE IN NEWBURY TOWN CENTER</b>				
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1	Skating Pond				
2	Bike Paths/lanes				
3	Pedestrian paths				
4	Trails on Old RR line?				
5	Tennis Courts				
6	Public Bulletin Board				
7	Farmers market				
8	Grocery Store				
9	Pharmacy				
10	Post Office				
11	Clean Water in Lakes/Ponds				
12	Gardens				
13	Shoreland Protection Demonstration Area				

<b>OTHER TOWN FACILITIES</b>				
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Fisherfield				
Playfield				
Community Gardens/Shed				
South Newbury				
	1,800	0	6	
	675	0		
	1,650	0		

After the presentation of the "Big Picture" and the elements that presently exist in the Town Center, the facilitator opened the public discussion on why it is important to have a Town Center? Why community is so important in today's society because it allows the individual to have a sense of "belonging" and engenders the quality of life we in New Hampshire so treasure. What is unique about Newbury that we can identify with? Why do we want to live here? Why is it so important to both preserve what we have and plan for orderly and complimentary growth patterns? Why should aesthetics be an essential part of our Town Center?

A lively discussion ensued as these topics. Differing ideas of how to plan for the future and what Newbury should look like in the years to come were debated, uses for some buildings were questioned and too much "modernization" was criticized. But overall, the 35 or more attendees agreed that this Visioning effort was appropriate; that Newbury did embody the best of the natural environment with its Mountains and Lake, all visible from the Town Center; that Newbury's History of classic architectural styles as well as its important railroad and tourism legacy was one to be preserved and treasured. It was agreed that the residents live here so they can enjoy the Town's natural beauty and celebrate its colorful history. They also were more than willing to share this experience with visitors as long as Newbury did not focus on tourism to the extent that it lost sight of its own community.

These notes from the 6/16 Session summarize and add flavor to the discussions!

#### ***Overviews:***

- *Newbury Center starts at the Northerly end Old Post Road to the South and extends to bell Cove road at the Caboose*
- *This area is all zoned commercial with mixed uses*
- *Newbury Town Center is the "Family Room" not the "Front Room"*
- *Maintain the rural character of any signage, sidewalks etc*
- *Future use of Davis property for housing*
- *Review possibility of By Pass for trucks*
- *Review possibility of one way By pass system with island for commercial uses*
- *Check to see if Vet's Hall can be used as a Police Station*
- *Bike Paths and Bike storage should be integrated into all planning*
- *Town is looking to see if its permits for the original number of Slips at the Public Dock is still valid*
- *Parking is a concern for both the existing and future town uses*
- *Parallel parking should be considered as a traffic calming device*
- *Trees and Lighting can also be used as a traffic calming device*
- *Be aware that existing Commercial space, Gas station and restaurant could be bought and developed in a way that does not meet the Towns standards*

- Goal of this visioning exercise is to mandate land use criteria for the Town Center lands that are owned by the town as well as to create guidelines for lands not owned by the Town.

**Possible additions to the Town Center:**

- Veterans Memorial
- Use "Fire Pond" behind Vet's Hall for fishing, fishing derby etc
- 15-20 additional spaces for the Town
- Common septic
- Future sewer system
- Post office
- Gardens
- Farmer's market Area

**Concepts for next Meeting 6/28**

**A>**

- Move Vet's hall next to Library for Community Center, Meeting room
- Add Kitchen/bathrooms to Hall which could also be used for playground
- Locate Police station on southern end of site
- Add parking for Vets Hall/Police Station
- Farmers Market area
- Gardens/trail system
- Sitting area for socializing
- Veteran's memorial
- Area for Skating rink
- Show area for Post office and some other small commercial Development
- Show how much land is still available for Town Buildings
- Co-coordinated sidewalk plans

**B>**

- Leave Vet's hall where it is, Determine use for it.
- Show Library Expansion possibilities
- Locate Police and Fire Station on site
- Farmers Market area
- Gardens/trail system
- Sitting area for socializing
- Veterans memorial
- Area for Skating rink
- Show how much land is still available for Town Buildings
- Co-ordinate sidewalk plans

**C>**

- Explore the two By pass ideas to determine how they might work

## **SECOND PUBLIC VISIONING SESSION - JULY 28, 2007**

This session was to be focused on a Vision for the newly owned town lands, access to these lands and how it fit in the context of the overall Town Center Vision. To facilitate the design work, topographical mapping and surveying had been done by the Sidewalk Design Team for the Rte 103 corridor in the Town Center area. The Town had also authorized its tax mapping firm to develop topography for 200 to 300 feet on either side of the road corridor. These two sets of data were merged into one base map which showed all buildings, roads, drives, tree lines, wetlands, and the impressive interconnected waterways and wetlands that flow into Lake Sunapee South of 103 as well as the famous Newbury Cut that brought the Rail line from Bradford in Newbury at the Lake Station. (*Illustration #1*).

The previous sessions suggested three different options to study for this session. Option "C" which was to look at potential traffic by-passes for the Town Center by relocating Rte 103 to the South starting at some point around the west end of Old Post Road and returning to its original alignment at some point west of the Caboose location. This would leave the "old Rte 103" as a local street for the Community.

A second by-pass option would be to leave the existing Alignment of Rte 103 as a one way road west thru the heart of the Town Center and create a new one way section of Rte 103 for the east bound traffic on the south side of the Town Center.

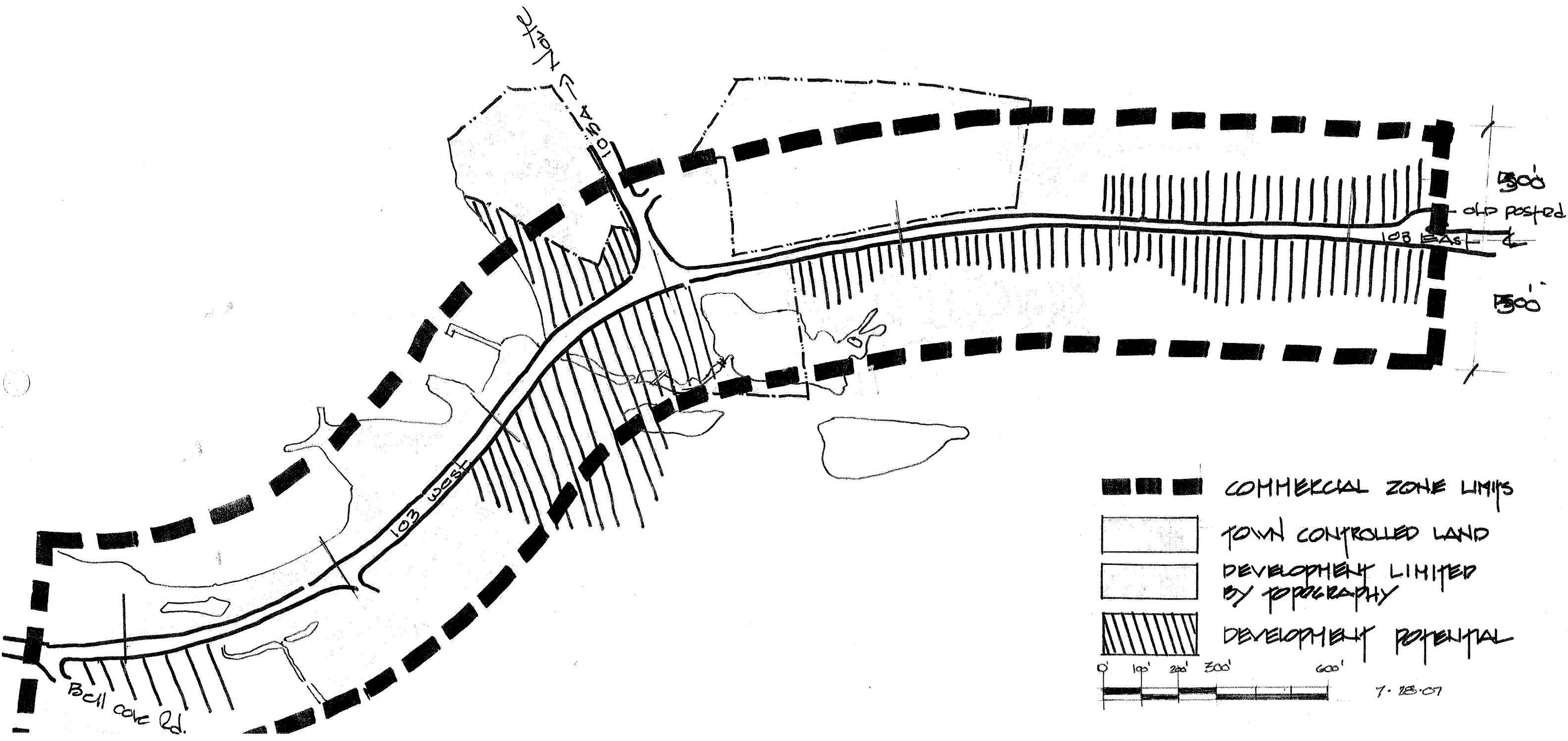
Neither of these options were sketched out because it was clear that only the Department of Transportation could implement such road changes and neither was feasible in the near or distant future. It was more important that Newbury plan its future with the Rte 103 Alignment that existed rather than depend on a future they could not control. Also, this road, which may deliver heavy traffic for the three season tourist industry, also makes the small commercial establishments on Rte 103 viable and adds sustainability to the Newbury Town Center!

As an adjunct to this look at traffic by-passes and economic sustainability, the facilitator presented an analysis of the commercially zoned section of Rte 103 in the Town Center to show that although the town does indeed control some frontage on this highway and there are some topographical limits to development in others, there are sections that are very vulnerable to development.

This extensive base map clearly showed land use opportunities to the public that they might not have been aware of as many of the lands south of Rte 103 are not accessible except thru private properties. This analysis (*illustration #2*) demonstrates that the area, from just south of the Harbor easterly to the intersection of 103 and 103A, has all of the elements that attract development: the quality and natural beauty of the Lake and the Mountains views and the heavy and growing tourist traffic.







All of the planning for Town Owned lands cannot protect Newbury from bad development in these vulnerable areas. It is incumbent on the Town and creative Zoning regulations to not only protect itself from less desirable development but to proactively seek quality development timed to the market demands.

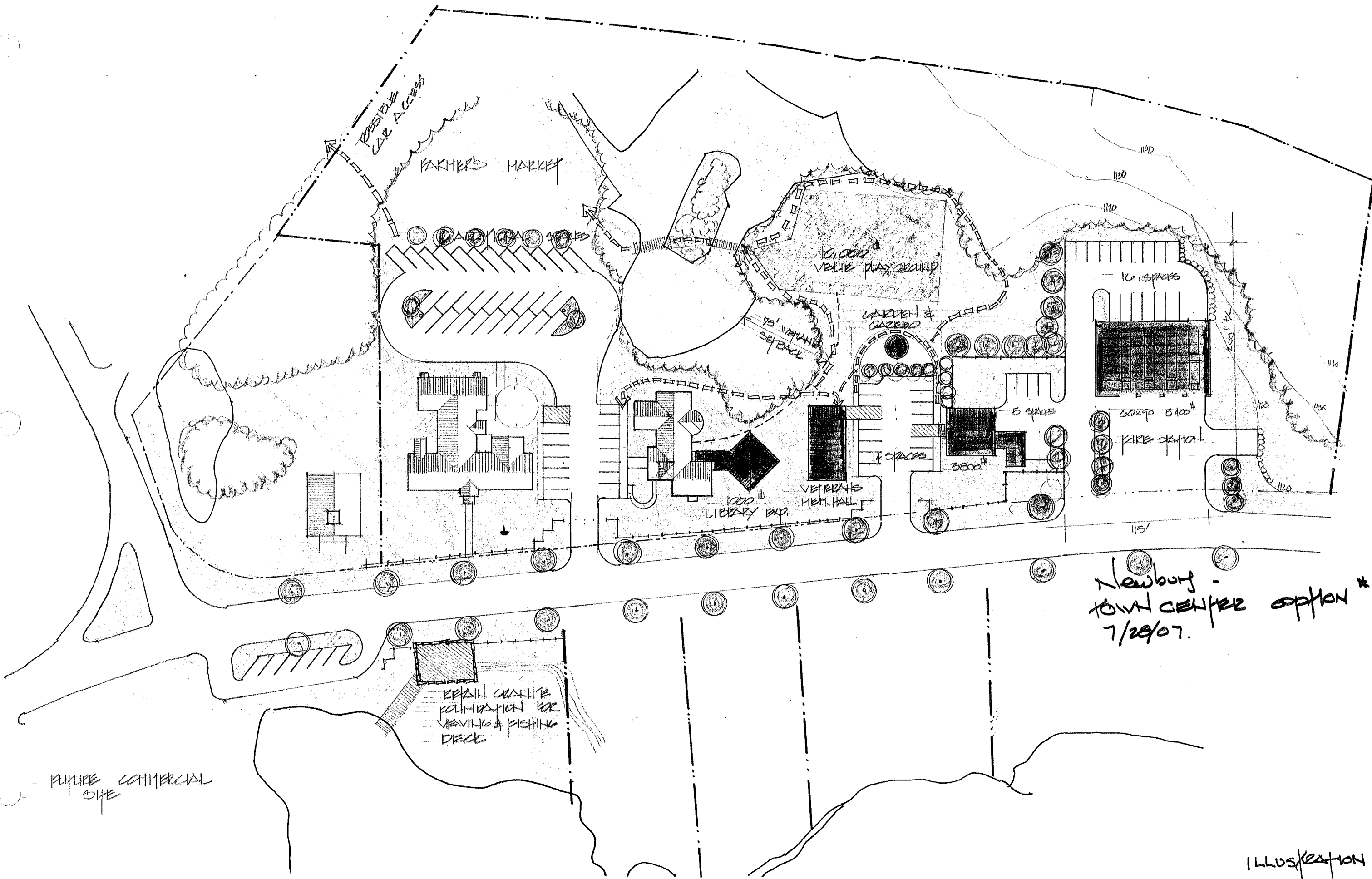
Newbury will grow! Newbury's challenge is to contain that growth in a manner that retains its rural quality and yet provides a path to guided growth. The original New England Village had density at its core. Shop keepers lived over the store and houses were nestled in between commercial establishments. The distances between buildings were often minimal and they all were close to the street. The outlying areas were agricultural with sparse housing and there was a real contrast between "in town" and "out of town. Newbury still has some of that old New England Village character and by increasing its "in town" density it can save its "out of town" look.

After studying Options A and B, it seemed clear that they could be combined in one drawing called Option #1 (*illustration #3*). In this option it appears that the newly owned lands could accommodate an expanded Library, the Velie Playground, a New Police Station, a renovated and relocated Veterans Hall and a new and enlarged Fire Station and some additional parking. "In town" density.

This Plan is based on a concept, similar to the existing Town Offices and Library site plan, where the buildings face driveways that are perpendicular to the street with no parking along the Rte 103 frontage. This allows the relocated Veteran's Hall and the new Police Station to have user-friendly front doors and parking away from the highway and the Police and Fire departments to have exclusive entry points that where emergency vehicles do not conflict with non emergency traffic.

Another element of the Plan was the relocation of the Veterans hall for use as a Community Center with rest room facilities that could be used by the denizens of the Playground or those using the proposed walking trails and gardens. The old site of the Veteran's Hall would then be marked by leaving much of its granite foundation in place and using this area as an access point for the Fire Pond for fishing derbies etc. This site would then open views to the Fire Pond and make residents and visitors more aware of the waters and natural habitats that feed Lake Sunapee.

Many elements of the Plan were seen as positive but the overwhelming concern was where is the parking for all of this town and visitor activity! Under present circumstances, there is not enough parking for Town Office and Library activities and the additional 12 spaces shown in this option are not enough to meet that demand. Also the fire station would require 40 or more spaces rather than the 16 shown. The 13 spaces shown for the Police station public parking and for the Veteran's Hall were also deem very inadequate! To add to this problem, shoulder parking along the highway would not be as available when curbing was installed as part of the Sidewalk project. So where were the visitors going to park for the concerts and other town attractions???



Newburg -  
TOWN CENTER option #1  
7/28/07.

There was also some concern expressed for relocating the Veterans Hall and its potential use as a community center or meeting hall. Some felt that with the renovation of the Center Meeting House, the renovated town office space and the Historic South Newbury buildings that we had more than enough meeting space.

So the charge for the Next Session was to see if there were solutions to these problems

### **THIRD PUBLIC VISIONING SESSION - AUGUST 25, 2007**

At this session The Proposed Site Plan for the Newbury Town Center (Illustration #4 and #5) was presented. It offered solutions to meet the issues raised in the previous session. The overall plan retains many of the elements of the plan presented at the previous session but it offers more flexibility in implementation, which is important in any long range plan.

This Proposed Plan incorporates the sidewalk location as proposed by the Sidewalk Design Team. It does not however represent the tree locations proposed by that Team as more study is required for such locations so the trees do not interfere with the utility lines and lose their shape.

It was also noted that the entry drive to the Town Offices is set between two specimen trees and that pattern should continue with the other drives onto the Town land with the trees planted on each side of new drives on Town Land rather than in the highway right of way. It was also noted that the white rail fence, which borders the Town Lands, is a feature that might be included in the final presentation by the Sidewalk Design Team.

This Plan met with approval of the attendees and the following is a commentary regarding each of the Plan's elements identified with their corresponding letters.

- A. The Town Offices have been recently expanded so they should accommodate growth for quite a while.
- B. The Library will need expansion space in the near future. It is presently constrained by the entry drive the 75' setback from the wetlands, so the only area it can use for expansion is the land directly to its east.
- C. The present diagonal parking scheme is not laid out in the most efficient manner. It is possible to retain the approximate locations of the lighting and planting islands and change the parking to the more efficient head in or 90 degree style. It is also possible to add another row of parking to the North by adding 20+ feet of pavement and moving the small trees farther back to the edge of daffodil fields. These changes increase this parking area from 18 cars to 38 cars, a substantial increase. A path from this parking area to the new sidewalk to the south would be

advisable. This path could also accommodate handicapped access to the Center Meeting House.

- D. The new parking area shown at this location would add another 33 +/- cars and could be accessed either by Fisherfield Road or through the parking at letter C. This through connection could also eliminate the turning motions presently required at the Rte 103 entrance to the Town offices. The plan shows the drive cutting across the Meeting House property, but topography in that area would push the drive further to the northeast which might also decrease to total number of parking spaces

There is also the possibility that parking could be provided across Fisherfield road as it intersects Rte 103A rather than at location D if the owner of that property and the Town could come to some agreement. With signage and a sidewalk connection to Rte 103, this would be an attractive parking area for visitors as well as parking for the Center Meeting House. It would still make sense to connect area C with Fisherfield Road.

- E. This building represents a one story expansion for the Library of about 1200 square feet, which would increase the Library's area by about 40%. Expansion could increase beyond this amount on the available site or in conjunction with the disposition of the letter M site.
- F. This is the mapped wetland area that needs to stay pristine. This area can add to the rural character of this property and act as natural background for the buildings in the foreground.
- G. Represents the 75 foot setback from the wetland that is required by the town in more recent changes to the zoning regulations.
- H. This is the 10,000 square foot Velie Memorial playground which should be completed by 2009. It is an attractive addition to the Town Center as it allows the Community's youngest children to share in Town Activities. The plan also shows two bridges, which connect the playground across the wetland to the parking area C. These bridges also allow walking trails to enjoy the wetland habitat.
- I. Walking trails would be included in this plan to enhance the use of the property beyond just the "business" of the Town. The area has much natural beauty and could attract gardeners to work with the Newbury Beautification Committee to enhance these areas with both natural and formal plantings.
- J. Represents a Gazebo, which serves dual purposes. One is to have a resting space for the children and the trail walkers. The other is to have a focal point for the entry drive between L and M. It is an important aesthetic feature to have such a

focal point rather than just a sea of asphalt and cars. The entry between A and B already accomplishes that goal with a view to both formal and natural plantings.

- K. This is a small area where the Beautification Committee could do formal rather than naturalized plantings.
- L. This site could be an ideal location for a Police Station. The CIP indicates that the Police station will probably be the next public building that is needed as its present quarters are cramped and not in line with police standards. The building could be constructed to look more like a New England building rather than a small fortress. It could have an entry that invites citizens and visitors making the Police more accessible to the community. And vice versa. At the same time the Police Station could have a rear entry for police business suitable out of the public view. This rear entry could also be used in the future as a shared drive for non emergency fire vehicles as shown in illustration # 3
- M. This is a future building site. It could be used as a location for the Veterans' Hall if it was moved from its present location. It could be left open for the Farmer's Market along with site E for the present time.
- N. This portion of the property has challenging topography. It would need extensive site work to make its use efficient so it is suggested that it not be touched until the entire site is needed. There is a possibility that there might be gravels on the site. If that is the case an orderly plan should be put in place to remove such materials in a timely fashion and leave the site in a naturalized state until it is needed.
- O. The Veteran's Memorial Hall was deeded to the Town in commemoration of all Veterans. It has no utilities except for rudimentary power and the Fire Department uses it as storage. Structurally the building is in excellent shape. It sits on granite foundations, with the exception of the front porch, and has second floor space, which is not accessible at present but might be in the future. The building can easily be relocated if the Town desires. This plan proposed that the Fire Department use it for meeting space but that was not deemed as practical.

There are a series of outstanding issues with this building. First, if it is to be used, it needs majors interior renovations including plumbing which requires a septic system. That system cannot go on its own site, as it is too close to wetlands and ponds. The septic system previously installed for the Library and Town offices was designed to accommodate this building but the sewer lines would have to be tunneled under rte 103, a costly item.

Secondly, if the building stays in place there is no adequate parking to serve its new function. There would be room for handicapped parking, but all other users would have to cross Rte 103, which is a safety concern. If the Fire Department had a functional use for the facility, the existing parking for the Fire Dept would

reduce the parking demand. It is possible that the building could be used as living quarters for a full time fire department. It is more than adequate in size to accommodate that use.

The third issue is the use of this building as a Veteran's Memorial. It seems that this could easily be accommodated with appropriate memorial plaques etc that could be positioned either inside or outside of the building. In its present locations such a memorial might be on the exterior of the east face of the building with appropriate landscaping to create a viewing area. This memorial could be one for all past present and future wars.

If the building was moved a similar memorial could be created or if the building was in public use an interior memorial might also be appropriate.

- P. The existing fire station occupies an ideal site for accessing all parts of Newbury with three clear turning motions to the north, east and west but the building does not presently meet current NFPA requirements re size and functions of its interior layouts. The site for the Fire Department is not expandable as it bordered by wetlands and a very valuable commercial property. The relocation of the Police Department, which presently shares space with the FD, will alleviate some of the interior functional problems and should allow this site to work for the Fire Department in the near future. Longer term solutions for the Fire Department might be accommodated on the Camacho property

*The Town should consider a renovation for the Fire Station when the Police Department is relocated. Such a renovation would greatly improve its function but should also improve its overall appearance as it occupies such a prominent space in the town Center. Interior renovations should also consider using appropriate materials suitable for the functions as well as a good working environment for the firemen*

- Q. This iconic Center meeting House is truly the heart of the Town Center. Its Architecture, location, setting and anticipated use, once again, as a meeting house anchors the Town in its historical roots. All Town Center planning must respect this building and it's setting to insure that its historic significance is honored.

When the Meeting House activities begin, after the renovation is complete, areas C and D might serve its parking needs. But there should be continued co-operation between the town and the Center Meeting House to mutually solve issues which support its reuse.

## **SUMMARY**

The Proposed Plan dated 8/25/07 and this Report stand as a methodology for planning a Town Center rather than a fixed plan for future use. The Visioning Sessions recorded the interests of the Town and showed how disparate views can be accommodated and how parking problems can be solved without sacrificing the historic, rural and unique environmental characteristics that make up the Town of Newbury.

Newbury has demonstrated how it cares for its resources by the exceptional improvements it has made so far and the quality of its land and building maintenance. *That is a tribute to the collaborative efforts of its citizen volunteers and town staff.* Newbury's future is bright and the light of these Visioning sessions only made it brighter.





		Parking	
		Now	Then
A.	Town Offices	25	7
B.	Library	8	8
C.	Expanded Parking <ul style="list-style-type: none"> <li>. Revise existing alignment</li> <li>. Revise existing alignment</li> <li>Keep lights/ plantings</li> </ul>		38
D.	Additional Parking <ul style="list-style-type: none"> <li>. Uses corner of Meeting House Property</li> <li>. Signed for Tourist use</li> </ul>		33
		33	86
E.	Library Expansion		
F.	Wetlands		
G.	75' Wetlands Setback		
H.	Playground <ul style="list-style-type: none"> <li>. Ready by summer 2008</li> </ul>		
I.	Walking Trails		
J.	Gazebo		
K.	Gardens/Sitting area		
L.	New Police Station Site		8
M.	Future Building Site <ul style="list-style-type: none"> <li>. Possible site for relocated Veterans Memorial Hall</li> </ul>		11
N.	Future Building Site <ul style="list-style-type: none"> <li>. Possible new Fire Station Site</li> </ul>		
O.	Veterans Memorial Hall <ul style="list-style-type: none"> <li>. Use as NFD meeting area</li> <li>. Add bathrooms/kitchen/septic</li> <li>. Add Veterans Memorial Plaque to Building Exterior</li> </ul>		
P.	Fire Station <ul style="list-style-type: none"> <li>. Relocate NPD to new facility</li> <li>. Relocate NFD meeting room to Renovated Veteran's Hall</li> <li>. Update Station to meet NFPA requirements</li> </ul>		
Q.	Center Meeting House		

## **APPENDIX**

# **Newbury, New Hampshire**

## **A Vision for the Future**

### **The Past and Present**

Like most communities in New Hampshire, Newbury has been experiencing a steady increase in population that stretches back some forty years. Newbury's rate of increase, however, has been faster than both the State as a whole, and many of the communities neighboring Newbury.

Newbury nearly doubled in population from 1980 to 2000, growing from 961 residents to 1702. By 2003 it was estimated to have a resident population of 1828. Forecasts are that the community will continue to grow. Historic trends would indicate that in the next twenty years, Newbury is likely to double again, to a year round population of some 3500 people. Many of these new residents will likely be people who were formerly seasonal residents and visitors, as seasonal homes get converted to year round dwellings.

It is likely that there will continue to be seasonal fluctuations in the population, with visitors and seasonal residents tending to come in the summer for the lakes and winter for the skiing. While these seasonal increases are welcome from an economic standpoint, they do place higher demands on municipal services than might be expected in a community where the population was level throughout the year.

Newbury is becoming an older community, as people retire here. The current median age is 42 years old. The number of young children is relatively steady, but as older residents arrive, the younger ones comprise a smaller and smaller percentage of the community. The number of children 0 to 4 years old dropped from a bit over 7% of the town in 1990 to a bit over 4% in 2000. These figures all set the stage for a discussion that Newbury engaged in at the beginning of the Master Planning process in June of 2005.

### **The Future**

Clearly, growth will have an impact on the community, as new people arrive, as new homes and new roads are built. Growth can bring new energy and vitality to a community. It can bring new volunteers to serve on boards and committees and new ideas that people have seen work elsewhere. Properly managed, growth can be a considerable asset. Improperly managed, growth can also bring negative impacts, as more development brings more roads and roofs, which in turn can accelerate water run-off and erosion. Development frequently brings additional traffic problems, and may tax existing levels of service by town departments and offices.

Although some might wish it otherwise, growth is likely in the future for most New Hampshire communities, and particularly so for communities like Newbury, with its attractive natural resources and easy access to Interstate 89. The pending widening of Interstate 93 will also bring additional growth to New Hampshire. So, rather than wish it away, Newbury is preparing to manage it. This master plan is a key component of that effort.

On a warm Saturday in June 2005, the Planning Board asked the public to attend a session where people could start to share their concerns for Newbury as they prepared for the future. The town's friends and residents were asked to envision how they would like the community to look and feel and function in twenty years, in the year 2025. People were asked to identify those things that made Newbury special, the things they would certainly want to see retained as important community elements. They were asked about their concerns, those things that were not working well at present and might deteriorate even more in the future if not attended to. And finally, they were asked for good ideas they had seen used in other communities, ideas that might be introduced successfully in Newbury.

About thirty-five people attended the Visioning workshop. The ideas were many! While some communities never really get beyond broad statements of "Wanting to preserve the rural character of our town," these folks were specific. They had lots of good suggestions! Rather than lose any of them with a broad, general statement, the following material summarizes and organizes them. It is almost a complete work program for the community for the next twenty years. Lets hope that the tasks all get done!

#### VISION STATEMENT – A REPORT FROM THE FUTURE

This statement envisions success. It is presented as a report from the future. It conveys that those things that people valued during the 2005 master planning process have been attained, their goals achieved. It envisions that those things that concerned people during the master planning process have been corrected and dealt with. So, it is a report not of what is, but rather of what we hope will be in 2025, our vision for the future.

As we look forward to the year 2025, we see that Newbury has indeed doubled in size to a year-round population of 3500 people, but we envision that it has guided and managed that growth so that the community still retains its essential rural and undeveloped feel. People still marvel at the beauty of its land and lakes, and are proud to live in Newbury. Although there are more people living here, communication by residents (both old and new) amongst themselves and with local institutions has improved. Traffic is controlled, orderly, and not excessive. The natural beauty has been preserved. Newbury has achieved this outcome by working hard on the following:

## Natural Environment

### Water Issues

Through implementation of a watershed management plan and continuation of a vigilant water quality monitoring program, the water quality and clarity of Lake Sunapee continues to be among the best in the State.

The water quality of Todd Lake, Chalk Pond, Mountain View Lake, and all of the streams that drain into and out of them are of a good quality as well, and are regularly monitored.

Although the amount of boating traffic is up, the speed of that traffic has been moderated, which has contributed to a reduction in both noise and shoreline erosion. **(Split opinions on this as a problem. Possible survey question.)**

The public's access to Lake Sunapee and other water bodies in Newbury has been improved, with both physical access for swimmers and boaters, and visual access for others. **Again, split opinion on visual access. Possible survey question.)**

### Open Space

Open space has been preserved and the community still has a natural, undeveloped feel to it. This preservation has occurred both through the purchase of certain specific parcels, and, more generally, through the use of a clustered approach to development.

There remains a small, active farming community in Newbury.

Skyline and ridgeline development has been curtailed through implementation of zoning amendments approved in the late 1990s. The opening of large tracts on the forested hillsides below the ridgeline has been further curtailed.

Efforts have been pursued to link large tracts of open space with connecting corridors, so that wildlife can get from one area to another.

The historic buildings in the Village Center deemed viable and needed for public service have been restored.

At the Library, programming has been expanded so that it now serves as a cultural center. Larger programs are regularly hosted in the restored Center Meeting House.

A winter skating area has been developed in the Village Center.

In South Newbury, all public buildings deemed viable and needed for public service have been restored and are now actively used by residents for a variety of activities.

The Town of Newbury has worked actively with the NH Fish & Game, the NH Dept. of Resources and Economic Development, area politicians, and others to refine plans for a full service boat launch at the State Park Beach that meets the needs of all parties. Similar cooperative efforts have allowed the Wild Goose site to be developed as an access point for car-top boats.

The Town has looked for and successfully acquired sites to improve its waterfront facilities on Lake Sunapee, Lake Todd, Chalk Pond, and Mountain View Lake.

The ski facilities at Mount Sunapee State Park have remained moderate in size, and continue to provide winter skiing for New Hampshire residents at a reasonable price.

The Park has remained open to the public on a year-round basis, and is a major attraction for hiking, sightseeing, picnicking, and other outdoor recreational activities.

## Traffic

After years of planning with the NH Department of Transportation, a small bypass has relocated through traffic on Route 103 south of the Village Center rather than through it. A narrow route along the old railroad alignment south of the pond has been selected.

In addition to the small by-pass, physical constraints to traffic (such as the rumble strips and slightly raised crosswalks, known collectively as traffic calming techniques) have been installed to slow vehicles down in the Village Center.

## Miscellaneous Issues

A program has been undertaken to educate people about the dangers of radon in their structures and radon and uranium in their water supplies.

In general, Newbury still retains a pristine, country atmosphere in its water, in its air, and throughout the community. It remains a place of beauty.

## Built Environment

### Village Center

The erosion of commercial activity has been reversed in the Village Center, and the area has even been enhanced with a few new, small-scale commercial properties.

New design standards have assured a high quality of design on all commercial properties, and commercial properties now include attractive landscaping.

Traffic controls such as rumble strips and better markings for crosswalks have been installed in the Village Center, to slow vehicles that need to be there and to insure that they move at a pace that is comfortable for pedestrians walking through the area.

A community leach field has been developed to insure that none of the properties in this area is having a negative impact on the water quality of Lake Sunapee. The system has been developed to provide for limited business and mixed-use development growth in the village center. It is designed to serve all of the properties in the Village Center. Similarly, a filtering system has been established for all surface runoff.

### Public Buildings and Facilities

A committee appointed by the Selectmen has spent considerable time, effort, and energy analyzing all buildings and/or historic buildings that are publicly owned or that serve the public. That effort analyzed the condition of these buildings, the cost of their rehabilitation, and their potential re-use. The Building Committee report was adopted at Town Meeting in 2008, and has guided all building restoration work since that time.



The Village Center by-pass has allowed Newbury to remain a community without a traffic light.

The town has developed a multi-modal approach to handling traffic. Route 103-A now has paved shoulders, and can be safely used by pedestrians and cyclists as well as vehicles.

The Route 103-A biking shoulders connect with others on Routes 11, 103-B, and 103 so that a cyclist can safely travel all the way around Lake Sunapee. Other routes are being planned for loops from South Newbury, and even into Bradford.

Newbury has established a public policy to "Retain but Maintain" its dirt roads in the rural parts of town. Regular grading, watering, and the use of other surface treatments have reduced dust complaints to a minimum. **(This was also identified as a possible survey question.)**

New scenic vistas have been created both through some selective clearing and through construction of roadside turnouts, so that the views of Lake Sunapee are regularly available to all Newbury residents. **(Survey question, as above.)**

Trucks have been forbidden from using "Jake" brakes in Newbury. **(Some questioned whether this is an issue. Survey question.)**

## Social Environment

### The Mix of People

Newbury remains a very caring community, undertaking efforts to see that the needs of all of its residents are being met.

While Newbury remains a pleasant retirement area, efforts have been undertaken to attract younger families as well, so that there is a broad mix of ages at most social and community gatherings.

This effort to attract younger families has been aided by working with local housing groups and land trusts to see that there are a variety of housing types available, from upper end market rate units, to workforce housing units, to units for lower income individuals.

Multi-family units have been constructed and are part of the effort to expand housing options. All municipal workers who choose to can afford to live somewhere in the community.

The new residents have swelled the pool of local volunteers, and people are regularly encouraged to participate in town activities. There is a once a year welcoming picnic, where recently arrived residents can learn of the volunteer opportunities and be made to feel a part of the community.

### Local Government

Local government remains small, responsive, and approachable. This applies equally to the staff and the elected officials.

The Town continues to provide a high quality of municipal services, and has excellent staff in all areas, including fire, police, ambulance, highway, recycling, sewer, recreation, library, and the municipal office staff.

By effectively utilizing the new pool of volunteers, the Board of Selectmen has been able to undertake the following initiatives:

- To create a Council on Aging;
- To organize Citizens for Newbury, which seeks out new volunteers and coordinates volunteer efforts;
- To organize a Candidates' Night for those running for public office;
- To improve local recycling efforts.

The Selectmen and others have worked to keep the town's property tax rate low.

Newbury has taken the lead in promoting inter-municipal cooperation in the area by hosting the first Lake Day, where selectmen, planning boards, and conservation commissions from around Lake Sunapee gather for a day annually to share ideas and thoughts on common issues and concerns.

Lake Day has fostered a more formal, on-going inter-municipal group, where local officials regularly meet with representatives from other communities and with county and state officials, as well as with the Congressional delegation.

The Selectmen and police chief, working in cooperation with the County Attorney and County Sheriff, have developed programs to prevent the theft of stonewalls and the rocks that comprise them from along Newbury's country roads.

#### Development Controls

Newbury has worked hard here. It has kept individual's rights very much in mind as it considered new regulations. It has attempted in all cases to follow a program of Education before Regulation, seeking voluntary compliance wherever possible.

Its second approach has been to enforce fully all existing regulations, and to be absolutely clear as to who has those enforcement responsibilities, whether it is the board of selectmen, the building inspector, the fire chief, or others.

Nevertheless, over time, the Selectmen and others have felt a need:

- To strengthen the existing zoning regulations;
- To institute design and landscaping standards for commercial properties;
- To institute further controls on steep slopes and ridgeline developments;
- To establish standards that will control light pollution;
- To require performance bonds on all development projects;
- and
- To curtail the casual sale of boats and cars along major roadways.

The community has adopted all these regulations.

Finally, the Board of Selectmen has been given the authority to expand the hours of the Code Enforcement Officer as necessary to assure regular compliance with all building and development regulations.

#### Communications

Previous concerns about the difficulty in getting community information around to all citizens have been corrected by:

- Re-establishing the public bulletin board at the post office;
- Improving the town web site;

Developing an e-mail notification tree for people interested in receiving public notices from various boards;  
Instituting a community newsletter, similar to the *Bradford Bridge*;  
Instituting a number of community events, picnics, and additional concerts where people can catch up with each other.

Negotiations with various service providers have resulted in improved cell phone and Internet access.

### Recreation

There is a well established network of bike and walking trails, both along existing roads, along Class VI roads, and across other properties through public easements.

The Fishersfield Recreation site has been completed and is a valuable town asset.

Recipients of Current Use tax benefits are encouraged to accommodate the development of walking trails across their properties.

There are a wide variety of recreational opportunities, both formal and informal, with a particular emphasis on providing for the youth of the community.

The Village Center has been revitalized and serves as a community gathering area.

### Economic Development

The Board of Selectmen has organized a committee to work with local businesses, and to serve as a link between them and resources that are available for economic development.

This new committee is working hard to promote the area as a four-season region.

The committee has been successful in assisting with the creation of new businesses, possibly including:

- A day care center
- A farmers market
- A farm stand
- A pharmacy
- A grocery store

Efforts have been undertaken to locate these new businesses in buildings in the Village Center, to the extent feasible, so as to re-enforce its role as the economic heart of Newbury. Other businesses have been added at the 103/103-B traffic circle and in South Newbury.

Development controls have permitted the remainder of Route 103 to remain rural in character, and have prevented its becoming a commercial strip.

Finally, in reflecting on its current situation in 2025, it is reported that residents in attendance at Newbury's annual town meeting in that year introduced a resolution from the floor. The request is that the town express its thanks to the far-sighted group who led the public discussion regarding the tone and direction of the master plan for the Town of Newbury in 2005, and that the town also give thanks to the many citizens who have worked so hard in the intervening years to achieve the vision outlined in that document. The motion is unanimously approved without debate!

# Patricia Clogher Sherman FAIA

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## MEMO

**TO:** Dennis  
**FROM:** Patricia Sherman  
**RE:** Meeting with Planning Board 4/3/07

I met with the Planning Board last night re the Town Center project. Selectman Wright was there as well as Ken McWilliams. Discussed items that are needed ASAP for the continuation of my work on the Town Center. It was suggested that you be the point person for the collection of these items, which I will pick up as they arrive at your office. Those items are:

1. In order to fix on a location for the Velie Playground, the Town needs to get the wetlands flagged and mapped that are behind the Library. Selectman Wright thought this was possible to do from town funds. One Planning Board member said he would contact 3 wetland scientists to get prices, then we would need to get a surveyor to locate the flags on the existing site plan, which was prepared by Pierre Bedard. The town has a copy of this plan, as do I.
2. It was agreed that the location of the Velie Playground would have to be set before the Town center Public meetings as they hope to finish construction this summer.
3. Selectman Wright was going to provide the site plan for the South Newbury Town owned buildings which was prepared some time ago.
4. Draft chapters of the Master Plan especially one relating to recreation facilities.
5. Additional information regarding more detail of the needs of the Police, Fire Station, Town Hall, Highway Garage, Community Center, etc that has been compiled by a Planning Board member.
6. Site plan for the Fisherfield site showing playing fields. Selectman Wright has this plan.
7. The full topographic information which has been compiled by the tax map people for the area on 103 from the North end of the Old Post Road to the South end of Bell Cove. This should be produced at 1"= 40' scale and we need 3 copies.

It was decided that the Land Use public hearing for the Master Plan would not be held until after the Town Center work was completed. So there will be no joint Planning Board Town Center public meetings.

My next meeting with the Planning Board will be on Wed 5/29. At this meeting I hope to have in place the information for use at the 1st public meeting, which will be an informational meeting. That info will consist of:

- The 40 scale topographical map showing terrain and buildable areas around the town center
- Two site plans similar to those prepared for Town Meeting
- A list of needs for the town facilities which would include buildings as well as recreation areas

This information will serve as a basis for the public to confirm, add or delete needs from this list which would then be used for the next public meeting, where we can show various ways these needs can be accommodated.

I was asked to suggest some times for the public meetings and I am suggesting these dates.

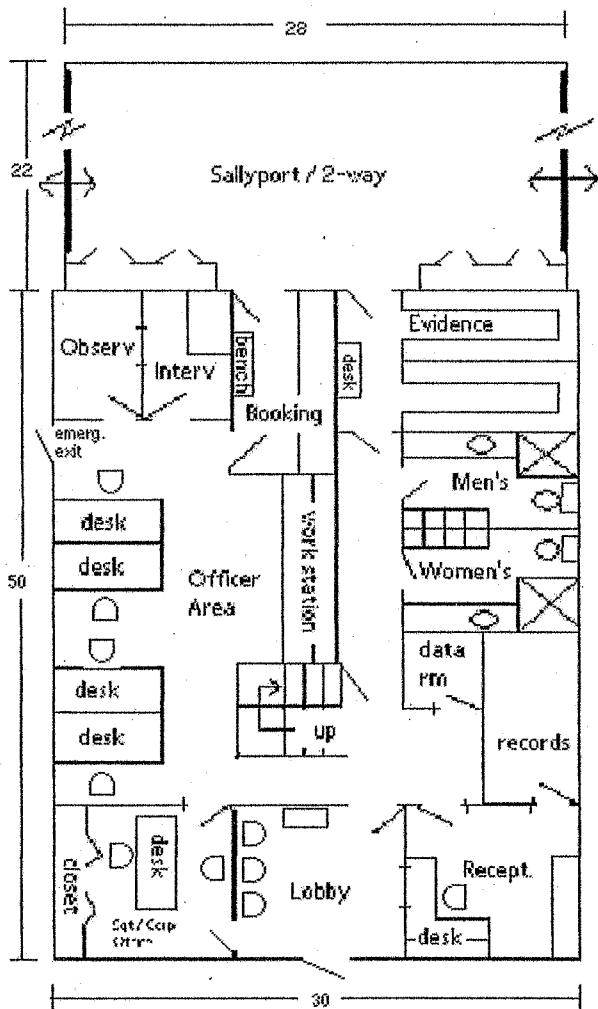
<b>Saturday</b>	<b>June 30</b>	<b>9-12 am</b>
<b>Saturday</b>	<b>July 28</b>	<b>9-12 am</b>
<b>Saturday</b>	<b>August 18</b>	<b>9-12 am</b>

**I these dates and times could be reviewed by all involved we could begin to plan for the dissemination of information. We also need to pick a place for these meetings. Do you think the town hall is adequate in size?**

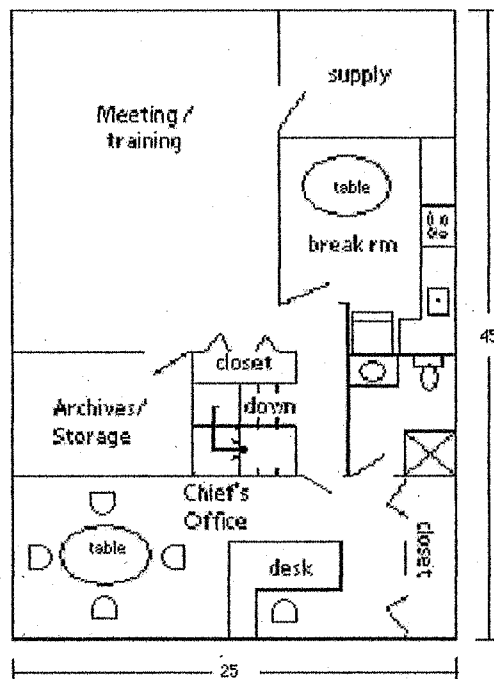
Sketch Plans for a New Fire Station provided by  
Chief Lee for the Visioning Process, March 2007

These plans are for general layout and sizing  
purposes and do not represent actual building plans

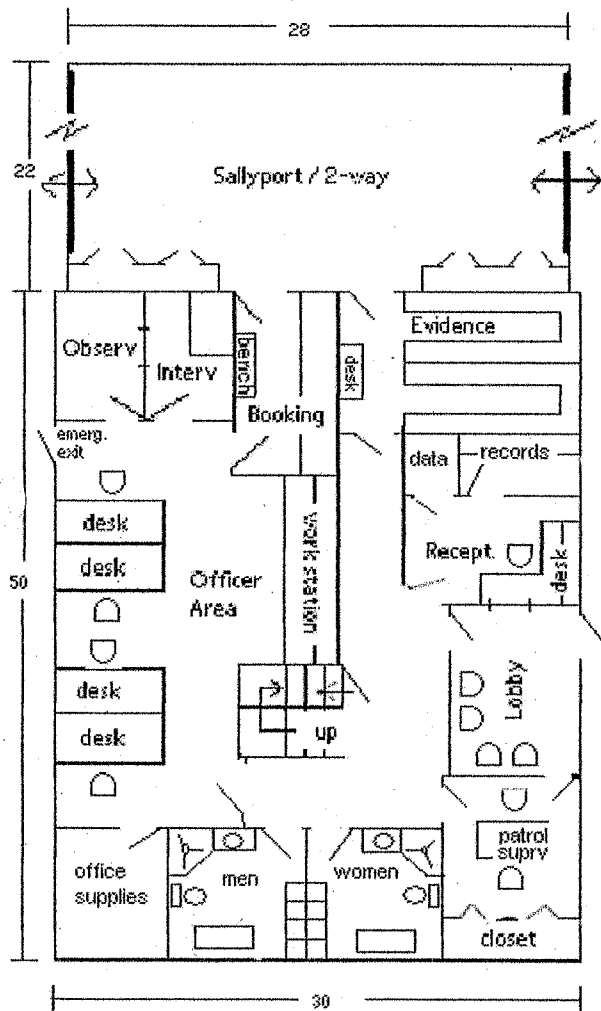




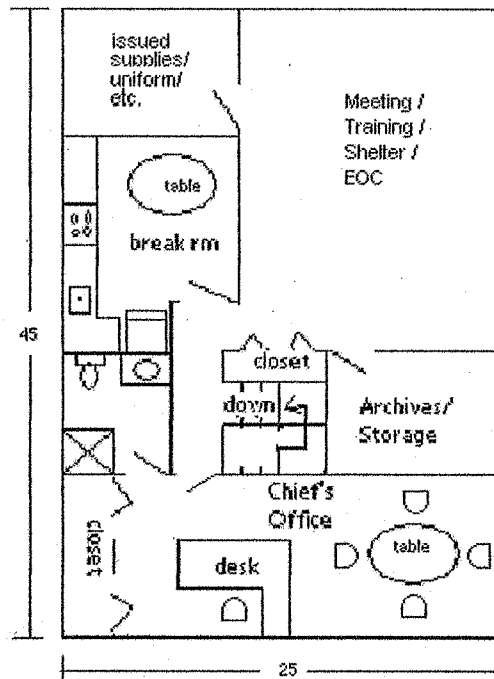
Portrait floorplan - sallyport is hidden from the street



2-story structure w/  
basement. Mechanicals  
down w/ exercise  
equipment. All radiant w/  
central a/c. Outside boiler  
for 2 buildings. Sallyport  
has heat

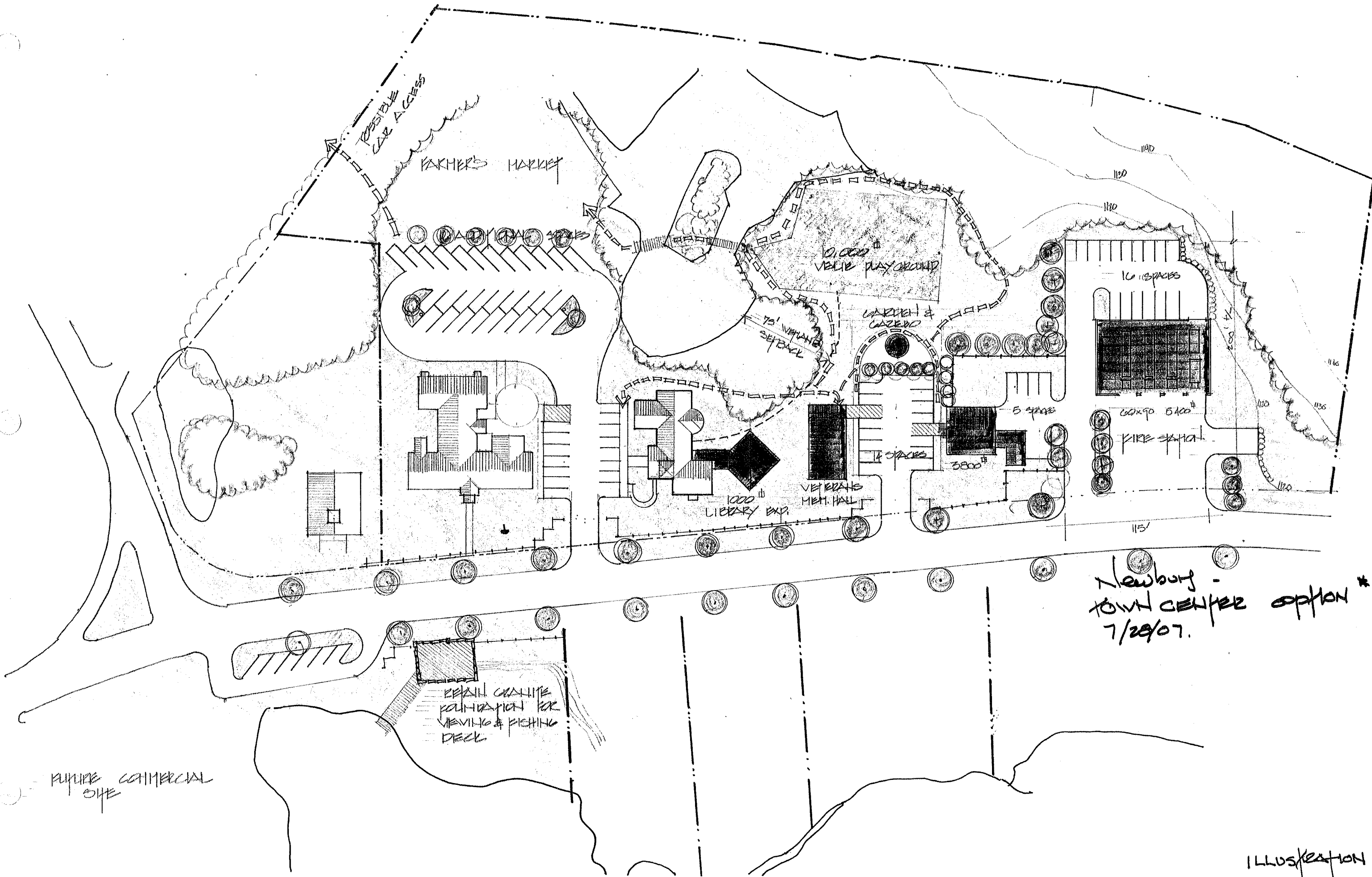


Landscape floorplan - sallyport entrance faces the street.



2-story structure w/ basement. Mechanicals down w/ exercise equipment. All radiant w/ central a/c. Outside boiler for 2 buildings. Sallyport has heat

\*\*Actual dimensions can be 32 x 48 floorplan using pre-designed SIP structure. This size yields main two floors with garage primary building w/o basement for approx. \$70K.



Newburg -  
TOWN CENTER option #1  
7/28/07.