

## **CHAPTER X - IMPLEMENTATION PLAN**

### **IMPLEMENTATION PROCESS**

The implementation of the recommendations in the Master Plan is a shared responsibility between several town boards and town departments. The Planning Board intends that the Master Plan is a living document that is used on a continuous basis for guiding the future growth of the community.

Following adoption of the Master Plan, the Planning Board will distribute a copy of this **IMPLEMENTATION PLAN** to all the other town boards and town departments for their review, and then meet to discuss implementation of the recommendations of the Master Plan for the coming year.

On an annual basis thereafter, the Planning Board will meet jointly with all the other town boards and town departments to discuss progress and plans for implementation of the recommendations of the Master Plan. This discussion will include both:

- accomplishments in implementing recommendations of the past year, and
- recommendations to work on for the coming year.

### **IMPLEMENTATION OF MASTER PLAN RECOMMENDATIONS**

The following section is organized according to the town board responsible for taking **the lead role** in implementing the recommendations listed. The lead town board may involve other town boards, town staff, and outside organizations as appropriate in the actual work of implementing the recommendation. Town boards listed below include:

**Planning Board**  
**Board of Selectmen**  
**Conservation Commission**  
**Historical Society**  
**Cemetery Trustees**

For many of the recommendations listed under the Board of Selectmen, there is also **a lead town department** involved. It is listed under the Board of Selectmen since they are, directly or indirectly, responsible for those departments.

The Kearsarge Regional School District is identified as the board responsible for implementing the recommendations on education.

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## **Planning Board**

The **Planning Board** will be the **lead town board** to implement the following recommendations:

### **Regional Context:**

1. Newbury should continue to participate with the other communities in the Lake Sunapee Watershed and the Lake Sunapee Protective Association (LSPA) in the Sunapee Watershed Area Coalition's (SWAC) efforts to develop and implement a watershed plan to ensure the long-term protection of Lake Sunapee.
2. In crafting land use regulations which could impact the Lake Sunapee watershed, those proposals should be shared and discussed with the other watershed communities to request their input and possible participation.
3. The town should continue to plan for the growth in population and the resultant demand for housing through updating the town Master Plan and Capital Improvement Program as well as updating local land use regulations.
4. The town should also anticipate and plan for the type and location of housing needed to meet the demands of all segments of the community, including the housing needs for an aging population ten years into the future.
5. Newbury should encourage and support efforts to initiate development of a watershed study with the other communities in the Lake Todd watershed.
6. Groundwater resources (aquifers) shared with New London and Bradford should be protected.
7. Newbury should coordinate efforts with neighboring towns on ways to plan together to preserve critical wildlife habitats interconnected between the towns.
8. The Lake Sunapee watershed communities should cooperatively work together to explore ways to minimize visual impacts from future development around the watershed. Newbury should present their Skyline/Hillside Overlay Protection District from the Zoning Ordinance to the other communities to consider for adoption.
9. The Planning Board needs to balance the need to provide for through traffic capacity along the Route 103 corridor while providing safe access to the road system for new developments.

### **Community Facilities & Services and Recreation:**

1. For new developments not served by existing, improved water supplies, the Planning Board should continue to require developers to provide a water supply for fire fighting purposes or provide their proportional fair share towards the development of a new water supply system.

**Historic Preservation:**

1. The Planning Board should ensure that developers contact the New Hampshire Office of Historic Preservation to ascertain if any known archaeological sites are on or within the vicinity of new development proposals and to provide recommendations on the best techniques to use to preserve those sites.
2. The Planning Board, through the Site Plan Review Regulations, should require developers to identify any historic and cultural resources found on their property, to locate them on the site plan, and to preserve those resources similar to the requirements included in the Subdivision Regulations under Section 10.2.6 Protection of Historic & Cultural Resources.
3. Stonewalls should be preserved and protected along roads and property lines, and landowners should be encouraged to consider retaining or rebuilding stonewalls if altered during development.

**Transportation:**

1. Require all developments to share the cost of road and other improvements that are required to accommodate any incremental traffic generated by their construction.
2. Incorporate the cost of widening the two functionally obsolete bridges with acceptable sufficiency ratings on Mountain Road and the other bridge on Bowles Road into the Capital Improvements Program.
3. The Planning Board should craft and adopt driveway design specifications and regulations which ensure safe and controlled access to all roads in all seasons of the year.

**Housing:**

1. Further develop zoning regulations to encourage development of a variety of housing types to meet the need for affordable housing for all income ranges.
2. Make information available to residents concerning housing advocacy groups and housing assistance programs. Encourage educational programs to promote an understanding and acceptance of affordable housing. Introduce a warrant article for Town Meeting to discuss and support the concept of affordable housing.
3. Develop mechanisms to encourage sufficient development of elderly and/or disabled housing to accommodate Newbury's needs.
4. Develop mechanisms to make lower cost land available for affordable or work force housing through providing water and sewer services and/or rezoning to allow higher densities.
5. Conduct a housing needs assessment of the community to study and identify the housing needs for young adults returning to the community, young families moving into the community and/or elderly residents desiring to remain in the community.

6. Evaluate the zoning regulations for opportunities to allow development of multi-family residential housing.
7. Seek ways to facilitate the development review process for applicants proposing to develop affordable housing.
8. Reexamine the accessory apartment regulations, including the 5 year provision, to see if there are changes that can promote affordable housing.

## **Natural and Cultural Resources:**

### *Forest Resources*

1. The Planning Board should reevaluate the standards and controls provided by the Subdivision Control Regulations and the Site Plan Review Regulations relative to management of storm drainage generated by new subdivision and site developments respectively.
2. The Planning Board should consider expanding the boundaries of the Skyline/Hillside Conservation Overlay District aimed at protecting the Town's scenic quality and rural character. The Planning Board should study and monitor the effectiveness of the administration and enforcement of the provisions of the Skyline/Hillside Conservation Overlay District, and, if needed, make recommendations to improve techniques to administer and enforce the provisions of the District.
3. Additionally, the Planning Board should consider crafting a Forest Conservation District with a large minimum lot size to present to the voters at Town Meeting to preserve large blocks of forested land.
4. To curb the practice of forest clear-cutting, the Planning Board should incorporate a standard into their regulations restricting the subdivision or development of a parcel for five years if it has been clear-cut.
5. The Planning Board should study developing and incorporating site development design standards into the Zoning Ordinance and/or Subdivision Control Regulations which would preserve rural character.

### *Agricultural & Open Space Resources*

6. Use limited building envelopes for new lots to preserve agricultural resources.

### *Earth Mineral Resources*

8. Once the updated Soil Survey of Merrimack County is available, then the Planning Board should have maps prepared identifying the locations of construction materials in town.
9. The Planning Board should consider developing and adopting local earth excavation regulations for new or expanded gravel pits.
10. Until the Planning Board develops and adopts local earth excavation regulations, the Planning Board should carefully review each application for a new or expanded earth excavation to ensure the operation will comply with the provisions of RSA 155-E.

11. In reviewing an earth excavation application for a new or expanded gravel pit, the Planning Board should call upon any outside engineering or environmental consultants, including the Natural Resource Conservation Service, at the applicant's expense, for advice on potential adverse impacts of the proposed operation and recommendations on how to mitigate those impacts, and review of the proposed reclamation plans.

#### Wildlife & Rare plant Species Resources

12. The Planning Board should refer any subdivision or site plan review application which is proposed within the broadly outlined areas identifying the possible occurrence of rare plants, wildlife, and natural communities as shown on Map VIII-6: Rare Plants, Wildlife, and Natural Communities to the New Hampshire Heritage Bureau for review and comment on the potential for any impacts on these rare plants, wildlife and natural communities.

#### Scenic Resources

13. Seek to implement zoning that stops the suburban pattern of strip development along the existing rural road system.
14. Use limited building envelopes for new lots to preserve scenic resources.
15. The Planning Board should consider expanding the boundaries of the Skyline/Hillside Conservation Overlay District aimed at protecting the Town's scenic quality and rural character. The Planning Board should study and monitor the effectiveness of the administration and enforcement of the provisions of the Skyline/Hillside Conservation Overlay District, and make recommendations to improve techniques to administer and enforce the provisions of the District.

#### Water Resources – Brooks, Ponds & Lakes

16. Consider the feasibility of increasing the shoreline buffer width to one hundred feet.
17. Strengthen the Zoning Ordinance to decrease the nutrient loading into water bodies associated with the use of fertilizer.
18. Strengthen the Town's zoning and subdivision regulations to ensure that proper care is taken to prevent erosion and sedimentation during and after construction when development occurs on moderate slopes (15%-25%), by requiring erosion/sedimentation control plans for these steeper areas.
19. Adopt driveway regulations with standards to limit the grade of and control runoff from driveways that can themselves be a source of erosion problems.
20. Strengthen the Site Plan Review Regulations to ensure that larger construction projects, including those involving reuse or redevelopment of a site, do not generate erosion and sedimentation during or after construction.

### Floodplains

21. Continue to update Newbury's land use regulations as needed to meet FEMA's minimum requirements for participation in the National Flood Insurance Program.

### Wetlands

22. The Planning Board should study and monitor the effectiveness of the administration and enforcement of the provisions of the Wetlands Conservation Overlay District, and, if needed, make recommendations to improve techniques to administer and enforce the provisions of the district.
23. Low Impact Development (LID) techniques should become part of the Subdivision Regulations to manage stormwater runoff adjacent to wetlands to assist in the process of filtering potential pollutants from the runoff.

### Groundwater Resources

24. Newbury's Zoning Ordinance and Site Plan Review Regulations should be reviewed to ensure that existing and future private supply wells throughout town are protected from activities that are associated with hazardous substances
25. Local land use boards should closely scrutinize nonresidential land use proposals through Special Exception and Site Plan Review processes for potential adverse impacts on the groundwater.
26. The Planning Board recommends there be a study done in conjunction with the NH Department of Environmental Services of what groundwater resources for private wells should be protected in Newbury and how to protect those resources.

### Conservation Resources

27. The Planning Board and the Conservation Commission should conduct a comprehensive environmental review and evaluation of the adequacy of existing ordinances, policies and regulations to conserve priority natural resources. The review should include: (1) resource conservation measures, (2) conservation subdivision techniques, (3) stormwater management practices, (4) waterbody and watercourse buffer requirements and building setbacks therefrom, (5) wildlife crossing and corridor requirements, and (6) performance based zoning practices.
28. The Planning Board should investigate the need for and consider adopting zoning regulations requiring developers to practice conservation subdivision design. Town zoning, subdivision and land use ordinances can provide flexible techniques to encourage appropriate economic growth with incentives for open space and resource protection. The Town of Norwich, Vermont, for example, has adopted a conservation subdivision planning and design ordinance for protecting corridors. The creative mix and use of compliance and incentive-based ordinances can provide the

town with capacities to protect resources on a site-by-site basis and link through greenways to other conservation and recreation sites across the town.

#### **Land Use:**

1. The Planning Board should protect scenic views around the lakes and ponds by developing an overlay district in the Zoning Ordinance, or by developing other tools and techniques, to ensure minimal visual impact from development. These ordinances should encourage sensitive site and building layout and design.
2. The Planning Board should update the land use regulations and ordinances to ensure that the best and most appropriate use of the land occurs on proposed development sites by:
  - a. Requiring an evaluation of the capacity of the soils to support the proposed development including the houses, septic systems and wells to be conducted by a professional soil scientist;
  - b. Requiring an evaluation of the impact of the proposed development on all the surface water resources downhill or downstream of the proposed development site by a professional wetland scientist; and
  - c. Updating and/or adding sections on requirements and standards for surface water drainage reports and sediment & erosion control plans.
3. The Newbury Planning Board should compare the results from the Community Survey with the uses in the Zoning Ordinance to evaluate whether feedback from the survey would suggest changing the status of a use in the zoning ordinance. Those uses receiving ambivalent support from the Community Survey may best be suited as a use permitted by special exception rather than a use permitted by right. Those uses receiving strong support should be permitted uses and those not supported should be identified as uses not permitted. The Planning Board should consider additional tools and techniques to protect:
  - a. Agricultural lands;
  - b. Wildlife habitat and corridors for wildlife; and
  - c. Fragile natural plant habitats some sites with rare and endangered species.
4. The Planning Board should study amending the Business District boundaries to limit future commercial development in Newbury to the following areas along Route 103:
  - a. The traffic circle area;
  - b. Newbury Center;
  - c. The flats along 103 between the bottom of the Cut to Village Road; and
  - d. The area along 103 around Morse Hill Road at the north end of

Lake Todd.

While focusing the future commercial development in these areas, the Planning Board should also consider proposing an increase in depth of the Business District off the centerline of Route 103.

Outside of these areas, commercial uses should be limited to home occupations and cottage industries.

5. Newbury should not permit future commercial development:
  - a. to be scattered throughout town;
  - b. along Route 103A; and
  - c. along Route 103B.
6. Future commercial development and redevelopment/reuse projects in Newbury should be designed and built to be a positive addition to the character of the community. The Planning Board should add to and refine the Design Guidelines in the Site plan Review Regulations to accomplish this recommendation and provide these guidelines to prospective developers.
7. Newbury should limit commercial development to the types of businesses preferred by the residents. In general, residents in Newbury would prefer the following types of businesses:
  - a. Outdoor recreation related businesses;
  - b. Tourist related businesses;
  - c. Restaurants;
  - d. Professional offices;
  - e. Personal services (barbers, laundries, hairdressers, etc.); and
  - f. Cottage industry/home occupations.
8. Newbury should discourage and not permit the future development of the following types of businesses:
  - a. Heavy industry;
  - b. Shopping centers; and
  - c. Factory outlet businesses.
9. Newbury should educate the public on the need for various housing types other than single family residential in order to provide housing opportunities for all our current and future residents and their families. Newbury should promote a mix of residential uses for all household income levels in the future to include the following types of residential uses:
  - a. Single-family residences;
  - b. Two family residences;
  - c. Accessory apartments; and



- d. Multi-family residences.

In particular, small condominium or apartment buildings for seniors or others were cited as a future need in the community.

- 10. Newbury should discourage and not permit the future development of the following types of residential uses:
  - a. Manufactured housing parks (trailer parks).
- 11. The Planning Board should propose a redraft of the Cluster Ordinance to become a Conservation Development Ordinance with goals to maximize preservation of natural resources.
- 12. New residential developments should continue to be designed and constructed to further the protection of:
  - a. Steep slopes (slopes in excess of 25%);
  - b. 100 year floodplains;
  - c. Wetlands & wetland buffers;
  - d. Surface waters & buffers for surface waters;
  - e. Deer wintering areas;
  - f. Public lands or lands held by private, non-profit land protection agencies adjacent to the development;
  - g. Skylines; and
  - h. Hillsides - particularly the steeper upper hillsides to the ridgelines providing the scenic vistas from the lakes and public highways.
- 13. Protection of these natural resources can be maximized by using the redrafted Conservation Development Ordinance. The Planning Board should propose an amendment to the Zoning Ordinance to provide the Planning Board with the authority to require a Conservation Development approach to protect these natural resources when any of those listed above are included in or contiguous to a major development proposal, if these natural resources are threatened by the development.
- 14. Subdivisions that consume all the land with lots and roads should be avoided when trying to protect the natural resources listed above. These subdivisions are inflexible in their lot layout and design. They do not provide the opportunity to have common land incorporating these natural resources and the buffer setbacks from these resources. They do not provide sensitive building and site design concurrent with the subdivision process as part of the overall development review process.
- 15. The Planning Board should amend its regulations and recommend amendments to the Zoning Ordinance to discontinue the strip residential pattern of houses built fairly close to roads in the rural areas which is resulting in loss of rural character. The rural character of the town will be

enhanced by retaining more open space along the rural roadways. Deeper setbacks (100 to 150 feet in depth) from town roads providing more open space along the rural roadways, use of common driveways, use of internal roads to provide frontage for new lots, and locating new homes in wooded areas and not open fields or agricultural crop land will all enhance the character of the rural areas of town.

16. South Newbury Village Future Land Use: Future land uses in and around the village should be primarily residential uses with a mix of low-impact home occupations. If land use recommendation #6 is implemented, the existing business district zone along Route 103 in South Newbury would be eliminated. Until this recommendation is implemented, any business uses proposed in south Newbury should be restricted to commercial uses which generate minimal impacts on neighboring residential uses, the historic character of the village and the environment, particularly the aquifer underlying this area. Efforts should be made to relocate the industrial uses out of this area as opportunities arise.
17. The town needs to carefully manage the development of private land located in Newbury Center, particularly the area from just south of the Harbor easterly to the intersection of 103 and 103A. This area 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 traffic. Newbury Center is and should continue to be a mixed use center. It should continue to be promoted to serve as the governmental center, to provide commercial sales and services including restaurants, and to provide housing of all types.
18. New commercial or other non-residential buildings should be consistent in scale and character with a small rural community. Smaller buildings typical of traditional New England architecture should be encouraged and “big box” stores should not be permitted.
19. The Planning Board in cooperation with outside agencies should further strengthen the Conservation Development component of the Zoning Ordinance, and educate the public, landowners, town administration and developers about the benefits of using the Conservation Development approach to land development.
20. The Planning Board should consider updating the Build-Out Study of the town last done in 1994.
21. The Planning Board should evaluate the feasibility of developing small-scale multi-family residential condominium or apartment buildings with on-site wastewater treatment and water supply.

22. In finding ways to provide for affordable housing, the Planning Board should encourage affordable housing to be mixed into the community and integrate it with a mix of housing types and income levels.

One method the Planning Board should consider proposing is “Inclusionary Zoning” that provides land use regulations that offer a voluntary incentive or benefit to a property owner to produce housing units which are affordable to persons or families of low and moderate income. For example, a developer willing to provide a percentage of units that are affordable could qualify for a density bonus.

23. The Planning Board should consider amending Article 5.2: Determination of Development Density to add a criterion for distance to the town emergency service center.
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## **Board of Selectmen**

The **Board of Selectmen** will be the **lead town board** to implement the following recommendations:

### **Regional Context**

1. The town should monitor the impact of the overall growth and development of the Mt. Sunapee Resort.
2. Newbury should continue to coordinate with other communities in the Kearsarge Regional School District in planning and providing for the necessary educational facilities and services to meet the needs of the school district into the future.
3. Newbury should continue to coordinate with mutual aid emergency response services from neighboring communities including Sunapee, New London, Bradford and Sutton. For ambulance services, Newbury should to continue to coordinate with Bradford and New London for services now and study the long-term future alternatives.
4. Newbury should coordinate closely with the other two communities on the hiring of appraisers to update property appraisals on an on-going basis in the three towns and make this new regional approach successful.
5. Newbury should continue to coordinate with area towns on solid waste disposal including efforts to recycle and participate in household hazardous waste collection days.
6. Newbury should continue to coordinate and cooperate with Bradford on providing recreation services.
7. Newbury should continue to coordinate with New London on providing Newbury with dispatch services for the police and fire departments.

8. Continue to advocate for the proposed boat launch at the Wild Goose site off Route 103 on Lake Sunapee for use as car-top only boat access with a picnic area and swimming area.
9. The town should work with the New Hampshire Department of Transportation and the Mt. Sunapee Ski Resort to find solutions to the peak weekend traffic accessing Mt. Sunapee to and from I-89.
10. In Newbury Center improve safety for through traffic on Route 103 and improve the safety for traffic and pedestrians by: 1) constructing a Route 103 bypass for through traffic and 2) adding sidewalks and bike paths in Newbury Center.
11. Work with the NH Department of Transportation so that they provide bike lanes or paths along routes 103, 103A and 103B and coordinate with other communities including New London, Sunapee, and Bradford.
12. The public interest in the Mt. Sunapee State Park should be given priority over private interests of the Mt. Sunapee Ski Resort in the State Park. The multiple uses for Mt. Sunapee State Park should be supported, encouraged and preserved and should not be precluded by the Mt. Sunapee Ski Resort.
13. Continue to support and protect the Hay Estate.

## **Community Facilities & Services and Recreation**

### Fire

1. It is recommended that a committee be appointed to study the need and feasibility of establishing an auxiliary fire station in South Newbury.
2. It is recommended that the town study the cost and feasibility of having a limited number of full-time fire fighters, who are also rescue certified, to be available during weekday business hours.
3. The Fire Department should identify and map the locations of existing, available water supplies and where additional supplies are needed. When completed, this map should be incorporated into the Master Plan.
4. The Fire Department should then identify the costs associated with developing these additional water supplies (easement acquisition, driveway access or pull-off, dry hydrant, etc.) and incorporate these costs into a Capital Improvement Program.
5. The Fire Department should continue to participate in the Town's Capital Improvement Program for capital projects needed by the department including equipment replacement, building and other capital needs.

### Police

6. In the near future, the Police Station should be relocated out of the Fire Station to a different location, and the Fire Station should be expanded and renovated. Additional office space for administrative functions is the major shortcoming with the existing Fire Station.
7. The level of staffing in the Police Department needs to keep pace with the increase in service demand. The Selectmen working with the Police Chief need to monitor the staffing level to ensure that it continues to meet the

community's needs in the future. If the community's population grows by the projected 1,500 persons, then the police department will need 3 additional full-time police persons to keep pace with the recommended FBI standard.

8. A committee has been appointed by the Selectmen to study the alternatives to provide an adequate Police Department facility to accommodate all of the needs of the department for the next ten to fifteen years. The committee should present its preferred alternative to the town. If supported, the cost of this improvement should be incorporated into the town's Capital Improvement Program.
9. The replacement of police vehicles through the New Hampshire Municipal Finance Program should continue to be updated annually and incorporated into the Capital Improvement Program (CIP). New police vehicles should be added to the leasing program as the staffing level increases with increase in service demand.

#### Ambulance Service

10. The town should continue to provide financial support for operating expenditures and use the ambulance services of the New London Hospital and the Bradford Rescue Squad for services now. Additionally, the town should continue the cooperative agreement on the capital cost of ambulance vehicle replacement with the Bradford Rescue Squad and incorporate this cost into the town's Capital Improvement Program. Newbury should study the long-term future alternatives for ambulance service for the town..

#### Communications

11. The Police, Fire, and Highway Departments should cooperatively study and evaluate alternative solutions to providing a communication system designed and implemented to provide uninterrupted service throughout the town for those departments as well as the Emergency Operations Center in the town Offices Building. This group should present a recommended communication system to the Selectmen and Budget Committee as soon as practical. Any capital improvements should be incorporated into the Capital Improvement Program.
12. The town should support efforts to bring fiber optic services to Newbury residents and businesses.

#### Highway

13. The need to update and replace the Highway Department equipment and facilities should continue to be incorporated into the town's Capital Improvement Program.
14. Efforts should be made to maintain the six full-time Highway Department employees, all with a certified Commercial Driver's License, and to strive for continued stability and continuity in the Highway Administrator position.

15. The town currently meets the standard of one employee and dump truck with plow for each 15 miles of town roads to maintain. The town should continue to add an additional full-time Highway Department employee and dump/plow truck for each additional fifteen (15) miles of roads for which the town assumes maintenance responsibility.

#### Transfer Station & Recycling Services

16. The town should encourage people in the community to maximize the amount and types of materials which are recycled. Newbury currently has a voluntary recycling program for paper, cardboard, aluminum, #1 & #2 plastic with tin cans, metals (iron, copper, steel), glass, batteries, propane tanks, and an electronics pod. Tires, large appliances and construction demolition are accepted for a charge. There is no charge for the burning of brush and untreated wood. Leaves are accepted for composting.
17. Concurrent with this effort to maximize the amount and types of materials to be recycled, the town should plan for expanded facilities to accommodate these additional quantities and types of recyclable materials. The capital cost of upgrading the transfer facility should be included in the town Capital Improvement Program.
18. The town should continue to cooperate with other surrounding communities in planning for and implementing household hazardous waste collections.
19. The town should continue to design and install improved signage at the transfer/recycling center to assist in guiding people to the correct disposal location on the site.
20. The town should consider charging for trash disposal by the bag as an incentive to recycle or consider a mandatory recycling program.
21. The town should discuss the concept of a regional recycling and trash disposal facility with area towns.
22. Permits should continue to be required for use of the facilities and the requirement for permits should be enforced. Persons without permits should not be permitted to use the facility.

#### Management of Town Government

23. The town should continue to improve on communications between town boards and the public. The town boards should continue to meet quarterly to share issues of common concern and to search for solutions jointly. Ideas to improve communications with the public include increased use of the town website, expanded use of the town Newsletter, expanded use of the e-mail contact list, and regular newspaper articles.
24. The town needs to see if the need for a second meeting room can be accommodated in other town buildings being planned for the town center or study other long-term solutions.
25. The town needs to provide fire-proof storage space for the Town Clerk records along with the records and minutes of all the town boards and

commissions, except for the Board of Selectmen, by providing another walk-in fire-proof vault or fire-proof file cabinets.

#### Other Town Buildings

26. The town should renovate the Town Hall in South Newbury for use as a function hall.
27. After the Grange Hall in South Newbury is no longer used by the grange, the town may want to consider using it for a museum.
28. The Selectboard should appoint a Committee to study the future use(s) for the Veteran's Hall. All alternatives should be evaluated in reaching a recommendation to the Selectboard. Costs associated with implementing the future use of the building and site should be incorporated into the town's Capital Improvement Program.
29. The Selectboard should use the land use study of the Bald Sunapee and Camacho properties to see if they can accommodate the use for both a new police facility and a new community/senior center, possibly attached to the south side of the library.
30. The Hearse House in South Newbury should remain unchanged and be appropriately maintained to continue to add to the historical character of the village.
31. The gazebo, train station, caboose, and the information booth in Newbury harbor should all be retained and maintained.

#### Town Sewer & Water Services

32. The town should conduct a study to research and evaluate alternative sites for emergency sludge and septage disposal in Newbury and recommend a site for such use if the need arises. Any capital costs associated with acquisition and development of such a site should be incorporated into the Capital Improvements Program (CIP). The Zoning Ordinance would need to be amended to make provision for the emergency sludge disposal site.
33. The town should conduct an engineering feasibility study-of the potential for providing public sewer collection and treatment service and/or public water service for the shoreland areas around Lake Sunapee including the Newbury Center area, the Bay Point Road area, the Edgemont area, the Pinecliff area, and other shoreland area along Route 103A.
34. The town should conduct an engineering feasibility study-of providing sewer collection and treatment service to South Newbury.

#### Electrical Service

35. When evaluating alternative plans for the future development of Newbury Center, the town should consider whether underground electric lines should replace overhead lines.

#### Recreational Facilities & Services

36. The money needed to develop the recreation facilities preferred by the townspeople should be incorporated into the town Capital Improvement Program (CIP).
37. The town should continue to work with all the interest groups around Lake Sunapee in identifying and developing a safe and environmentally sound boat launch site on Lake Sunapee.
38. The Newbury Parks and Recreation Department should continue its efforts to develop the Fishersfield multi-use recreation area which is funded by a combination of private and public money.
39. The Parks and Recreation Department should identify and evaluate alternatives for meeting the needs for additional beach area in town.
40. The Parks and Recreation Department should study alternatives to providing recreation facilities and/or programs to serve the elderly and handicapped.

#### Library

41. A viable, long-term solution to the wintertime icing problem on the Library roof should be investigated and implemented through the town Capital Improvement Program.
42. The Library Trustees should continue to participate in the town Capital Improvement Program to assist in funding new and replacement computers, cataloging software, and building improvements.

#### Educational Services

43. Encourage the Kearsarge Regional School District to make an addition to the Bradford Elementary School provided the need can be justified to school district voters.
44. Encourage the Kearsarge Regional School District to dispose of the New London Middle School and the SAU District Office Building.

#### Social Services

45. Continue financial support for health, welfare and social services agencies including support for KCOA who provides rural transportations services for the elderly and disadvantaged.

### **Transportation**

1. The town should support the Kearsarge Council on Aging's Rural Transportation Program to provide transportation services to area seniors.
2. The Town anticipates receiving \$832,000 in New Hampshire Bridge Aid funds in 2008 to repair two bridges: Bridge # 138-2-72 on Sutton Road over Ring Brook and Bridge # 120-078 on Village Road (Old NH 103) over Andrew Brook. There will be a warrant article at the 2008 Town Meeting to fund the \$208,000 20% matching local contribution for the repairs.



3. Install high water overflow culverts, using municipal funds, on the west side of the Sutton Road bridge over Andrew Brook to relieve the water flow problems.
4. Work with the UVLSRPC and NHDOT to construct bikeways in Newbury using a variety of funding sources including the Enhancement Program and Congestion Mitigation/Air Quality funds.
5. Encourage the location and installation of bicycle racks. The Newbury Recreation Committee and the Beautification Committee working together can determine numerous sites for possible new bicycle racks.
6. Work with the surrounding communities, NHDOT, and the UVLSRPC to designate NH Rte. 103A a scenic byway.
7. Class VI roads in town should be protected as Class VI right-of-ways for recreational access and not be opened up to serve new development.
8. As reflected in the Transportation Chapter, bike lanes, bike paths and bike parking facilities should be encouraged to be developed.
9. The town should study supporting snowmobile trail use on town-owned lands and Class VI roads. The use of town-owned lands and Class VI roads for all-terrain vehicle use should not be permitted.
10. Recreational use, including biking and walking, should be encouraged on scenic roads.
11. Continue to annually update the CIP including a schedule for highway projects.
12. Promote and encourage increased ridesharing.
13. Encourage alternative fuel sources.
14. Continue to update Newbury's Road Surface Management System data base.

## **Housing**

1. Encourage the large employers in the area to participate in the provision of affordable housing for their employees.

## **Natural & Cultural Resources**

1. Promote existing educational programs for boaters and fisherman to be educated to follow the correct steps for entering and exiting a lake or stream relative to protecting the lake or stream from the spread of exotic aquatic plants and animals.
2. The towns and the lake protective associations need to work together to ensure volunteers man the public boating access points to ensure boaters and fishermen comply with regulations and practices for protecting the lake from the spread of exotic aquatic plants and animals.
3. The towns and the lake protective associations need to work together to educate the public about the impacts of exotic aquatic plants and animals and invasive plant species and then educate the public about the actions to take.

4. The town should take the lead in promoting inter-municipal and inter-agency cooperation in protecting surface water resources, particularly Lake Sunapee, by hosting a Lake Day, where selectmen, planning boards, and conservation commissions from neighboring communities along with the lake protective associations gather to share ideas and thoughts on common issues and concerns.
5. The towns and the lake protective associations should host an annual Lake Day which would provide an educational format to highlight the impacts from invasive species and the impacts from exotic species of plants & animals.
6. Newbury should continue to participate in the Scenic and Cultural Byway Study along Route 103 and to pursue funding to implement such a scenic byway.
7. Carefully study the potential impacts of centralized wastewater treatment and disposal, including the anticipated density and character of development that would result and the associated water quality impacts.
8. When given the opportunity, Newbury should participate in regional hazardous waste collections to provide a practical, cost-effective means of disposal.
9. Since potential public supply well sites are limited in Newbury, consideration should be given to land banking a well site for future needs.
10. The town and State should provide ongoing opportunities for those responsible for winter road maintenance to learn about safe, cost-effective methods for reducing the use of road salt.
11. The town should provide an up-to-date war memorial commemorating Newbury's veterans from past wars by upgrading the Veterans Hall and the Veterans Memorial.
12. The town should consider either erecting a new structure or reusing an existing one for use as a community center that could accommodate a wide variety of activities for all age groups.
13. Cooperate with the State's efforts to control pollution associated with boating.
14. Cooperate with the State's efforts to eliminate the introduction and spread of nuisance species in lakes.
15. Land owners should be encouraged to prepare Property Management Plans for land located in the Important Natural Areas or wildlife corridors. Those lands should be managed in such a manner as to protect ecologically-important features and functions.
16. Property-specific management plans should be developed for all conservation properties owned or otherwise managed by the Town of Newbury. The plans should identify goal(s) to be achieved, what is to be protected, and specify how it is to be maintained. Minimum-impact trails would be used to accommodate recreational, research-oriented, and educational outings. Activities such as haying, brush cutting, or timber removal would go forward only with the approval of the conservation commission. More specifically, these areas should have no permanent

roads and, after cessation of activities temporary roads and clearings be converted to rugged, natural surface trails for hikers and/or horseback riding.

## **Land Use**

1. South Newbury Village - Promote Reuse of Town Buildings: The town buildings in South Newbury that formerly housed the town government center need to be restored for future uses. The town needs to promote reuse of the Town Hall, Sherman Hall and the Grange while being sensitive to the compatibility of any reuse proposal with the character of the residential village. A study of the town buildings in South Newbury is being undertaken in 2007 to ascertain the restoration needs for these buildings. The Capital Improvements Program 2008-2013 has included \$30,000 in 2008 for the actual restoration work. The 2007 study may reveal the need for additional capital improvements.
2. The town needs to implement the plan for town-owned lands developed for Newbury Center during the summer of 2007 as reflected in the report dated August 25, 2007 found in Appendix D. Newbury Center should continue to serve as the governmental, commercial and service center for the community, supporting a mix of commercial and institutional land uses along Route 103 in the village and bordered by residential uses beyond.
3. In order to realize its full development and reuse potential and to maintain lake water quality, the town should study the feasibility of serving Newbury Center with a small centralized wastewater collection and treatment system.

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## **Conservation Commission**

The **Conservation Commission** will be the **lead town board** to implement the following recommendations:

### **Regional Context**

1. Newbury should encourage and support efforts to maintain and improve on the trail systems available in town and particularly with efforts to interconnect with trail systems in neighboring communities.

## **Community Facilities & Services and Recreation**

1. The town should promote a “Green-Up Day” each year when residents coordinate a volunteer effort to pick up trash along town roads.
2. The Conservation Commission and Recreation Department should try to improve the public awareness of the considerable network of existing trails in and through Newbury.
3. The town should support the continued expansion of the hiking and cross-country skiing trails available to Newbury residents.

## **Historic Preservation**

1. The town should identify and designate additional scenic roads within the community to protect stonewalls, shade trees and other cultural features.

## **Transportation**

1. The town should investigate the opportunity to establish a trail corridor on the former railroad right-of-way through town.

## **Natural & Cultural Resources**

1. The Conservation Commission should study and evaluate whether additional safeguards are needed relative to forestry practices which can cause significant adverse impacts on stream and lake water quality if storm water drainage is not adequately managed.
2. The Conservation Commission should develop a habitat conservation checklist for application review. A checklist may increase adherence by applicants and planning boards to habitat-related objectives and design criteria.
3. The Planning Board and the Conservation Commission should adopt a policy requiring that at least one Conservation Commission member be present on all Planning Board site visits where there is proposed construction of structures, roads, or clearing of land on undeveloped land.
4. The Conservation Commission should review town-owned conservation and open space lands to ensure the appropriate deed restrictions were recorded to implement Town Meeting and town board votes.
5. The Conservation Commission working in concert with other outside organizations, such as SPNHF, Ausborn Sargent, LSPA, and SAWC, should educate landowners and the general public about the benefits of conservation.
6. The Conservation Commission should work to protect a few large tracts of natural land. Research shows that forest interior birds seem to require a minimum of 1500 acres, while 5000 acres or more is ideal. This may seem extreme but tracts this size may be possible to protect in the context of townwide or regional planning. By building partnerships and

combining forces with other towns, state agencies, and conservation organizations, it may be possible to protect a large block in perpetuity.

7. The Conservation Commission should develop a prioritized list of important land areas to protect. Some should be selected to preserve critical habitat. Others should be selected to create a network of protected wildlife corridors along stream valleys and on ridge tops to connect blocks of unfragmented land. In addition to studying critical habitat, selection criteria can be developed by using mapped information regarding existing **important natural areas** (See Map 6), unfragmented land (See Map 4), and wildlife corridors (See Map 8) and how they relate to waterways, wetlands, ridge tops and other key areas. The width of wildlife corridors is subject to debate, but some studies have suggested that corridors must be at least 350 feet in width to maintain at least some “interior” (as opposed to “edge”) conditions.
  8. The Conservation Commission should develop an implementation plan to protect the important land areas. Various techniques should be considered such as incentives to maintain open space, easement donation or purchase, land purchase, and land use regulations. Subdivision regulations can be used to guide development away from wildlife corridors.
  9. The Conservation Commission should work toward achieving a 100% allocation of the land use change tax to the Conservation Fund.
  10. The Conservation Commission should encourage public and private owners to manage conservation lands to provide diverse habitat. To preserve some wildlife species, some conservation lands must be managed to create or maintain shrub and grasslands (clearing, mowing, burning, etc.). On the other hand, some forest species require extensive tracts of undisturbed forest. The need for a diversity of habitats further underscores the value of conserving large parcels that can accommodate different landscapes.
  11. The Conservation Commission should encourage non-conservation land owners to manage individual properties to provide diverse habitat. Private land owners should be encouraged to use economic incentives such as the Landowner Incentive Program (LIP) administered by NH Fish & Game, the Environmental Quality Incentives Program (EQIP) or Wildlife Habitat Incentives Program (WHIP) administered by the USDA Natural Resources Conservation Service, and enrolling in land in Current Use, to conserve soil, water, native grasses, and other native species.
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## **Historical Society**

The **Historical Society** will be the **lead town board** to implement the following recommendations:

### **Community Facilities & Services and Recreation**

1. The town should retain the historical character of the town buildings including the Town Hall, Grange Hall, Sherman Hall, the Hearse House and Veterans' Hall regardless of how they are used because they are a very important part of the cultural heritage of the community.
2. Sherman Hall in South Newbury should continue to be used by the Historical Society.
3. Historic documents should be kept in a concrete vault (18" thick walls) with temperature and humidity controls.

### **Historic Preservation**

1. The Historical Society should spearhead an effort to prepare a written history of Newbury with the assistance of a committee of volunteers.
2. A volunteer committee under the guidance of the Historical Society should undertake a complete historic resource survey of Newbury including historic buildings and sites remaining in town. A survey of historic sites should include an inventory and mapping of old mill sites, cellar holes and other valuable historic sites.
3. Eligible historic structures and areas should be considered for individual or district listing on the National Register of Historic Places.
4. Copies of literature from the New Hampshire Office of Historic Preservation regarding appropriate rehabilitation techniques and grant opportunities should be placed in the town Library and the town Offices to encourage access to information for the appropriate renovation of historic structures.
5. The Historical Society should oversee the cataloging of the Historical Society collection.

### **Land Use**

1. South Newbury Village - Preserving Historical Character: As noted in the historic Preservation Chapter, the town, through its Historical Society and Conservation Commission, should consider developing a Historic District for South Newbury Village. In the meantime or in the alternative, the Planning Board should amend its Site Plan Review Regulations to incorporate a standard relative to minimizing the impacts of a proposed project on historic structures and sites.

## **Kearsarge Regional School District**

The **Kearsarge Regional School District** will be the **lead board** to implement the following recommendations:

### **Community Facilities & Services and Recreation**

4. The Kearsarge Regional School District should provide age appropriate bus service and institute bus service for kindergarten students.
5. Encourage Kearsarge Regional School District policies on defining school attendance districts and busing that decrease travel time to school.
6. Encourage the Kearsarge Regional School District to create neighborhood, community based schools.
7. Encourage the Kearsarge Regional School District to continue to promote the Adult Diploma Program.
8. Encourage the Kearsarge Regional School District to continue to support and encourage vocational educational training including trades, such as electrical, plumbing and carpentry in addition to computer technology type offerings. Also, the Kearsarge Regional School District should continue to improve the vocational training opportunities offered at the High School through the “School to Work” program.

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## **Cemetery Trustees**

The **Cemetery Trustees** will be the **lead town board** to implement the following recommendations:

### **Community Facilities & Services and Recreation**

1. The Cemetery Trustees should take over responsibility for the one remaining non-municipal burial ground in town (Johnson Burial Ground).
2. The Cemetery Trustees should continue to participate in the town Capital Improvement Program annual update process for any capital-related cemetery improvements.
3. The Cemetery Trustees should continue to support the repair and maintenance of gravestones in the town’s cemeteries. Gravestones should be photographed and the photographs stored in a secure and fireproof place.