

## **CHAPTER II**

### **NATURAL AND CULTURAL RESOURCES**

Together, the natural and cultural resources of Newbury have formed the magnet which has drawn residents, whether they be permanent or seasonal, visitors or businesses to this community. These are the resources which define Newbury's rural character and charm. These are the resources which attract and, thereby provide, the Town's economic and tax base. As such, these are the resources people feel strongly about protecting in order to retain Newbury's rural character and maintain Newbury as a highly desirable place to live, visit and work.

#### **NATURAL RESOURCES**

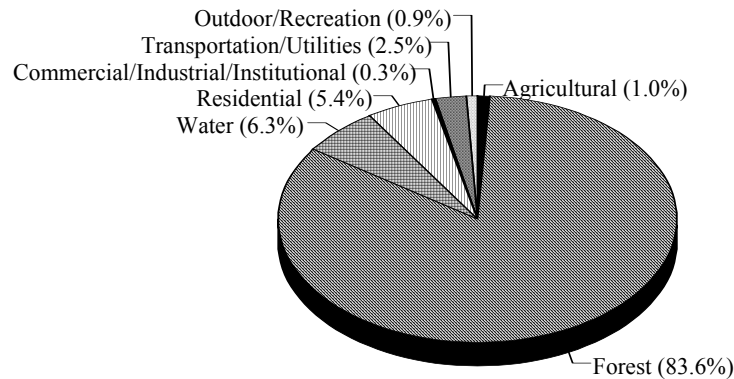
Newbury's natural resources, to a large extent, create and define Newbury's rural character. Lake Sunapee and Mt. Sunapee are the focal points in an area blessed with natural beauty. Newbury's natural resources include forests, open fields and agricultural lands, mineral deposits, wildlife and rare plant species, scenic vistas, and surface and ground water. How the community manages and protects these resources while accommodating the development pressures will determine, to a large extent, whether or not the Town is successful in retaining its rural character.

#### **Forest Resources**

On average, four out of five acres in Newbury are currently covered with forests. According to a 1994 land use analysis, about 20,000 acres, or about 84% of the total area of Newbury, was in forest use, making it far and away the most dominant land use in Newbury (see Figure II-1 and Map II-2). Publicly owned lands with a substantial amount of forest cover include the Mt. Sunapee State Park, the John Hay National Wildlife Refuge and the Society for the Protection of New Hampshire Forests lands.

**MAP II-2**  
**Land Use**

**FIGURE II-1**  
**Newbury Land Use**  
**1994**



Much of the forested land in Newbury is located on hillsides which have steep slopes (see Map II-3) and shallow soils and is not very suitable for development. However, these forest resources have value for other reasons such as providing marketable timber, providing wildlife habitat, acting as a natural erosion control measure and contributing significantly to scenic values. Recognizing and understanding the benefits provided by undeveloped forest resources will assist the community in making informed decisions about the future of this important resource. Forest lands have many benefits, which include:

- Forests are an economic resource providing jobs, a renewable energy resource, raw materials needed for construction and for the makers of furniture, paper, and other wood products.
- Forests are an important part of the mix of natural resources needed to attract and sustain tourism by providing the playground for a wide variety of recreational activities.
- Forests are a significant component of the natural landscape and its splendid scenic qualities. In particular, the scenic vistas of the wooded hillsides contrasting with the clear blue mountain lakes are an important scenic resource to maintain.
- Forests help to improve air quality.
- Forests provide a natural means of land stabilization which can assist in minimizing soil erosion and, thus, minimizing sedimentation impacts on the water quality of nearby streams and lakes.

**MAP II-3**  
**Steep Slopes**

### Community Survey Results: Forest Resources

The Community Survey conducted by the Newbury Planning Board in 1990 provided the following feedback relative to forest resources. When asked what resources/assets Newbury should preserve or protect, 69% supported protection of steep slopes and 67% favored protection of ridge tops, most of which are forested.

Results of the 1990 Community Survey also indicated 59% of the respondents supported regulations which would preclude construction/development within steep slope areas and 70% supported regulations which would decrease the density of development in steep slope areas. In the 1994 Community Survey, 29% of those surveyed indicated they would support an increase in the minimum residential lot size from 5 to 10 acres in steep slope areas.

### Issues: Forest Resources

1. Poorly managed forest harvesting operations can result in negative environmental effects, such as wildlife habitat degradation or elimination, and soil erosion resulting in adverse impacts on surface water quality due to sedimentation from storm water flows.
2. Forested hillsides and hilltops are important components in the mosaic of natural and cultural features combining to form the scenic landscape in Newbury. Subdivision and development of large areas of forested land, particularly on the hillsides and hilltops surrounding Newbury's lakes and ponds, could result in substantial loss of tree cover. The end result of this change to the scenic landscape would be to irretrievably convert what is now a rural image into a suburban one.

### Goal: Forest Resources

Preserve and protect Newbury's forest resources to ensure that they continue to have environmental, aesthetic and economic values.

### Recommendations: Forest 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. The Commission should bring any recommended amendments to local land use regulations to the Planning Board for consideration and any recommended changes to the state laws governing forestry practices to the attention of the local legislators.

2. 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. In particular, clearing of lots for development needs to be incorporated into surface water drainage plans to ensure proper management of storm water flows generated by developments.
3. The Planning Board should consider developing and adopting a ridgeline protection ordinance aimed at protecting the Town's scenic quality and rural character.
4. The Planning Board should study whether to amend the Steep Slopes Conservation Overlay District to:
  - A. amend the minimum lot size/density requirement to permit only 20% of the area in steep slope to count toward the minimum lot size; and
  - B. prohibit construction on slopes over 25%.
5. The Planning Board should study developing and incorporating design standards into the Zoning Ordinance and/or Subdivision Control Regulations which would preserve rural character. These design standards would include protection of significant open space resources through siting standards for building envelopes. A building envelope area is defined as the area within the lot which conforms with all setback and buffer requirements, and includes enough developable land to accommodate the construction of a typical rural lot, including a house, driveway, on-site wastewater disposal system and a water well.

Defining a maximum building envelope area will assist in managing the amount of tree removal and site disturbance on lots in new developments. It would permit the Planning Board some measure of management over the location and siting of new homes, particularly when trying to preserve a natural feature such as an open field. The Planning Board should consult the following publications, among others, in developing such subdivision design standards to preserve rural character:

- "Preserving Rural Character" - Planning Advisory Service Report # 429; and
- "Dealing with Change in the Connecticut River Valley: A Design Manual for Conservation and Development" - Yaro, Robert D., et al.

## **Agricultural and Open Space Resources**

One hundred years ago, agricultural uses dominated the local landscape. Today, open fields and agricultural cropland account for only 1% of the total area of Newbury. The scarcity of these resources becomes evident in comparing the percentage of open lands in Newbury with those in the State. Newbury has about one-tenth of the percentage of open lands which exists statewide. The most significant remaining block of agricultural land is the open fields at the top of Baker Hill. Others are scattered around Town, as shown on the Land Use Map in this chapter.

In contrast to much of the steep, forested areas which pose significant constraints for development, agricultural lands usually impose the least constraints to development for other types of uses, whether they be residential, commercial, industrial or institutional. This, in large part, explains why so few of these resources remain today. It is also the reason why the community needs to act soon if any of these locally important resources are to be retained.

If any of these resources are to be preserved for future generations of residents or visitors, then the community needs to understand and recognize the importance of these agricultural and open space resources to the Town. The values or benefits imparted by open space and agricultural lands include the following:

- enhance the rural and small-town character which has been identified as a desirable aspect of Newbury;
- provide scenic views that contribute to the quality of life in Town and to a visitor's aesthetic experience;
- promote tourism;
- encourage community pride and help maintain a balance between the natural world and the world of mankind;
- enhance and protect wildlife habitats; and
- ensure a positive fiscal impact on the Town by enhancing property values and keeping property taxes down.

Concerns about preservation of farmland in Newbury today are motivated primarily by aesthetic benefits provided by open space lands. As noted above, open space lands enhance the rural and small-town character of Newbury, and provide scenic views that contribute to the quality of life in Town and to a visitor's aesthetic experience. Additionally, protection of farmlands will help preserve some prime agricultural soils which are becoming a scarce national, state and local resource with the continuing decline of agricultural land use.

The current use program in New Hampshire provides property owners the benefit of reduced property taxes on open space lands, but does not ensure long-term protection of these valuable resources. The purchase of conservation easements, development rights or fee simple acquisition of significant open space lands affords ongoing, long-term protection for these important resources. These open space resources, which are so readily developable, are irretrievably lost once converted to one of the competing suburban or urban land uses, which places an emphasis on protection efforts of this scarce remaining natural resource.

#### Community Survey Results: Agricultural and Open Space Resources

The Community Survey conducted by the Newbury Planning Board in 1990 provided the following feedback relative to agricultural and open space resources. When asked what resources/assets Newbury should preserve or protect, 68% supported protection of prime agricultural lands. Additionally, 58% of those surveyed in 1990 supported the Town purchasing open space land with local property tax revenues.

In the 1994 Community Survey, 79% of the people responding to the survey supported farming as a desirable future land use in Newbury. Ninety percent of the respondents of the 1994 survey supported the Town accepting the donation of land or conservation easements on property for conservation or recreational enjoyment of the people. In that same survey, 71% of those surveyed supported the use of property tax dollars to purchase property or easements for conservation purposes.

#### Issue: Agricultural and Open Space Resources

Newbury's agricultural and open space lands have dwindled to only about 230 acres or about 1% of the area of Town. Once converted and developed for other uses, they are irretrievably lost. As noted above, these open space resources provide strong visual contrast with the lakes and wooded hillsides, and are a key component in creating the striking visual landscape of Newbury.

#### Goal: Agricultural and Open Space Resources

Conserve our agricultural and open space lands for their positive impact on the economic base resulting from their scenic and aesthetic qualities, particularly on the tourism and recreation markets, and for their food production value.

#### Recommendations: Agricultural and Open Space Resources

1. The Newbury Conservation Commission should work closely with the local and state land protection organizations to preserve some of this remaining scarce resource through the use of conservation easements or fee simple acquisition.



2. The Town should consider amending the Zoning Ordinance to give the Planning Board the authority to require an alternative development layout, such as that provided by the Cluster Development Ordinance, in lieu of the standard suburban lot layout, in instances where the Planning Board feels a proposed development may adversely affect significant natural or historic resources such as an important parcel of agricultural or other open space land.
3. The Planning Board should study developing and incorporating design standards into the Zoning Ordinance and/or Subdivision Control Regulations which would preserve rural character. These design standards would include protection of significant open space resources through siting standards for building envelopes. A building envelope area is defined as the area within the lot which conforms with all setback and buffer requirements and includes enough developable land to accommodate the construction of a typical rural lot, including a house, driveway, on-site wastewater disposal system and a water well.

Defining a maximum building envelope area will assist in managing the amount of tree removal and site disturbance on lots in new developments. It would permit the Planning Board some measure of management over the location and siting of new homes, particularly when trying to preserve a natural feature such as an open field. The Planning Board should consult the following publications, among others, in developing such subdivision design standards to preserve rural character:

- “Preserving Rural Character” - Planning Advisory Service Report # 429, and
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## **Earth Mineral Resources**

Newbury’s earth mineral resources include deposits of sand and gravel, Kinsman quartz, monsonite, quartz, potash feldspar, plagioclase, muscovite, biotite, garnet, beryl calcite, and mica. Out of these various earth mineral deposits, currently only sand and gravel deposits are mined commercially.

Sand and gravel operations occupy a prominent place in our economy. These earth resources provide construction aggregate for roads and other development activities and, thus, it is important that known deposits of these resources be identified and wisely used.

At the same time, earth excavations can be a disruptive land use, creating dust, noise, fumes and heavy truck traffic, and leaving a damaged landscape. Excavation activities may cause erosion and sedimentation, fuel spills, and exposure of the water table, which may, in turn, contaminate the groundwater. Excavation too close to the water table may result in local flooding in wet years when the water table is unusually high. Thus, it is important that excavation operations be performed with care. Plans for excavations should consider impacts on aesthetics, wildlife, ground and surface waters, air quality, roads, adjacent land uses, and the character of the surrounding area. Restoration plans and security to ensure implementation of those plans are needed for every excavation.

The New Hampshire Legislature, in 1989, amended the enabling statute which addresses the purpose and description of a Master Plan to incorporate a Construction Materials section. RSA 644:2,VIII-a calls for a "construction materials section which summarizes known sources of construction materials which are available for future construction material needs, including, at a minimum, the location and estimated extent of excavations which have been granted permits under RSA 155-E, as well as reports filed pursuant to RSA 155-E:2,I(d) with respect to non-permitted excavations."

This section of the Newbury Master Plan discusses construction materials located in the Town of Newbury. Sources of information on the location of construction material resources include:

1. The Merrimack County Soils Survey prepared in 1961 provides soils maps which identify the locations of deposits of sand, gravel, roadfill, and topsoil, all of which are designated in the soils survey as construction materials. The soils are rated as good, fair or poor for roadfill soils and topsoil. Probable and improbable ratings are provided for each soil type for sandy and gravel soils. The ratings are based on observed performance of the soils and on estimated data and test data conducted as part of the Natural Resource Conservation Soil Survey. This information is intended for town-wide land use planning purposes and not site specific planning because it does have limitations. Due to map scales and associated margins of error, there may be small areas of different soil types included within the mapped area of another soil type.

The Natural Resource Conservation Service is in the process of revising and updating the Merrimack County Soil Survey last done in 1961. Once this updated soils survey data is available, then the Planning Board should have maps prepared identifying the locations of construction materials in Town.

2. A recently completed, cooperative project by the N.H. Department of Environmental Services and the U.S. Geological Survey has resulted in the study and mapping of stratified-drift aquifers in New Hampshire. The Town of Newbury is covered in two separate reports entitled: "Geohydrology and Water Quality of Stratified-Drift Aquifers in the Contoocook River Basin, South-Central New Hampshire" and "Geohydrology and Water Quality of Stratified-Drift Aquifers in the Lower Connecticut River Basin, Southwestern New Hampshire" by the U.S. Geological Survey in cooperation with the

N.H. Department of Environmental Services.

By their very nature, stratified-drift aquifers are prime sand and gravel deposits. The locations of these stratified-drift aquifers in Newbury are displayed on Map II-4: Aquifers. This map shows the existence of a large interconnected aquifer which starts near the intersection of Gillingham Drive and Sutton Road on the north end extending in a southwesterly direction through South Newbury along South Road to the Gillingham Pond and Pleasant View Road area and then continuing westward along Newell Road cross-country to Mountain Road.

The following is a list of existing sand and gravel excavations operating in Newbury. The locations of these operations are identified on Map II-5.

**TABLE II-1**  
**Existing Sand & Gravel Excavations**  
**Newbury, N.H.: 1997**

Map Identifier Letter	Name of Property Owner	Size of Excavation	
		Total Area in Acres	Excavated Area in Acres
A	Ruth Kinsman	40 ac.	4 ac.
B	Willow Pond	62 ac.	10 ac.
C	Mike Whitman	100' x 250'	Larger Area
D	Marion Deroche	4.5 ac.	0.5 ac.
E	Robert Bell	3 ac.	6,000 yds remaining
F	Clark Davis	25,800 sq. ft.	NA
G	Eric Unger	0.5 ac.	3,000 yds. remaining
H	Dan Wolf	NA	1,000,000 yds. remaining

Source: Richard Wright, Planning Board

**MAP II-4**  
**Aquifers**

**MAP II-5**  
**Existing Sand and Gravel Excavations**  
**Newbury, N.H.: 1997**

One of the provisions of the state law governing earth excavations (RSA 155-E) is that a town must allow reasonable opportunities somewhere in town for excavations. Local regulations affecting earth excavations in Newbury currently include:

1. A new application for an earth excavation in Newbury would first entail obtaining approval from the Zoning Board of Adjustment for a Use Permitted By Special Exception in either the Residential/Business or Residential/Rural District.
2. The second step would be for an applicant to apply to the Planning Board under RSA 155-E and receive their approval for an earth excavation permit.

These provisions seem to provide for reasonable opportunities while providing local review processes to ensure appropriate locations for such potentially disruptive uses, and adequate standards and safeguards to provide for responsible operations causing minimal environmental impacts.

One of the provisions of the state law allows a town in which known aquifers exist, so designated by the U.S. Geological Survey, to protect those groundwater resources by prohibiting any excavation which would substantially damage a known aquifer. The Stratified-Drift Aquifer Maps provide the information to the Planning Board to make this evaluation as part of an application for an earth excavation. The possible damage resulting from an earth excavation located directly over a known aquifer could include adverse effects on the water table from digging too deep and the danger of pollution from spills of truck oils and other chemicals used on the site which could percolate through the soils into the groundwater.

Construction materials resources are valuable for their use in local construction and for export to other communities. Responsible excavation operations which provide careful attention to environmental concerns and site restoration can continue to provide Newbury with a stable economic resource that also meets other goals of preserving rural character, aesthetics and the environment.

#### Issues: Earth Mineral Resources

1. The Natural Resource Conservation Service is in the process of revising and updating the Merrimack County Soil Survey last done in 1961. This updated Soil Survey can provide the basis for identifying and mapping the locations of construction materials in Newbury.
2. Earth excavations can be a disruptive land use, creating dust, noise, fumes and heavy truck traffic, and leaving a damaged landscape. Excavation activities may cause erosion and sedimentation, fuel spills, and exposure of the water table, which may, in turn, contaminate the groundwater.

Excavation too close to the water table may result in local flooding in wet years when the water table is unusually high.

Goals: Earth Mineral Resources

1. Ensure that extraction methods will not result in significant degradation to the aesthetic, environmental, or economic values of surrounding areas.
2. Ensure the restoration of land areas that are disturbed by the extraction of earth minerals.

Recommendations: Earth Mineral Resources

1. 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.
2. The Planning Board should consider developing and adopting local earth excavation regulations for new or expanded gravel pits. These local earth excavation regulations should establish operation and reclamation standards which exceed the minimums established by the state law governing local earth excavations (RSA 155-E).

It is important that excavation operations be performed with care. Plans for excavations should consider impacts on aesthetics, wildlife, ground and surface waters, air quality, roads, adjacent land uses, and the character of the surrounding area. Restoration plans and security to ensure implementation of those plans are needed for every excavation.

3. 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, including the Minimum and Express Operational Standards, the Minimum Express Reclamation Standards, Incremental Reclamation and Prohibited Projects.
4. The Planning Board should require the applicant for a new or expanded earth excavation to identify the location of the proposed operation relative to the known aquifers based on the referenced "Stratified-Drift Aquifer Maps". If the proposed operation overlays a known aquifer, then the Planning Board should require the applicant to demonstrate that his earth excavation operation will not substantially damage the known aquifer.
5. 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 and Rare Plant Species Resources**

The wide variety of ecosystems provided by the lakes and streams, forests, fields, and wetlands found in Newbury support a diverse population of wildlife.

To date, the only wildlife habitat feature which has been identified and mapped in Newbury is deer wintering areas or deer yards. In 1986, the New Hampshire Fish and Game Department mapped deer yards using aerial photography to locate areas ten acres or more in size with dense evergreen cover. Starting with the 1986 Fish & Game Dept. deer yard maps, Richard "Dickie" Wright used aerial photos, local knowledge, and site surveys to update the deer yard maps shown on Map II-6.

Rare plant species and natural communities information from the N.H. Natural Heritage Inventory indicates there are three areas in Newbury where such resources may possibly occur. The general locations of these rare plant species and natural communities are shown on the Map II-7: Rare Plant Species and Natural Communities. Please note that these are only general locations in order to maintain confidentiality of precise locations of these protected species. Additionally, it is interesting to note that Newbury is the home of the nation's largest pitch pine tree!

Important benefits imparted by wildlife and plant resources include:

- An abundant and diverse supply of wildlife and plant resources provides opportunities for education, entertainment, leisure, and recreation, including hunting, fishing, photography, bird watching, nature studies, art and similar activities.
- The presence or absence of native wildlife species, sensitive to pollution or loss of habitat, helps to indicate the condition of the natural environment.
- Abundant and healthy wildlife and plant resources help attract visitors and support entertainment, educational and recreational business opportunities.

### Community Survey Results: Wildlife and Rare Plant Species Resources

Eighty-six percent of the respondents to the 1990 Community Survey supported protection of wildlife habitat. Results of this community survey indicated that protection



**MAP II-6**  
**Deer Wintering Areas**

**MAP II-7**  
**Rare Plant Species & Natural Communities**

of wildlife habitat was the resource which received the strongest support for protection compared with wetlands (81%), scenic views (76%), steep slopes (69%), prime agricultural land (68%), ridge tops (67%) and historic buildings or landmarks (66%).

#### Issues: Wildlife and Rare Plant Species Resources

1. Subdivision and development can directly eliminate wildlife habitats and the existence of rare plant species. Additionally, subdivision and development can result in fragmentation of wildlife habitats, which can lead to degradation of the habitat and/or loss of the wildlife altogether.
2. Methods of waste disposal, construction, road paving and maintenance, and other human activities can lead to pollution or destruction of wildlife habitats and rare plant species resources.

#### Goal: Wildlife and Rare Plant Species Resources

Encourage protection measures and preserve sufficient healthy habitats to ensure the continuation of the community's wildlife and rare plant species resources.

#### Recommendations: Wildlife and Rare Plant Species Resources

1. The Planning Board should refer any subdivision or site plan review application which is proposed within the three broadly outlined areas identifying the possible occurrence of rare plant species (as located on Map II-7: Rare Plant Species and Natural Communities) to the New Hampshire Heritage Program at the N.H. Department of Resources and Economic Development for review and comment on any potential impacts on these rare plant species.
2. The Newbury Conservation Commission should develop a community inventory of wildlife and their essential habitat requirements to supplement the deer wintering area information developed by the N.H. Fish & Game Department. This inventory can then serve as the basis for development of a wildlife habitat overlay map which can be used to evaluate the potential wildlife habitat impacts of new development proposals. The inventory could also serve as the basis for changes to zoning regulations and/or subdivision regulations so that any adverse impacts from new developments on remaining essential wildlife habitat are minimized.

### **Scenic Resources**

Newbury's diverse landscape features, including its wooded hillsides, open fields, mountain lakes, wetlands and small settlements, blend together and contrast to create Newbury's splendid scenic qualities. Perhaps no other single feature is so important in defining the rural and small

town character cherished by those who come to live, work and visit in this community blessed with natural beauty. The lingering image of a sunset over Lake Sunapee with the autumn colors in full blaze along the flank of Mt Sunapee is one of the primary reasons why we were attracted here in the first place, why this is a special place to be today, and why we want to remain here in the future. Preservation of these scenic resources is critical to maintaining the rural and small town character of Newbury. The challenge is to accommodate development while preserving the Town's scenic resources and rural character in the process.

Some of the best scenic views in Town include the following:

- The view of Mt. Sunapee and the ledges at Lake Solitude from Route 103 at the Bradford town line;
- The view northward across Lake Todd from Route 103;
- The view looking northward of Lake Sunapee and the surrounding hills from the Town docks in Newbury Center;
- From Gillingham Drive looking across Lake Todd to Mt. Sunapee;
- From Baker Hill Road looking south and west to Mt. Sunapee, Mt. Okemo, Mt. Ascutney, and Lake Sunapee;
- From Post Road and Redhouse Road to the Mink Hills;
- From Morse Hill Road to Mt. Sunapee;
- From Post Road to Bald Sunapee;
- From South Road looking north;
- From the Hay Estate to Lake and Mt. Sunapee;
- From Route 103A at Grace Hill overlooking Lake Sunapee;
- View from the High Meadow development in all directions; and
- From Mt. Sunapee overlooking Lake Sunapee and the White Mountains to the north.

Benefits or values imparted by scenic views and vistas include:

- Unspoiled scenic views are a vital component of the local economy, since they are a key factor in attracting the second home and business components of the property tax base, along with attracting visitors and vacationers who support local tourist-related and recreation-related businesses.
- Scenic resources are a vital component in defining the small town and rural character of the Town.

Through the Regional Planning Commission, the Towns of Newbury and Sunapee have applied for funding to study the possibility of designating a Cultural and Scenic Byway along Route 103. The Scenic Byway Program involves a partnership of economic development and conservation interests and funding to support both. If such a Scenic Byway is designated, then funding may be available to support economic development efforts related to tourism while also supporting conservation of the scenic and other resources which are so vital to the whole concept of a Scenic Byway.

#### Community Survey Results: Scenic Resources

In response to a question about what resources or assets Newbury should protect or preserve as part of the 1990 Community Survey, 76% indicated scenic views were an important resource to preserve.

As part of the 1994 Community Survey, people in Town were asked why they feel Newbury is a desirable place to live. Scenic and unpolluted natural environment was the third most frequent response, with a rating of 81%, which closely followed small town atmosphere (83%) and uncrowded and quiet living conditions (82%).

Ninety percent of the respondents to the 1994 Community Survey supported the Town accepting the donation of property and conservation easements on property for conservation and recreational enjoyment of the people of Newbury, which could include scenic views, among other things. Additionally, 46% of those surveyed in 1994 supported the use of local property tax revenues to purchase property or easements for scenic views, while 34% opposed the idea and 19% were uncertain about the proposal.

#### Issues: Scenic Resources

1. Inappropriate development within the viewshed of a scenic resource, particularly viewsheds visible from the public road system or public properties, can destroy its scenic value.

2. Views of ridgelines or hilltops are particularly vulnerable to poorly sited communication towers or residential developments which can have a significant negative impact on the scenic qualities of the landscape.
3. The traditional strip residential development pattern along the existing road network results in promoting an image of suburban residential sprawl throughout Town. The actual development pattern is one of strip residential development along the road system, but predominantly undeveloped areas behind those strips.

#### Goals: Scenic Resources

1. Preserve and protect important scenic resources to ensure that Newbury continues to maintain a small-town, rural identity.
2. Ensure that scenic resources continue to provide aesthetic and economic value for residents, visitors and businesses.

#### Recommendations: Scenic Resources

1. The desired image of rural character can best be achieved by reversing the pattern of strip residential development along the existing road system with undeveloped areas behind the residential strip. The pattern should be to promote open space along the existing road system, and develop residential uses behind these field or forest open spaces.

The Planning Board should study developing and incorporating design standards into the Zoning Ordinance and/or Subdivision Control Regulations which would preserve rural character. These design standards would include protection of significant open space resources through siting standards for building envelopes. A building envelope area is defined as the area within the lot which conforms with all setback and buffer requirements, and includes enough developable land to accommodate the construction of a typical rural lot, including a house, driveway, on-site wastewater disposal system and a water well.

Defining a maximum building envelope area will assist in managing the amount of tree removal and site disturbance on lots in new developments. It would permit the Planning Board some measure of management over the location and siting of new homes, particularly when trying to preserve a natural feature such as an open field. The Planning Board should consult the following publications, among others, in developing such subdivision design standards to preserve rural character:

- “Preserving Rural Character” - Planning Advisory Service Report # 429, and
  - “Dealing with Change in the Connecticut River Valley: A Design Manual for Conservation and Development” - Yaro, Robert, D. et al.
2. The Planning Board should consider developing and adopting a ridgeline protection ordinance aimed at protecting the Town’s scenic quality and rural character.
  3. 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. This could include funding for items such as conservation or scenic view easements and acquisition and development of scenic view pull-offs or turn-outs.

## **Water Resources**

Newbury's water resources are highly valued by both residents and visitors to the area. Lake Sunapee, Lake Todd, and numerous brooks and smaller ponds contribute to the scenic environment, provide habitat and recreation opportunities, and are a major factor in the local and regional economy. In this section, issues related to surface water resources, including brooks, lakes, ponds, floodplains and wetlands are discussed, as well as those related to the groundwater from which all of Newbury's individual wells draw their supply.

### Community Survey Results: Water Resources

Protection of the quality of Newbury's water resources is important to Newbury property owners, as reflected in the 1994 Community Survey. When asked, "Why do you feel Newbury is a desirable place to live?", 81% percent of survey respondents checked off "scenic & unpolluted natural environment." Three-quarters specified "lakes." Sixty-three percent checked off "outdoor recreation opportunities" and 58% percent named the "Mt. Sunapee State Park beach and ski area," the enjoyment of both of which is dependent on clean surface waters.

Respondents' goals for the future development of Newbury are dependent on surface water quality as well. While a vast majority of survey respondents (78%) were in agreement that Newbury should "be primarily a rural residential community" over the next ten years, 48% also responded that Newbury should "encourage outdoor recreation related business" and 40% would like to see "tourist related business" encouraged. Sixty percent specified "motels/inns/bed & breakfasts" as one of the commercial uses they would like to see in Newbury in the future.

## Brooks, Ponds and Lakes

A major surface water divide runs through Newbury. Lake Todd, Doctors' Colony Pond, Loch Lyndon Reservoir, Lake Solitude, Gillingham Pond, and several brooks flow southeasterly to the Contoocook River via the Warner River, forming part of the Merrimack Basin (Map II-8). To the northwest, surface waters drain into Lake Sunapee, from which waters flow to the Connecticut River via the Sugar River. Chalk Pond, Blodgett Brook, and many smaller brooks are part of the Lake Sunapee Watershed. Newbury's lakes and ponds cover 1,523 acres, or 6 % of the Town. These lakes and ponds are associated with almost twenty miles of shoreline. About thirty-three miles of permanent streams, as identified by the Planning Board, flow within Newbury.

Lake Sunapee is a significant regional resource and the anchor for the region's tourist economy. Thirty percent of the Lake Sunapee Watershed lies within the borders of Newbury. As part of the Lake Sunapee Watershed Study conducted in 1994, Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) estimated the number of residential units in the Newbury portion of the Watershed to be 981, with approximately 2,408 year-round and seasonal residents. This is a larger figure than any other community in the Watershed. As part of the Lake Sunapee Watershed Study, UVLSRPC conducted a build-out analysis which projected the maximum number of residential units that could be developed in each Watershed community under current land use regulations. The build-out analysis projected that if Newbury's zoning and subdivision regulations do not change, the number of dwelling units in the Watershed can almost triple to 2,507. If all of these units were year-round, this would mean approximately 4,057 additional Newbury residents living in the Watershed<sup>1</sup>. Although it is likely that Newbury will always have some seasonal housing, it should be kept in mind that the proportion of housing units in town that are lived in year-round has been increasing. This means that the average annual volume of wastewater associated with each additional housing unit is increasing as well.

Surface water pollution can result from a variety of human activities within a watershed. In general, the closer the activity is to the brook or pond, the greater its impact is on the surface water quality. Much can be done at the local level to prevent degradation of surface water quality. Shoreline protection and erosion and sedimentation control can both be used to reduce the amount of pollution that would otherwise enter streams, lakes and ponds as a result of a given development. Newbury's water bodies are currently protected to different degrees through a variety of means. The NH Shoreland Protection Act applies to Lake Sunapee, Chalk Pond, Gillingham Pond, Lake Todd, and Loch Lyndon Reservoir. The Shoreland Act provides for a fifty-foot building setback and a 75-

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<sup>1</sup> Springfield and Sunapee both have potential for even higher watershed populations. For details, please see the Lake Sunapee Watershed Study, Upper Valley Lake Sunapee Regional Planning Commission, 1995.



**MAP II-8**

**Ponds and Permanent Streams**

to 125-foot septic system setback, depending on soil types. The Act also regulates the siting of solid waste facilities, the fertilizing of lawns, shoreline frontage, and requires that any existing natural woodland buffer within 150 feet of the shore be maintained.

Newbury's Zoning Ordinance includes a Shore Land Overlay District which requires a seventy-five-foot shoreline setback for structures and septic systems. The lake, pond and stream shorelines subject to this requirement are shown on Map II-3. Limits have also been placed on removal of vegetation within fifty feet of the shoreline. Within the fifty-foot buffer, only fifty percent (50%) of the basal area in each 200 feet of shore frontage can be cut in a twenty year period.

Erosion and sedimentation control is another tool which can be used to decrease surface water quality degradation associated with development. While special attention to shoreline development and maintenance of adequately sized vegetated buffers prevent much sedimentation, development in the headwaters of a stream or river, which also tend to contain the steeper lands, can result in erosion and the associated sedimentation of surface waters. Of the approximately 5,220 acres of land in Newbury with slopes greater than 25%, approximately half (2,308 acres) are protected from development through public ownership or conservation easement.

Development on steep slopes is a significant source of sedimentation of surface waters for several reasons. The erosion potential is greater because the soils tend to be shallower in these areas and the volume and velocity of surface water runoff is higher. The resulting sedimentation can be associated with increased siltation and turbidity, and increased nutrient and chemical loading. Areas with slopes over 15 percent pose a challenge to development in an environmentally sound and cost-effective way. Land with slopes over 25 percent is often best left as open space due to the potential for erosion when disturbed.

#### Issues: Water Resources: Brooks, Ponds and Lakes

1. Some Newbury surface waters, including Lake Sunapee, are already experiencing degradation. Lake Sunapee Protective Association (LSPA) has taken a lead role in monitoring Lake Sunapee water quality for many years. Water quality data reported by LSPA for 1996 indicate that problems exist in Newbury. In fact, six of the nine sampling stations that showed phosphorous levels greater than 15 ppb were in Newbury. Four of these were in the vicinity of the state beach and two at Blodgetts. Chandler Brook is of particular concern because the substantial flow rate, combined with high concentrations of phosphorous, means a significant mass of phosphorous is entering the Lake. LSPA reports that the Newbury end of the Lake generally has lower water quality than most other areas.

The sampling station outside Newbury Harbor had the lowest water clarity and highest phosphorous concentrations on the Lake itself in 1996.

The potential additional four thousand residents living in the Newbury portion of the Lake Sunapee Watershed at full build-out would mean four thousand more people fertilizing lawns, washing cars, using household chemicals, and expecting ice-free roads to drive on in winter. With no centralized wastewater treatment in Newbury, all wastewater would enter the hydrological cycle with only the benefit of septic system treatment. Although this level of growth will not occur within the time frame of this Master Plan, further study is needed now to project the impacts the potential growth of build-out would have on the quality of the water in the Lake and to assess the need for zoning density changes or other action which might preempt further water quality degradation.

2. The N.H. Office of State Planning and Audubon Society of New Hampshire recommend a minimum one-hundred-foot vegetated buffer along the shoreline to gain an adequate level of removal of most major pollutants (Buffers for Wetlands and Surface Waters - A Guidebook for New Hampshire Municipalities, 1995). This recommendation is based on a review of the most recent scientific literature. Newbury's Shore Land Overlay District regulations require only a fifty-foot buffer.
3. Although Newbury's Shore Land Overlay District allows removal of only 50% of the basal area of trees in the shoreline buffer, the Ordinance could be stronger when applied to the protection of the essential shrubs and ground cover. The current language states that a "healthy, well-distributed stand of trees, saplings, shrubs and ground covers" must be left in place, but does not make clear that, although 50% of the basal area of trees may be removed, the shrubs and ground covers should be maintained as fully as possible to retain the soil.
4. Newbury's Zoning Ordinance discourages, but does not regulate, use of fertilizers within the shoreline buffer. Currently, only fertilization of lawns on those shorelines covered by the NH Comprehensive Shoreland Protection Act is regulated in Newbury. Fertilizers from lawns and agriculture can be a significant source of nutrient loading to surface water bodies. Upper Valley Lake Sunapee Regional Planning Commission developed some recommended guidelines in conjunction with N.H. Department of Environmental Services which address use of best management practices on agricultural lands, restriction of non-agricultural fertilizers to lime or wood ash, and maintenance of a fifteen-foot unfertilized buffer.

5. The shorelines of Lake Sunapee, Chalk Pond, and most of that of Lake Todd have already been the focus of much residential development. Most of the existing shoreline development around Lake Sunapee is residential. It is recognized that the interests of property owners in expanding or redeveloping these residences must be balanced with the need to prevent further water quality degradation.
6. Erosion and sedimentation are not adequately controlled by Newbury's land use regulations. Newbury's Zoning Ordinance currently contains several provisions relative to steep slopes. Clear cutting on steep slopes is limited and lower density development is accomplished in areas containing steep slopes through a provision that only 40% of the portion of the lot with slopes over 25% can count toward the minimum lot size. However, erosion and sedimentation are not addressed through this zoning provision, as the development activities are not prohibited from occurring on the steep areas. Additional regulations are also needed to address development activities on moderate slopes, design and construction of driveways, and construction projects that disturb large areas or result in large impervious areas. These are all activities with a high risk for resulting erosion and sedimentation if improperly planned, but an opportunity for prior review to address the issue if regulations are in place.
7. Centralized wastewater treatment and disposal for Newbury Center and the Lake Sunapee shoreline have been discussed as one means for reducing nutrient loading. If more intensive and higher density uses are desired for Newbury Center, then centralized wastewater treatment and disposal for this expanded village area will be needed to support those uses and still protect the water quality. The Community Survey results do not indicate that there is widespread support for sewerage at this time.
8. Boat discharges of gray water, sewage and/or fuel into lakes can significantly degrade water quality and negatively affect wildlife.
9. Eurasian Milfoil and other nuisance plants and animals can contaminate surface waters and negatively affect desirable species and human activities.
10. Runoff from roads often enters surface waters directly or via drainage structures and carries with it salt, sediment and other pollutants.

Goal: Water Resources: Brooks, Ponds and Lakes

Maintain or improve the water quality in all of the Town's surface water features. Ensure they continue to support recreational, visual, environmental, and other important values.

Recommendations: Water Resources: Brooks, Ponds and Lakes

1. Newbury and other communities in the Lake Sunapee Watershed should participate in Phase II of the Lake Sunapee Watershed Study, which would model the projected phosphorous loading that would result from the level of development currently allowed by local zoning and predict the water quality impacts various levels of development would have on the Lake.
2. Consider the feasibility of increasing the shoreline buffer width to the one hundred foot minimum recommended by the State to increase protection of surface waters in Newbury.
3. The Zoning Ordinance should be amended to require that shoreline buffer zone ground covers and shrubs be left intact to the fullest extent practical.
4. Strengthen the Zoning Ordinance to decrease the nutrient loading into water bodies associated with the use of fertilizer.
5. The Zoning Ordinance should be carefully reviewed to ensure that changes of use and expansions of existing structures are permitted in the Shore Land Overlay District only when not in conflict with water quality objectives. This would include expansions that do not reduce the distance between the structure and the shoreline or significantly increase the impervious surface area within the shoreline buffer.
6. Steps the Town can take to ensure that development is not sited or constructed in a way that will lead to sedimentation of surface waters include:
  - A. amending the Zoning Ordinance to prohibit construction on slopes over 25%;
  - B. strengthening the Town's zoning, subdivision, and driveway 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%), through such means as

requiring erosion/sedimentation control plans for the steeper portions of driveways and building sites;

- C. adopting driveway regulations with standards to limit the grade of and control runoff from driveways that can themselves be a source of erosion problems; and
  - D. strengthening 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.
- 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. Cooperate with the State's efforts to control pollution associated with boating.
  - 9. Cooperate with the State's efforts to eliminate the introduction and spread of nuisance species in lakes.
  - 10. The Town and State should provide ongoing opportunities for those responsible for road construction and maintenance to learn about cost effective methods for reducing the amount of polluted runoff that enters surface water from roads, and sand and salt storage areas.

### Floodplains

The 1986 Flood Insurance Rates for Newbury identified the 100-year floodplain areas along Mountain Brook north of Doctors' Colony Pond, along the West Branch near the Bradford line, south of Gillingham Pond, and in several areas along the tributaries to Lake Todd (Map II-9). These mapped floodplains cover only 215 acres, or less than 1% of the land area of Newbury. While these floodplain areas are the flatter areas along brooks predicted by the Federal Emergency Management Agency (FEMA) to flood an average of once every hundred years, important flood storage capacity is also provided by Newbury's lakes, ponds, and wetlands.

Floodplains fill an important need, as flood water must go somewhere, and can be very hazardous areas in which to locate development. Development in the floodplain can lead to property damage and risks to health and safety. Development in one area of the floodplain can also cause increased risks to other areas. If structures, or other impermeable surfaces such as paved parking areas, are located in the floodplain, flood levels will increase elsewhere and the limits of the floodplain areas are also likely to

increase.

Federal flood insurance regulations do not require that a community prohibit development in the floodplain, only that structures be elevated or flood proofed. However, these minimal requirements do not take residents' safety or the incremental effects of floodplain development into account, only the insurability of the structures themselves.

Newbury's Zoning Ordinance currently meets the minimum federal requirements by requiring elevating or flood proofing for structures built in the floodplain.

Issues: Water Resources: Floodplains

1. FEMA's requirements for participation in the National Flood Insurance Program require periodic changes in local land use regulations.
2. Floodplains are not appropriate areas for the development of structures or creation of impermeable surfaces. Newbury's zoning requires elevating or flood proofing of structures in the floodplain, but does not restrict development in these areas.

Goal: Water Resources: Floodplains

Manage development of the 100-year floodplain to preclude the construction of buildings and the creation of impermeable surfaces in order that the floodplain can perform its function of passing and storing flood waters and so as not to adversely affect downstream property owners.

Recommendations: Water Resources: Floodplains

1. Continue to update Newbury's land use regulations as needed to meet FEMA's minimum requirements for participation in the National Flood Insurance Program.
2. Consider limiting development in the floodplain to uses that would not pose a threat to health or safety if a flood occurs and do not involve the development of structures or creation of impermeable surfaces.

**MAP II-9**  
**100 Year Floodplain**



## Wetlands

Most wetland areas in Newbury are found in areas of poorly drained soils associated with ponds and brooks such as Blodgett Brook, Mountain Brook, Pine Brook, Ring Brook, and Gillingham Pond. Large wetland complexes are located in South Newbury and north of Chalk Pond. Newbury currently uses hydric soils, as shown on Map II-10, to define wetland boundaries. Approximately 1,300 acres, or about 6% of Newbury's land area, is comprised of hydric soils. Wetland values include storage of floodwaters, storage and adsorption of soluble nutrients that otherwise would contaminate downstream water bodies, discharge of water to water bodies during periods of low flow, groundwater recharge, filtration, habitat for many species that depend on wetlands for part or all of their life cycle, and recreational opportunities. Wetlands are inappropriate areas for construction of buildings or septic systems or activities that involve alteration of the natural drainage patterns. Newbury's Zoning Ordinance reflects this in allowing only uses that do not involve structures, filling, or dredging.

### Issues: Water Resources: Wetlands

1. Newbury's Zoning Ordinance does not provide for a setback between wetlands and structures or septic systems. N.H. Office of State Planning recommends a one-hundred-foot setback for the protection of water quality, wildlife habitat, and other important functions and values of wetlands.
2. For consistency purposes, the Town should consider amending the local definition of a wetland in the Zoning Ordinance to coincide with the definition used by the State and federal governments. Currently, Newbury's definition of a wetland is based primarily on soil type. The State and federal definition of a wetland is based on soils, hydrology and vegetation. The end result is that some of the poorly drained soil areas are not true wetlands due to hydrology and vegetation characteristics.

### Goal: Water Resources: Wetlands

Promote protection of wetlands that provide significant contributions to the purification of surface waters, habitat preservation, or flood control.

### Recommendations: Water Resources: Wetlands

1. The wetland protections currently provided for in the Zoning Ordinance should be maintained. Protection of a 100-foot wetland buffer zone to reduce the impacts of surrounding land uses on the natural functions and values of wetlands should also be considered.

## **MAP II-10**

## Hydric Soils

2. The Town should amend the Zoning Ordinance to redefine a wetland to be consistent with the State and federal definition, which is based on soils, hydrology and vegetation.

### Groundwater Resources

Groundwater is water that is found in the ground in the pores of subsurface deposits. The term "aquifer" describes water-saturated earth materials from which a water supply can be obtained. There are three types of groundwater aquifers: stratified drift, till and bedrock. Stratified drift and till aquifers are composed of unconsolidated glacial deposits, while bedrock aquifers are fractures in solid rock. In stratified drift aquifers, the materials are sorted sand and gravel. In till aquifers, the materials are a gravel, sand, silt, and clay mixture. All water supply in Newbury is currently provided by individual wells drawing from one of these types of groundwater resources.

Stratified drift aquifers are generally capable of storing, transmitting and yielding the larger volumes of water needed for a public water supply. Through a cooperative effort of U.S. Geological Survey and N.H. Department of Environmental Services, stratified drift aquifers have been mapped for Newbury (Map II-4). These occur primarily in the southern areas of town. The largest area of high transmissivity is located in South Newbury from north of Route 103 to the southwest between South Road and Route 103. A large portion of this high potential future water supply between Emily Lane and the South Road-Morse Lane intersection is currently undeveloped.

Several land uses are associated with greater-than-average risk of groundwater contamination due to the activities and materials involved. Uses which are not appropriate in important aquifer areas include:

- Any principal use involving the production, sale, storage, or transportation of fuel oil, gasoline, or other regulated substances;
- Car washes;
- Disposal, processing, or recycling of regulated substances;
- Septage lagoons;
- Snow dumps;
- Solid waste facilities;
- Storage of road salt or other de-icing chemicals;

- Subsurface wastewater disposal systems other than domestic wastewater and groundwater remediation systems;
- Transportation terminals;
- Underground storage of fuel or other regulated substances; and
- Vehicle service and repair shops.

Other uses may or may not pose an undue risk depending on the control measures proposed and the degree of threat to water quality which would result if the control measures failed. Uses that warrant special consideration include:

- Cleaning services;
- Commercial agriculture and related activities;
- Excavations;
- Food processing facilities;
- General service and repair shops;
- Laboratories and professional offices;
- Manufacturing facilities;
- Metal working shops;
- Any use rendering impervious more than 20% of the lot area; and
- Any other use which involves regulated substances in quantities greater than those associated with normal household use.

Since all water supply in Newbury currently comes from private wells, all of the above uses need to be carefully planned and monitored to ensure contamination does not occur.

#### Issues: Water Resources: Groundwater Resources

1. Newbury residents, visitors and businesses are dependent on groundwater both for a source of potable water and for dilution of contaminants in wastewater. Therefore, great care must be taken to prevent hazardous substances from entering the groundwater and to limit development density to a level that enables adequate dilution.

2. Chemicals used by homeowners and small businesses often end up in the hydrologic cycle due to the expense and impracticality of proper disposal.
3. While the State regulates underground storage tanks of 1,100 gallons and greater and requires testing and periodic replacement, no such oversight exists for tanks smaller than this. This means that leaks in residential underground oil tanks generally go undetected until a large quantity of oil has entered the groundwater.
4. Land uses inconsistent with groundwater quality protection have occurred in important aquifer areas. These include the municipal salt storage facility and gravel pit in South Newbury.
5. Newbury does not currently have a centralized water system.
6. Road salt is a potential source of contamination of private wells and potential public water supply aquifers.

Goal: Water Resources: Groundwater Resources

Protect the groundwater resources located in Town to ensure that an adequate supply of clean drinking water is available to residents, visitors and businesses.

Recommendations: Water Resources: Groundwater Resources

1. 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. 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. The Zoning Ordinance should continue to provide for a density of development and minimum lot size consistent with groundwater quality protection.
2. When given the opportunity, Newbury should participate in regional hazardous waste collections to provide a practical, cost-effective means of disposal.

3. Newbury should consider adopting and implementing local underground storage tank regulations to help prevent contamination of groundwater by those underground storage tanks not covered by the State's regulations.
4. Newbury's Zoning Ordinance should be strengthened to protect high priority potential future public water supply aquifers through an aquifer overlay district. Another alternative may be to adjust the boundaries of the Residential/Business zone so that it does not overlay the aquifer. Municipal salt storage should be moved to another area.
5. Since potential public supply well sites are limited in Newbury, consideration should be given to land banking a well site for future needs.
6. 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.

## **CULTURAL RESOURCES**

Historic and cultural resources play a critical role in the overall quality of life in Newbury. The historic buildings and sites which have survived from earlier periods are tangible evidence of the community's past residents, places and activities. The preservation of these resources is fundamental to the retention of a sense of place, identity and continuity. South Newbury village, early cemeteries, railroad structures, churches, the Town Hall, and numerous one- and two-story frame dwellings dotting the landscape are all important surviving fragments of the Town's history.

The Town of Newbury participated in the Cornerstones project a few years ago. As part of that process, the Town identified twenty-one items which are the cornerstones of the community. This list of the Town's 21 Cornerstones can be found at the end of this chapter. Many of these features are historical buildings or sites. However, to date, the Town has not developed an inventory of the historical buildings and landmarks which are worthy of protection.

Many methods or techniques are available today to preserve historic buildings and sites. A good discussion and overview of these various techniques can be found in the "1996 Regional Plan" for the Upper Valley Lake Sunapee Region. Methods for historic preservation detailed in the "1996 Regional Plan" include:

- preservation through private individuals or organizations;
- inclusion of the building or site on the National Register of Historic Places;
- Establishment of a Local Historic District and Design Control District;

- Inclusion of the building or site in the National Historic Landmarks Program; and
- Use of Easements for historic preservation.

#### Community Survey Results: Cultural Resources

When asked in the 1994 Community Survey whether or not people would support the use of property tax revenues to purchase property or easements for historic preservation purposes, 63% supported the concept.

The 1994 Community Survey asked people whether they thought Newbury needs to establish an Architectural Design Review Process to review/approve construction and/or renovation for compatibility with existing historic structures to maintain the Town's rural, small town image. Only 37% of the respondents opposed the concept anywhere in Town. Conversely, 63% supported the concept, but without a consensus about where such design guidelines should be applied. Responses were as follows:

- 32% In villages;
- 30% Throughout Town
- 26% In Residential/Business District area;
- 20% In shoreland areas; and
- 8% In rural areas.

In response to a question in the 1990 Community Survey about what resources/assets Newbury should preserve or protect, 66% supported preservation of historic buildings or landmarks.

#### Issues: Cultural Resources

1. The Town of Newbury lacks a good thorough inventory of its remaining historical buildings and landmarks which are worthy of preservation.
2. The Town does not have a strategy for preservation of its most important historical resources.

#### Goal: Cultural Resources

Ensure the protection and preservation of important historic buildings, landmarks and Town records in Newbury.

### Recommendations: Cultural Resources

1. The Newbury Historical Society should develop an inventory of the Town's remaining historical buildings and landmarks which are worthy of protection.
2. The Town, through its Historical Society, should develop a strategy for protection of its most important historical resources. Consideration should be given to establishing a Historical District and Commission for the South Newbury Village which incorporates design guidelines for the protection of historic buildings and sites. Additionally, consideration should be given to developing and incorporating historic preservation design guidelines into the Site Plan Review Regulations which can be used to ensure compatibility on new development proposals with existing historical buildings and landmarks which are worthy of protection elsewhere in Town.
3. In an effort to protect and preserve the Town's records, the Town should provide financial support to implement the recommendations of the "Collection and Architectural Assessments of 1996."