

## **2006 NEWBURY MASTER PLAN**

### **CHAPTER IV**

#### **COMMUNITY FACILITIES & SERVICES AND RECREATION**

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##### **Recommendations: Town Sewer Service**

1. 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.
2. 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. This study should evaluate alternative methods of providing these services, the projected costs associated with those alternatives and the potential environmental benefits and negative impacts associated with each alternative studied. One alternative which should be considered for those services would be to extend services from the Town of Sunapee.

The existence of these public utilities would provide the opportunity for Newbury Center to flourish as the village center. With public water and sewer service, Newbury Center could support development of a mix of commercial and residential uses at greater intensities and densities than is currently permitted by lots served by on-site wastewater disposal. Currently lots served by on-site wastewater treatment and domestic water systems typically require about 3/4 acre to be able to develop a single residence. Land requirements to support on-site systems for commercial uses can be even more. These area requirements to meet our environmental laws make creating more New England villages not possible. The only way of replicating the old New England villages is by having some type of public water and sewer systems to support development of a mix of uses, lot sizes and densities. Providing these public utilities to Newbury Center would support the development of a Community Center, reuse of the Veteran's Hall, service a new police facility and support commercial growth in the village, such as restaurants.

The other shoreland areas referenced above are more dispersed around Lake Sunapee. The cost/benefit of extending utility services to these more dispersed areas may be more difficult and costly to justify.

3. The Town should conduct an engineering feasibility study of providing sewer collection and treatment service to South Newbury. This may be needed to provide adequate and sanitary disposal of wastes for existing development on lots served with on-site wells for domestic water.