**Planning Board**

**Master Plan Update Informational Meeting**

**January 3, 2017**

Approved April 4, 2017

**Newbury Planning Board:** Bruce Healey, Chair; Bill Weiler, Deane Geddes, Members; Russell Smith, Ex-officio Member.

**Resilience Planning & Design LLC:** Steve Whitman, Karen Fitzgerald, Dan Sunquist

**Newbury Master Plan Sub-committee:** Dave Blohm, Dan Wolf

Mr. Healey called the meeting to order at 7:00 p.m.

Mr. Whitman noted that the purpose of this meeting was to canvas thoughts from the PB and the Master Plan sub-committee regarding land use in Newbury. He said the chapter on land use in the previous master Plan is to be used as a point of departure.

He cited the purpose of the land use chapter as being a policy document, presenting a vision, and guidance on the development and redevelopment opportunities in town.

Discussion points included the telecommunications challenges in Newbury and the transportation potential within the area; the current and future jobs availability; and the demand for affordable housing. Mr. Whitman noted that research indicates that the Upper Valley is the third fastest growing area within the state and that health care businesses remains the biggest business growth segment statewide. Also, millennials are the fastest demographic growth segment for the state.

Additional discussion centered on the following:

* The amount of land available for development in Newbury is 40%.
* South Newbury available as a historic district and/or rezoned into a mixed use area.
* Constraints on development presented by steep slopes, wetlands, wildlife habitats, and natural resources.
* The degree of acceptable density.
* Balance between density and affordable housing.
* Kinds of housing development available (cluster development, conservation cluster development, cottage housing with shared septic systems and small lots, Accessory Dwelling Units, etc.)
* Flexible subdivision zoning to accommodate increased density.
* The potential for commercial development in Newbury and the limitations thereof.

The Informational Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Meg Whittemore

Recording Secretary