
Planning Board Minutes 9/27/2016

Planning Board
September 27, 2016
Approved November 15, 2016

Members Present: Bruce Healey, Chair; Bob Caia, Vice-Chair; Bill Weiler, Mike Beaton, Ron Williams, Members; Russell Smith, Ex-officio Member.

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

ADMINISTRATIVE BUSINESS

Minutes

The Board reviewed the minutes of August 16, 2016 and made no corrections. Mr. Weiler made a motion to approve the minutes as presented. Mr. Smith seconded the motion. All in favor.

75-foot Setback Discussion

Mr. Healey followed up on the Willow Pond discussion at the August 16, 2016 Planning Board meeting. He noted that the discussion regarding the 75-foot setback requirement for bridge abutments, and the Board's request for verification of same from the property owner were done only to ensure appropriate Planning Board oversight.

ADDITIONAL BUSINESS

Master Plan Update

Mr. Healey noted that Steve Whitman, Resilience Planning & Design, will present at the October 18, 2016 meeting the Master Plan Update progress to date. Mr. Healey said three chapters are in draft form and ready for committee review.

Mr. Caia, chair of the Master Plan Update Committee, said attendance at the public sessions has been good, discussion has been lively, and interest in the GIS mapping portion of the MP is growing.

Mr. Weiler noted that, over the years, there has been recurring concern from citizens regarding preserving the rural character of Newbury during the planning process. He shared with the Board the following compilation of expressed qualities that constitute rural character:

- Low population density.
- Minimal commercial impact.
- Fields and forest.
- Vistas or views of water and/or hills.
- Agriculture and Forestry.
- New England traditional-built environment.

Capital Improvements Program (CIP)

Copies of the draft CIP document were distributed to Board members. Mr. Healey said Ivor Freeman, CIP Committee chair, will review the document with the Board at the October 18, 2016 meeting.

Tiny Houses Discussion

Mr. Healey noted that a request was received from Peter Fichter, Zoning Board of Adjustment chair, and the Code Enforcement Officer (CEO) for the PB to discuss tiny houses. The CEO has received a Building Permit request for a tiny house (200 to 400 square feet). Current regulations call for a minimum square footage for a dwelling to be 720 square feet. There was discussion about whether tiny houses are a viable building option. Mr. Caia said yes, as long as they can meet the building codes. Further discussion included the state building codes, whether the state codes supersede the local building codes, and what the state codes indicate about minimum square footage for a dwelling unit.

Mr. Healey noted that he will discuss this with Ken McWilliams, PB Advisor.

Tree Houses Definitions (2.20 & 2.151)

The Board discussed the definitions pertaining to building structure and whether they can be applied to tree houses. Mr. Healey said he will check the state building codes as they pertain to tree houses and report back to the Board.

Proposed Ordinance Amendments

The Board discussed the second draft of proposed amendments to the Accessory Apartment provisions in the Zoning Ordinance, Article 4 Business District, Paragraph 4.10 Accessory Apartments. Within this discussion, the following Paragraphs contained proposed amendments: 4.10.1, 4.10.4, 4.10.6, 4.10.7, 4.10.8, 4.10.9, 4.10.10 (new).

The Board discussed the second draft of proposed amendments to Article 5 Residential District, Paragraph 5.7 Accessory Apartments. Within this discussion, the following Paragraphs contained proposed amendments: 5.7.1, 5.7.4, 5.7.6, 5.7.7, 5.7.8, 5.7.9, 5.7.10 (new).

The Board discussed the second draft of proposed amendments to Article 6 Blodgett Landing Cottage District, Paragraph 6.12 Accessory Apartments. Within this discussion, the following Paragraphs contained proposed amendments: 6.12, 6.12.1 (new), 6.12.2 (new), 6.12.3 (new), 6.12.4 (new), 6.12.5 (new), 6.12.6 (new), 6.12.7 (new), 6.12.8 (new), 6.12.9 (new), 6.12.10 (new).

Mr. Healey noted that the Board will review a third draft of the proposed amendments at the October 18, 2016 meeting.

Mr. Smith made a motion to adjourn. Mr. Caia seconded the motion. All in favor.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,
Meg Whittemore
Recording Secretary