
Planning Board Minutes 10/18/16

Planning Board

October 18, 2016

Approved November 15, 2016

Members Present: Bruce Healey, Chair; Bill Weiler, Deane Geddes, Members; Russell Smith, Ex-officio Member; Ken McWilliams, Advisor.

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

Master Plan Update Presentation

Steve Whitman, Resilience Planning & Design, presented an update on the “Envision Newbury” Master Plan Update project. Mr. Whitman described the progress to date as follows:

- Outreach & Education

Stakeholder Interviews in January, Community Survey in March, On-line Survey in May/June, and Community Forums in June & August.

- Chapter Drafting

Draft chapters are available electronically for review by the Planning Board.

Mr. Whitman said the data gathering occurred during the first six months of this year and data synthesizing is now underway. He discussed some of the findings to date, including demographics of the town and the state. Another consideration that he is factoring into the Update document is the commuting pattern for residents. He reviewed the development of the GIS maps, concerns of the residents for the future of the town, housing issues, preservation of the environment, transportation, telecommunications, and balancing development with open space.

Capital Improvements Program 2017 – 2022 (CIP)

Ivor Freeman, chair of the CIP Committee, presented the CIP 2017-2022 to the Board. He reviewed the areas of capital concerns and the methodology and basis for each capital expenditure moving forward.

He thanked the CIP Committee for their dedicated work and noted that the committee was dealing with a new 6-year plan. He said the major items regarding expenditures are as follows:

- The purchase of a large new pumper truck for the Fire Department in 2020 and how to house it.
- The consideration of a new fire station and police station - \$15,000 has been allocated to facilitate discussion of same.
- The expansion of the library - \$50,000 for a complete design of the extension and working drawings. Construction to commence in 2018 with a bond in 2019. Friends of the Library will raise one-half of the necessary expansion funding.
- The ongoing funding for road maintenance.

Mr. Freeman submitted the CIP 2017-2022 for approval by the Planning Board.

Mr. Healey asked if there was funding included for a new safety services building. Mr. Freeman said no, just for the facilitator to discuss the need of same.

There was discussion about the fundraising efforts for the library extension.

There being no further discussion, Mr. Healey called for a Motion to Vote.

Mr. Weiler made a motion to adopt the CIP 2017-2022 with one typographical correction on the bottom of page 5. Mr. Geddes seconded the motion.

Mr. Healey called for a Roll Call vote.

In Favor: Mr. Smith, Mr. Geddes, Mr. Weiler, Mr. Healey

Opposed: None

ADMINISTRATIVE BUSINESS

Minutes

The Board postponed the review of draft minutes of September 27, 2016 until the next meeting on November 15, 2016.

Proposed Amendments – Accessory Apartment

There was significant discussion regarding the proposed amendment to the zoning ordinance pertaining to Accessory Apartments. Topics included oversight transferred to the Code Enforcement Officer (CEO), and the removal of the 5-year rule restriction for building an accessory apartment in order to coincide with new state regulations.

Mr. McWilliams said he will draft a Rationale and Ballot for review at the next meeting. He also noted that he will review the Wetlands definition and report back to the Board at the November 15, 2016 meeting regarding any suggested changes.

Newbury Building Regulations Discussion

There was discussion regarding whether national building standards override Newbury's building regulations. Mr. Healey said Town counsel said the local building codes may not be less restrictive than the national building codes. General discussion followed.

Mr. Healey noted that he will meet with the CEO to discuss the review of the existing Building Regulations document to ensure that any changes made to the document are made through the proper channels.

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

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Meg Whittemore
Recording Secretary