

**Planning Board**  
**May 29, 2007**

**Members Present: William Weiler, Vice Chair; Travis Dezotell; Tom Vannatta; Ron Williams; Ken McWilliams, Advisor**

Mr. Weiler opened the meeting at 7:45 p.m.

**CASE: Adm1 – 068: TOWN CENTER PLANNING PROJECT**

Patricia Sherman was present to discuss the topics and dates for the Public Visioning Sessions of the Newbury Center Master Plan.

Ms. Sherman informed the Board that there are currently visioning sessions planned for June 16, July 28 and August 25 from 9:00 am – 11:00 am. The sessions are to be publicized by posters and advertisements in the Argus Champion, Intertown Record and the Kearsarge Shopper. She explained that intent of the June 16 session is to provide the public with information regarding the current layout of the area and what land is available for town use. The intent of the July 28 session is to provide ideas for the site plans, and the intent of the August 25 session is to put together a plan that people think is good.

Ms. Sherman commented that she is hoping that the final award of the contract for the sidewalk engineering and construction will be approved by the State, and that company will also participate in the visioning sessions. There is a landscape designer and a sidewalk designer available within the chosen company for consultation. The sidewalk RFP's also addressed traffic flow options, and they will also be displayed for consideration at the visioning sessions. She stated that the Selectmen's Office will be writing a letter to all businesses in this district to invite them to participate in the sessions also.

Ms. Sherman commented that some of the main considerations to keep in mind at the visioning sessions are: "What is the big picture of Newbury?", "Why is the Town Center so important?" and "What could or should be on the Town-owned land?" She stated that she has a map showing the major points of consideration so that people can see the big picture of the Town before focusing on the Town Center including a map of the Town Center, Fishersfield Park and the hiking trails within the Fishersfield Park, and a map of the South Newbury Village.

Ms. Sherman presented a spreadsheet of Town Center Facilities on Town-owned land, facilities that are not on Town-owned land, things that could be somewhere in Newbury Town Center and Other Town Facilities. The area under consideration is from Bell Cove to Old Post Road. She commented that the Center Meeting House needs to have parking spaces assigned specifically for its own use for the future.

Ms. Sherman stated that at the visioning sessions she will have the map available that was used at Town Meeting, and there will be a footprint of what Police Chief Lee says he

needs. She commented that the structural assessment on the Veteran's Hall came back very sound. The center of the building is on a granite foundation, the ends are not. It is sound enough to move if necessary.

Mr. Weiler commented that the deed to the Veteran's Hall needs to be retrieved and read because of possible deed restrictions placed when the building was given to the Town.

Ms. Sherman stated that the Police Department and the Fire Department both need more office space. The Library is in need of an expansion in the future, and the Town should plan on a land bank for expansion of the Town Office Building later in the future, specifically for parking.

Ms. Sherman commented that at the end of the sessions, there will be a sense from the public as to what should be considered when preparing the final design.

Mr. Vannatta asked if the newly constructed sidewalks are going to be designed to accommodate any and all potential new driveways if the municipal buildings and their accesses change.

Ms. Sherman stated that the planners know that there are several existing driveways and there will be new accesses developed that will effect the sidewalk. The hope is that there may be one or two main entrance/exits for municipal buildings, which will lessen the effect on the sidewalk. The sidewalk will begin at Bell Cove near the caboose and end at the newly purchased Town-owned property, a.k.a. Camacho property. The preliminary plan is that the sidewalk will be a raised curb sidewalk with vegetation between the traffic lane and the pedestrian traffic on the sidewalk.

Mr. Weiler stated that the restoration of the Center Meeting House is going to include a handicap access. Therefore, there needs to be some communication between the sidewalk committee and the Center Meeting House Committee.

Ms. Sherman stated that all of the teams of engineers and construction companies under consideration have historic preservation experts on board. They all also work with the LSPA to make sure that the drainage does not affect the watershed district.

Mr. Dezotell commented that we are all going to have to learn to live in a community-based environment. In the future, we will not be able to travel as much due to gas prices.

Ms. Sherman stated commented that if you put your ideas down on paper, they will happen.

Mr. Weiler made a motion to adjourn. Mr. Vannatta seconded the motion. All in favor. Meeting adjourned at 8:20 p.m.

Respectfully submitted,  
Linda Plunkett

