

Planning Board
July 15, 2014
Approved August 19, 2014

Members Present: Bruce Healey, Chair; Tom Vannatta, Vice-Chair; Ron Williams, Bill Weiler, Russell Smith, Members; Richard Wright, Ex-officio Member; Mike McCrory, Advisor.

Mr. Healey called the meeting to order at 7:01p.m.

Mr. Healey introduced Mike McCrory, senior planner for the Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC), as the new advisor to the Planning Board. Mr. McCrory welcomed his new participation with the Board and noted that his expertise is in the area of municipal land use regulation. In addition to Newbury, Mr. McCrory serves as UVLSPLC's advisor to the towns of Springfield, Lebanon and Claremont.

ADMINISTRATIVE BUSINESS

Minutes

The Board reviewed the minutes of June 17, 2014 and made corrections. Mr. Vannatta made a motion to approve the minutes as corrected. Mr. Smith seconded the motion. All in favor.

ADDITIONAL BUSINESS

Newbury Elderly Housing, Inc./CAP Update

Mr. Healey informed the Board that he received a letter from CAP dated July 1, 2014 which stated that CAP's two replacement performance bonds for on-site and off-site development for the Newbury Elderly Housing project were renewed, retro-active, and issued for the amounts requested by the Board. Mr. Healey described the process used to determine the amounts for the renewed bonds.

Summer Informational Meeting

Mr. Healey informed the Board that the Town Summer Informational Meeting is on July 26, 2014 at 8:00 a.m. in the Town Hall. He invited all to attend and added that all department heads have been invited to participate, adding that he will be present to discuss the recent activities of the Planning Board.

Lake Sunapee Protective Association (LSPA) Watershed Survey

Mr. Healey reviewed the LSPA's request the Board review the information presented in the Watershed survey pertaining to Newbury. There was discussion regarding forming an ad hoc committee to review the Survey. The Board concluded that a committee was not needed and agreed to discuss the Survey during the PB August 19, 2014 meeting.

CASE: Case 2014-008: Public Hearing – Conditional Use Permit for Development in a Wetland Buffer –Society for the protection of NH Forests/agent: Aaron Wechsler.

Map/Lot 022-136-450.

CASE: Case 2014-008: Public Hearing – Final Site Plan Review - Society for the protection of NH Forests/agent: Aaron Wechsler. Map/Lot 022-136-450.

At 7:20 p.m. Mr. Healey opened the two public hearings and read the Public Notice as follows:

*Notice is hereby given that the Planning Board will receive submission two applications. One application is for a **Conditional Use Permit for Development in a Wetland Buffer** and the second application is for a **Final Site Plan Review**. Both applications are filed by the **Society for the Protection of NH Forests**, for property located on Mountain Road, Newbury, NH, Tax Map 022-136-450 on **Tuesday, July 15, 2014, at 7:15 p.m.** in the Town Office Building at 937 Route 103 in Newbury, NH. If the application is accepted as complete, a public hearing on the application will commence at the same meeting. Copies of the plan are available for public review at the Town Office Building during regular business hours. Interested citizens are encouraged to attend the public hearing and express their views. Signed written comments will be accepted during business hours at least one (1) business day prior to the meeting at the Land Use Office. Land Use Office hours are as follows: Monday, Tuesday, Thursday, and Friday from 8am to noon.*

Mr. Healey informed the Board that he received a letter this morning from the agent, Mr. Wechsler, on behalf of his client, the Society for the Protection of NH Forests requesting a continuance. Mr. Healey read the letter into the record as follows:

July 15, 2014. To: Newbury Planning Board. To Whom It May Concern: The Society for the Protection of New Hampshire Forests would like to request a continuance for all of their applications before the planning Board, including the Application for Site Plan review and the Application for Conditional Use permit for Development in a Wetland Buffer. Please do not hesitate to contact me if you have any questions about the project. Thank you. Sincerely, Aaron Wechsler, Managing Member, Aspen Environmental Consultants LLC.

Mr. Weiler made a motion to continue the two hearings to August 19, 2014 at 7:15 p.m. Mr. Williams seconded the motion. Mr. Healey called for a Roll Call vote.

In Favor: Mr. Smith, Mr. Weiler, Mr. Williams, Mr. Wright, Mr. Vannatta, Mr. Healey
Opposed: None

There was discussion regarding the ruling by the Newbury Zoning Board of Adjustment (ZBA) to deny the applicant's request for a Special Exception because of abutter concerns. The Board further discussed the possibility of making a site visit and the possible timing of same.

Mr. Healey re-opened the hearing and reviewed the application for completeness.

Mr. Weiler made a motion to accept the application as complete. Mr. Williams seconded the motion. Mr. Healey called for a Roll Call vote.

In Favor: Mr. Smith, Mr. Weiler, Mr. Williams, Mr. Wright, Mr. Vannatta, Mr. Healey
Opposed: None

There was general discussion regarding the proposed number of parking spaces and the size of the proposed parking lot. There was Board consensus to arrange a site visit if the applicant decides to proceed.

There was discussion about whether to take abutter input at this time since the applicant was not present. The Board agreed that it would be inappropriate to do so and informed the public present that the hearing has been continued to August 19, 2014 at 7:15 p.m.

Mr. Healey closed the public hearing.

CASE: Case 2014-009: Conceptual – Minor Subdivision – Pickman & Sons Development. Map/Lot 052-607-064(Newbury) and 002-912-222 (Sutton).

Jim and Dave Pickman said they have one parcel which is approximately 137 acres in Newbury and 30 acres in Sutton and they want to subdivide it into three separate lots consisting of one 35-acre lot, one 45-acre lot, and one 85-acre lot. Jim Pickman noted that there are three driveways that are already in and approved.

Mr. Healey asked if they have met with the Sutton Planning board. Mr. Pickman said yes. Mr. Healey asked about the goals and objectives of this proposed subdivision. Mr. Pickman said the intent is to sell the lots, noting that the boundaries are already set and the wetlands are marked out.

Mr. Weiler suggested that Mr. Pickman review Article VIII of the subdivision regulations.

Mr. Wright asked if potential house lots have been located. Mr. Pickman said no. Mr. Wright indicated concern regarding locating house lots on the hill because of the potential for runoff.

Mr. McCrory noted that a surveyor should be involved. Mr. Healey agreed and added that Mr. Pickman should also read the Information for Developers article in the regulations.

ADDITIONAL BUSINESS, Continued

Site Plan Review Regulations Update

Mr. Healey noted that the proposed Site Plan Review Regulations amendments were approved by the Board at the June 17, 2014 meeting. He said the document will be reviewed once more and then be made available to the Board.

There was discussion regarding the Land use Application Fee Schedule and the proposed changes to the fees charged for Minor Site Plan Review.

Mr. Vannatta made a motion to change the fees charges for a Minor Site Plan Review application as follows: \$50 for noticing; \$6 for each abutter notification; and \$25 for a continuance. Mr. Smith seconded the motion. All in favor.

Mr. Healey reviewed the changes to the Site Plan Review applications, specifically the applications for Design Review, Minor Site Plan Review, and the Final Site Plan Review.

Mr. Weiler made a motion to accept the proposed changes to all three applications. Mr. Williams seconded the motion. All in favor.

Voluntary Mergers of Lots of Record

Mr. Healey reviewed a requested Voluntary Merger of Lots of record for property off South Road near the Town Highway Garage. The history of the property indicated that there was a trailer located on one of the lots at one time. To avoid the possibility of having the merged lots surface as an approved single lot with two dwelling units, the Newbury Tax Assessor suggested adding a sentence on the bottom of the merger document indicating one dwelling unit on this single lot of record. Mr. Healey noted that the addition to the merger document would satisfy the town's requirement of one dwelling unit per lot.

Discussion followed. There was Board consensus to proceed.

CIP Meetings

Mr. Healey noted that upcoming CIP meetings are scheduled for August 5, 2014 and August 12, 2014 at 9:00 a.m. Mr. McCrory will attend.

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

Meeting adjourned at 8:29 p.m.

Respectfully submitted,

Meg Whittemore
Recording Secretary