

Newbury Update is published by the Town of Newbury to offer residents a view of the town government operations and activities. Copies are available at the town office, library, transfer station and post office, but we strongly encourage you to 'get your copy' at the town website: www.newburynh.org. To receive a copy via e-mail, send a request (and any comments or suggestions) to: newburyupdate@gmail.com.

UPCOMING EVENTS

Mon.	Sept. 14	Library – Book discussion, 7pm, see page 2
Mon.	Sept. 14	Friends of the library meeting, see page 3
Mon.	Sept. 14	ZBA hearings, see page 5
Tue.	Sept. 15	Planning board hearings, see page 7
Thu.	Sept. 17	'Putting your garden to bed', see page 4
Mon.	Sept. 21	Board of selectmen meeting, 6:30pm, town office
Mon.	Sept. 28	Library – Poetry Jam, 7pm, see page 2
Tue.	Oct. 6	Planning board work session, 7pm, see page 7
Sat.	Oct. 17	Wood Chuck Day at Fishersfield Park, see page 1
Sat.	Oct. 24	Newbury Fall Fest, see page 2
Wed.	Oct. 28	NH DOT hearing on 10-year plan, see page 1
Fri.	Nov. 20	NBC greening of the town
Sun.	Nov. 22	Thanksgiving gathering at town office
Sat.	Nov. 28	NBC Wreath Sale, see page 4
Sun.	Dec. 6	Lighting of the tree, see page 4

From the desk of the Newbury Board of Selectmen

*Jim Powell, Gary Budd, Dick Wright
and town administrator Dennis Pavlicek*

Blodgett WWTF funding approved – The governor and executive council signed off on the ARRA stimulus funding for the Blodgett sewer plant upgrade. DES and the Stantec engineers are finalizing the plans and it is hoped it will go out to bid by October.

Hazards will be mitigated – The town received word that the FEMA hazard mitigation grants for Cheney, Winding Brook and Sunapee Hills roads were approved; the work has begun.

Finishing touches – As of Sept. 4 details were finally squared away and the vendor said the approach handrail for the pedestrian bridge by the harbor, to replace the temporary one there now, should be installed by the end of the month. Other minor finishing touches are also being completed.

Parking lot expanding – The town office parking lot expansion project is under way. Town office employees have been asked to park across the street or at the Bald Sunapee property during this month-long project. While the parking spaces between the town office and library are still available it is hoped to keep them for use by those more in need of them.

Of three bids received for the work on the lot expansion the winning bid was from Clarke and Company of Wilmot.

Temporary signs – Selectmen have decided that to better and more fairly regulate temporary signs a sticker will be placed on all authorized temporary signs so that the code enforcement officer, Paul LaCasse, will know when they expire. Stickers will indicate the business, contact name, telephone, date issued/expired and who authorized it.

For the record – A new hire, Meg Whittemore, has been chosen for the recording secretary for the planning board, zoning board and conservation commission. Linda Plunkett will be the backup with any scheduling problems.

Passed the tests – On Aug. 24 Pavlicek reported that the tests from the beaches at the harbor and Blodgett's Landing all came back well within the state limits for E. coli. Newbury's town beaches easily passed all three tests required by the state.

Intentions to cut – Selectmen recently signed intentions to cut for the following individuals: Michael Webster (Map/Lot #040-318-385 and 041-084-309) and Joshua, Matthew and Amanda Klein (Map/Lot #049-416-095).

State transportation plan review – Pavlicek advised the selectmen that the NH Dept. of Transportation will be holding a public hearing in the town office on Wednesday, Oct. 28, at 1 p.m. It is one of 36 hearings to be held statewide to review and receive input on the department's recommended update of the state's ten-year transportation improvement plan (2011-2020).

Seasonal TDS service increase – The town received a letter from TDS stating there will be a rate increase for seasonal service to \$7.95 per month.

NEEDED: Food, sundries, winter clothes, blankets

Family Services is seeking help from the community. Gail Bostic, family services director, reports that since August she has been inundated with Newbury residents looking to use the food pantry maintained by the South Newbury Union Church. The increase in demand had the pantry supplies getting dangerously low. Donations have been coming in, but with winter – and holidays – coming, more are needed.

There is a box in the town office lobby for donated items. The pantry has lots of vegetables, however there is a great need for: baked beans, canned tuna fish, coffee, tea, cocoa, juice, fruit, macaroni and cheese, soups, spaghetti sauce, ravioli, chili, stew, Spaghettios, peanut butter, jelly, cake mixes, Jello, puddings, rice, canned chicken, mayonnaise, ketchup, flour, sugar, mustard, relish, salad dressing and crackers.

There is also a need for pet food and sundries – food stamps do not cover sundries, so they are greatly needed.

If you would like to donate a monetary gift, please make the check out to the South Newbury Union Church; they will buy the items needed most. The address is: South Newbury Union Church, PO Box 37, Newbury, NH 03255, Attn: Gail Bostic.

Blanket / Cold Weather Clothing Drive

As winter will soon be upon us, Family Services is asking for winter clothes, coats, boots, gloves, hats, etc. Blankets are needed also. There are approximately 19 girls ranging in age from 1 year to 17 years and about 14 boys ranging from 3 years old to 16 with one men's extra large. There will be a box at the town office for clothes and blanket donations.

If there are any questions, please call Gail Bostic, family services director, at 938-2064.

Wood Chuck Day – Saturday, Oct. 17

Helping hands are needed to cut and stack firewood for those in need this winter. Family services director Gail Bostic said last year's supply was much needed and appreciated by several families in town.

Meet at Fishersfield Park on Saturday morning, Oct. 17, where logs have been collected in the upper field area (take the park road up the hill). No special skill is needed for stacking, just willingness.

If you have log splitter(s) you can bring, please call Dennis Pavlicek at 763-4940 x204. Chain saws are needed as well.

Work gloves and ear protection are good ideas for all.

Summer informational meeting

Fewer than a dozen people turned out Saturday morning, Aug. 1, to hear reports from and ask questions of selectmen and department heads at the annual summer informational meeting. Some subjects that came up and aren't covered elsewhere:

Blodgett wastewater plant. After a project update, it was noted that a conservation easement was given that will allow monitoring wells that will give more accurate readings on testing.

Pedestrian project. A resident said that although she had some original doubts, the pedestrian sidewalk project looks very nice. Asked what will happen to the benches in the winter, town administrator Pavlicek said they will stay out as they have been winterized. He gave thanks to all the businesses that donated these benches and planters to the project.

Harbor area parking. A resident said the harbor area looks beautiful, but did mention that parking is frustrating. Selectman Wright said the town office will offer double the current parking spaces once the expansion is done in the fall. Police Chief Bob Lee said that there actually hasn't been a big loss of spaces since a lot of people were illegally parking in fire zones and crosswalks in the old parking lot. Now people can also safely park at the caboose and walk on the sidewalk to the harbor. Lee said that the police department monitors the speed limits and the speeding has reduced since the new sidewalks have been in place.

Recreation programs. Two residents complimented the recreation program and recreation coordinator Travis Dezotell. It was noted that having the Fishersfield Park also helps with Newbury being able to offer recreational activities to children and adults.

Nonpayment of taxes. A question was asked regarding what happens when a resident does not pay their taxes. Pavlicek said that tax liens are placed after 18 months. If taxes have not been paid within two years after the lien, the property can be deeded to the town.

Capital expenditures. Asked if any major capital expenditures are planned for the near future, Wright replied there is nothing immediate. In the future, there is the potential to develop the Bald Sunapee area. Wright said it is conceivable that we might build a fire station in this area if we are able to receive a grant. This would be in the far future, however.

Pay as you throw/recycling. A committee has been formed and that is still looking at all the information. A resident said that she thinks the perception is that recyclables get thrown in the trash compactor by the town employees. Wright said that is not true and that the town will work harder to change that perception.

Tax bill increase. There was a brief discussion regarding taxes going up. Pavlicek explained that the town taxes have actually gone down about 30 cents; school and county taxes are what have gone up.

PARKS & RECREATION

Recreation Committee: Inge Lee, Jane Pratt, Marilyn Hill, Jennifer Morris Sweet, Gail Bostic, Katie Seabury, Mark Cashin, Monica Valovic, John Valovic

With the summer programs successfully over for another year, the recreation committee and recreation coordinator Travis Dezotell are focusing on three activities right now – the Newbury Walking Club, Fishersfield Adopt-a-Trail and the Newbury Fall Fest.

Dezotell will be contacting those who have expressed interest in the walking club to settle on timing arrangements and trail teams to coordinate fall clean ups. If you would like to be a part of either activity, contact Dezotell at travis@newburynh.org or 763-4940 x210.

Newbury Fall Fest – Saturday, Oct. 24

This year's fall fest is scheduled for Saturday, Oct. 24 and will again feature a Halloween hike for kids. Crafts, games, prizes and food are in the offing with details to follow. There are also plans to tie in a food drive for the food pantry.

NEWBURY PUBLIC LIBRARY

*Library trustees: Liz Tentarelli, Pam Ritchie, Pat Sherman.
Friends of NPL officers: Liz Moul, Paula Falkowski, Ken Tentarelli;
directors: Mickey Noyer, Jackie Keegan, Suzanne Levine*

*Library hours: Sunday 12- 5 p.m., Monday 12-8 p.m., Tuesday-
Thursday 12-5 p.m., Friday closed, Saturday 10 a.m.-2 p.m.*

The library trustees will be meeting on Monday, Oct.19 at 3:30 p.m.

Website up and running

Librarian Rosie Johnson extends thanks from the staff and users to Ken Tentarelli for resurrecting the library website after the previous host removed its support. Then the new host had a problem with the update feature but it's now fixed. Stop by any time for a virtual visit at newburylibrary.net

Poetry Jam

An apple for the teacher! Join the jam on Monday, Sept. 28 at 7 p.m. with a teacher-themed poem or two. Dianalee Velie, award-winning poet and Newbury resident, will moderate.

Weekly Fall Story Time

Preschoolers and their caregivers start gathering at 10:15 a.m. on Wednesday mornings. Story starts at 10:30 a.m. (ending at 11:30).

Book Discussion

This month's book is *Empire Falls* by Richard Russo. The discussion will be group led on Monday, Sept. 14 in the library at 7 p.m. with refreshments.

Paws to Read

The library has an open-door policy for anyone who wants to make a reading date with Sheila Sabo and her Paws to Read dog and meet at the library. The staff loves to see them visit and kids love reading to the golden retriever and sharing a 'high 5' at the end of the story.

"Paws to Read is a program to help improve the literacy skills of children with the assistance of certified pet therapy dogs in a fun and relaxed environment," according to the flyer. Make your own arrangements with Sabo at sfsabo@tds.net or 938-2689.

Survey to better service

The library staff and trustees are trying to gather as many opinions as possible to guide the planning of services and offerings at the library. If you haven't filled out the survey yet, please get a copy at the checkout desk and take a few minutes to complete it. Surveys should be returned before Oct. 1.

Pennies and Pages

Several readers are really piling up the pages at impressive rates, aiming at winning first place, lots of pennies and maybe even the ride in an armored vehicle at the conclusion of the contest. Check out the poster at the library and see who's been reading 3,000 pages and more a month.

Summer wraps up

Teen Zone – the summer reading program for young adults – had some well-attended fun with food events, to no one's surprise, and good numbers for book report writing too. YA librarian Janet Rucker reports that at the program finale nine teens had accumulated a combined total of 20,690 pages to 'spend' at the silent auction. Teens should check at the library for ongoing Teen Zone activities.

The mix of programs for the younger kids, from stories with ice cream to French lessons to evening entertainment were big hits as usual. Did you see the photos on the website of what those teddy bears got into during their sleepover at the library?

Library Friends annual meeting Sept. 14

The Friends have their annual meeting with election of officers and directors for the year on Monday, Sept. 14 at 6:30 p.m. at the library. All are welcome to attend and participate. This is a great time to stop in and get to know the group and its mission.

POLICE DEPARTMENT

Police Chief Bob Lee reminds everyone that school is back in session for the 2009 - 2010 school year, marking the time of year when the bus routes are especially congested and the kids are walking to and from their bus stops.

HIGHWAY DEPT.

Reclaiming of Newell and Gillingham roads is set for the first week of September, reports Cal Prussman, highway administrator. He's planning to start hard pack, fabric and ditch work on Mountainside and Winding Brook roads the second week of September, and the same on Sunapee Hills (Chalk Pond) after that as weather allows.

In other highway news, the new truck is in Concord being outfitted and Prussman figures he should have it mid September. Beyond that, start gearing up for SNOW.

HEALTH OFFICER

Flu

In the spring there was a good deal of information in the *Newbury Update* on the Swine or H1N1 flu. Although the number of people being impacted and the severity of the illness were not as bad as was originally feared, the outbreak did fall under the public health definition of a "pandemic," a contagious disease that spreads rapidly around the world. There were a number of people in New Hampshire including some in our area that did come down with the flu and most have fully recovered.

As we get into the fall and winter, traditionally the flu season, public health officials are concerned that H1N1 will have much more of an impact than in the spring. The state Dept. of Health and Human Services in conjunction with the Dept. of Safety Homeland Security and Emergency Management has been developing plans to respond to a serious health emergency.

The Newbury Health Officer has been working with the Greater Sullivan County Health Region for several years on the regional health emergency plan that addresses health emergencies of this nature. Updates are received from the state on a daily basis and new information is posted in the special H1N1 information section on the Town of Newbury website, www.newburynh.org.

The latest information that has been received indicates that H1N1 differs from the seasonal flu in the people that are impacted. During the spring we saw that the elderly were less affected by the H1N1 flu than the seasonal flu. School-aged children and young adults 18-25 appear to be impacted the most, with adults aged 25-50 coming down with the flu somewhat less.

The federal government will be providing H1N1 flu vaccine at no cost to the states, with shipments scheduled to start in October. Health officials are recommending that pregnant women, people with serious medical conditions and healthcare workers receive the vaccine from their medical provider when it becomes available. Children and young adults will receive the vaccine as more becomes available. It is anticipated that most people will receive the vaccine from their own doctor, but contingency plans are in place for clinics for people who may not have a physician or insurance coverage.

The Centers for Disease Control & Prevention (CDC) says that the best ways to limit the spread of the flu are to: Wash hands frequently, stay home from work or school if you are sick, cover your cough and sneeze in your sleeve.

Watch the Town of Newbury website for updated information.

--Wayne Whitford, health officer

EMERGENCY MANAGEMENT

Reverse 911

Over the last year, Newbury has been working with the neighboring communities of New London, Sunapee, Springfield and Sutton to explore the implementation of a "Reverse 911" system for the area. In the late spring, the group determined that the Code Red notification system provided the benefits that were needed at a reasonable cost. The Code Red system is currently in the process of being setup in Newbury and the other communities. In the event of an emergency, the computer-based Code Red system will call all residents of the town, or a section of the town, and provide important public safety information. If a person is not home, a message will be left on an answering machine.

Code Red uses the telephone directory information supplemented by information from residents on unlisted numbers and cell phone listings. We ask that you go to the Code Red link on the Town of Newbury website and complete the form so that we will be able to contact you and provide valuable information in the event of an emergency.

Keep your family prepared

Although the summer has been quiet (with the exception of thunder storms) with no major storms impacting the region, hurricane season continues through the fall and all residents should continue to stay prepared for tropical storms and other weather emergencies. Family emergency planning information can always be found on the Emergency Management page of the town website and at town office.

--Wayne Whitford, emergency management director

FIRE & RESCUE DEPT.

Permit, inspection for new heating equipment

With the colder weather approaching, many residents are considering purchasing wood stoves and other alternative heating equipment for their homes. Please keep in mind that the installation of all types of heating equipment – oil burners, gas furnaces and wood stoves, fireplaces and furnaces – requires a permit from the Town of Newbury and an inspection by the fire department. Permit applications are available from the code enforcement officer at town office and on the Town of Newbury website.

Mass casualty, water rescue training

The summer has been a busy season for fire department training. In addition to the bi-monthly in-house training, there have been two joint training sessions with other departments. In July, department members participated in a regional mutual-aid mass casualty drill held in Bradford that involved firefighters and emergency medical personnel from Sutton, Bradford, Henniker, Newbury and Warner and simulated a multi-vehicle traffic incident with multiple injuries. In August Newbury and Bradford conducted joint water rescue training on Lake Sunapee using both fire departments' rescue boats.

Craftsmen's fair safety preparations

Every August the League of New Hampshire Craftsmen's Fair is held at Mount Sunapee Resort. This large gathering of vendors and visitors in tents falls under the 'places of assembly' section of the state fire code, which requires inspections of the tents and equipment by the fire department. Each year the Newbury Fire Department inspects the tents prior to the opening of and during the event. The department coordinates emergency procedures with the event promoters and Mount Sunapee Resort staff. Newbury firefighters also toured the grounds prior to the opening of the fair to familiarize themselves with the location of exits and other aspects of the fair so they would be able to respond effectively in the event of an emergency at the fair.

Please keep in mind that any large tents used for functions, even if it is a private event not open to the public, need to be inspected by the fire department.

Auction: another fun success

The annual Newbury Fire Department auction held on Aug. 30 was another success and members of the department wish to thank members of the community for their support with donations and attending the auction. Funds raised through the auction go to purchase equipment for the department that would otherwise have to be funded by the taxpayers in the fire department operating budget.

Street numbers aid fast response

Just a reminder that town ordinance requires street number on all properties in the Town of Newbury. The numbers must be visible from the street, unobstructed by trees and bushes. This is a good time take a look at your number signs to be sure that the signs have not faded or are not behind brush that has grown up over the years. In an emergency the fire and medical personnel need to be able to quickly locate your home and a good address sign will help us to do so.

EMS ready to respond

Like other medical providers throughout the state, emergency medical responders are preparing to be able to respond to emergencies involving H1N1. The Bureau of EMS is providing frequent updates on developments both nationally and in New Hampshire along with additional training.

Although most people who get the flu should not require emergency medical attention, individuals with other medical conditions may be severely impacted by the illness resulting in a medical emergency. An increase in medical calls related to H1N1 is likely to tax the resources of on-call emergency medical services departments such as Newbury's. Please follow the advice of public health officials in preparing your family for the flu, and staying home from work and school if you do come down with flu-like symptoms.

CEMETERY COMMISSION

Cemetery trustees: Paul Riley, Mike Moss, Judy Healey

Meet your (silent) neighbors

Bly Hill Cemetery

Bly Hill Cemetery is located off Bly Hill Road near Red House Rd. It is the oldest cemetery in town and the earliest mention of it is in 1794 when the Town Meeting voted to fence the graveyard. They probably laid out the cemetery shortly after building the Meeting House in 1791. It has 30 gravesites with seven unknown burials.

The earliest existing marker records the death of Lt. William Dodge, who died August 30, 1797 at the age of 44 years. He was a veteran of the American Revolutionary War. The oldest person buried there is Phebe Weles, who died in 1853 at the age of 91 years, wife of Eleazer Weles.

There are no known deeds for the lots. There are three children under the age of one year buried there. There are five persons named Dodge, four named Weles, three each named Farmer and Cutler and two each named Adams and Gunnison. There are three veterans buried there with service in unknown wars.

Baker Hill Cemetery

Baker Hill Cemetery is another old cemetery, located on Baker Hill Road just past the Baker Hill Golf Club. It is unknown when the cemetery was established. It has 62 burial sites and four unknown graves. There are four veterans buried there, but of unknown wars.

The oldest person buried there is Joshua Blodgett, who died at the age of 90 years. The first person buried there was Benjamin Baker, born in 1726 and died on October 9, 1799. The second person was Salloma Baker, daughter of Nathan and Tryphosa Baker, who died on November 2, 1799 at the age of 2 years old.

There are no known deeds for the lots at Baker Hill Cemetery. There are 29 persons named Baker, 22 persons named Leach and 11 persons named Collins.

Twiss Cemetery

Twiss Cemetery is a private cemetery located on Old Post Road. It has six burial plots with no veterans. The earliest recorded burial is for Mary Twiss, daughter of Caleb and Hannah Twiss, born on January 29, 1808 and died at 21 years old on November 25, 1829. The oldest person buried there is Elizabeth Twiss, wife of John Twiss, born in 1756 and died at the age of 91 years and 7 months on February 20, 1848. The last person buried there was Mary Twiss, another daughter of Caleb and Hannah Twiss, born in 1821 and died at the age of 23 years and 11 months on August 12, 1849.

Gillingham Cemetery

Gillingham Cemetery is located off Sutton Road. It is unknown when the cemetery was established. It has 15 known burial sites with 12 of them belonging to Gillinghams. There are no known veterans buried there. The earliest recorded burial was that of Alfred Gillingham, son of Daniel and Lydia Gillingham, who was born on January 3, 1826 and died at 11 months and 12 days on December 15, 1826. The oldest person buried there is Mrs. Hepzibah Gillingham, the Relict of James Gillingham, born in 1745 and died at the age of 88 years on June 29, 1834.

Bean Cemetery

Bean Cemetery is located off Stoney Brook Road on 2.3 acres of land. The town and landowners agreed in 2002 for the right of way to the cemetery. There are 132 burial sites with five unknown graves. There are nine veterans buried there with three known to have served in the Civil War. The earliest recorded burial is one of Oren J. Hastings, child of Alvin and Abby Hastings. He was born on November 14, 1808 and died at the age of 5 years, 10 months on September 14, 1814. The second burial is recorded as that of Sally Cilley, daughter of Benjamin and Polly Cilley. She was born on September 11, 1811 and died at the age of 3 years, 5 months on February 1, 1815. There are 18 persons with the name of Bean recorded, 13 by name of Hastings, 11 Hart, and nine each by the names of Leach and Lewis.

The Bean Cemetery is probably the most unusual, peaceful and spiritually inspiring of all the cemeteries in Newbury. It is a jewel in a secluded setting – a monument to the founders of our community. It was originally developed through the efforts of Deacon Samuel Bean in the period around 1825 and was named the Hillside Home Cemetery. The large lettering over the iron gate lists the date as 1885. It also has a beautiful iron fence and the stonework and grounds are all in an almost pristine condition for an old cemetery. This is an historic landmark of which Newbury should be very proud.

--Paul Riley, cemetery trustee

BEAUTIFICATION COMMITTEE

A good part of the Newbury Beautification Committee's meeting on Sept. 2 was spent setting the calendar for the fall events. Grab your pen and your calendar, and then read on.

Thursday, Sept. 17 – "Putting your garden to bed," presented by a master gardener from the UNH Cooperative Extension of Merrimack County. Learn things to do to make your gardening easier and better the following year. Commiserate with others about your experiences with blight, rain, beetles and more rain. Seminar begins at 7 p.m. in the town office; all are invited.

Saturday, Oct. 24 – Newbury Fall Fest at which NBC members will participate.

Friday, Nov. 20 -- Greening of town with wreaths and swags, ribbons and bows. Rain date is Saturday, Nov. 21. Please note there will be wreaths and decorations in the gazebo this year but no tree. (It's the tree's fault; it defied the group's best and repeated efforts to keep it upright in the unrelenting wind.)

Sunday, Nov. 22 – Members will provide refreshments for town Thanksgiving gathering at the town office.

Saturday, Nov. 28 – Wreath Sale at town office with create-your-own tables, other decorations, Center Meeting House ornaments, Newbury’s pictorial history book and, new this year, a small-gift area where kids can do some shopping.

Sunday, Dec. 6 – Lighting of the Great Tree, followed by caroling and refreshments at the town office. There might even be a bell ringing to call everyone together.

The next meeting of the NBC, to which all are welcome, is as usual the first Wednesday of the month, Oct. 7, at 9 a.m. in the town office meeting room. Join the fun. Everyone is always welcome.

HISTORICAL SOCIETY

www.newburyhistorical.org

Board of Directors: Robert Morris, Margie Weiler, William Weiler, Alice Lynn, Mary Thayer, Shelly Candidus, Deane Geddes, Dennis Pavlicek, Barbara Steward

At the annual meeting of the historical society on Aug. 2, Bill Weiler, Margie Weiler and Deane Geddes were reelected to three-year terms as directors. The revised bylaws were discussed, a floor amendment passed and the membership approved the revised bylaws.

Bob Morris, society president, noted that within the last two years the society accomplished many projects and programs. He thanked Shelly Candidus and Barbara Steward for the first “We Remember Newbury” program, Gay and Marty Sheary for their efforts on the second phase of the historic home markers, Rich Cole for his efforts on membership, Bruce Healey for keeping the website current and Candidus and Bill Weiler for their work on the pictorial history book.

The minutes record that in the society’s year ending May 2009 it had 13 individual members, 50 family members, 40 life members and 2 business members.

Membership numbers are down so far in the response to the annual mailing. Ideas are being considered to encourage people to send in renewal – or new – memberships.

CONSERVATION COMMISSION

Katheryn Holmes, chair; Eric Unger, vice-chair; Bill Annable, Chuck Crickman; Deane Geddes, Suzanne Levine, Frank Perrotta

At press time on Sept. 12, the conservation commission is presenting its workshop on conservation easements, “Love Your Land, Forever: Conservation Options for Newbury Landowners.”

Presentations were to be offered by experts from the Society for the Protection of N.H. Forests, UNH Cooperative Extension and the Ausbon Sargent Land Preservation Trust. Newbury property owners with conservation easements were also to be present to discuss their experiences.

If you have interest or questions and were unable to attend, call conservation commission chair Katheryn Holmes, 763-5671, or e-mail newburyconservation@gmail.com.

LAND USE BOARDS

Please note –

The land-use board sections here first present topics the boards covered at work sessions and other administrative actions. This is followed by summaries of hearings, arranged by case numbers and date sequence within each case. In all cases these are very brief summaries and in some cases are from draft minutes. You are encouraged to read the full and approved minutes, available at the town office and website.

ZONING BOARD OF ADJUSTMENT

Katheryn Holmes, chair; Helen Wright, vice-chair; Steve Russell, Barbara Richmond. Alternates: Alex Azodi, Sue Russell, Peter Fichter

Upcoming ZBA public hearings

On Monday, Sept. 14, the ZBA will conduct public hearings on the following:

At 7:30 p.m. Joan Lanzillo Family Trust, for property located at 16 Shore Dr., will seek an area variance to permit construction of a shed within the side and rear setbacks of the property.

At 8 p.m. Jennifer and Neal Richard, for property located at 66 Lake Ave., will seek an area variance to permit reconstruction of a nonconforming building to be less nonconforming within the front and side setbacks of the property.

Copies of the applications are available for review during regular business hours at the town office: Monday, Tuesday, Thursday and Friday from 8 a.m. – noon.

PLANNING BOARD

Tom Vannatta, chair; Barbara Freeman, vice-chair; Travis Dezotell; Deane Geddes; Bill Weiler; Bruce Healey; Jim Powell, ex-officio (Dick Wright, alternate), Ron Williams, alternate; Ken McWilliams, advisor

Subdivision regulation clarification

8/4/09 Alison Kinsman of Mountain Road asked the planning board for clarification regarding whether or not a road dividing a property constitutes a subdivision of that property. The board reviewed Article 1.4.3 and determined that if a lot is divided by a road, it automatically becomes two lots of record if they comply with zoning.

Board members – alternates

8/4/09 Alison Kinsman informed the board that she has been interested in becoming a member of the planning board and now has the time and ability to commit to the responsibilities of being a planning board member. Vannatta said he will set up a time to meet with her for an interview.

Subdivision regulations

9/1/09 Weiler said that he intends to schedule a committee meeting to discuss changes needed to the regulations concerning surety for subdivision development. Two areas that are under examination are how to secure financial responsibility and how to review and possibly recommend that signed agreements are submitted for the subdivision and site plan.

Planning, zoning boards to meet

The zoning board of adjustment (ZBA) requested a meeting with the planning board to address interpretations and issues that have been problematic for the ZBA. The ZBA has been invited to attend the planning board’s meeting on Sept. 15 at 7:30 p.m.

Powell urged the board to be cautious about interpreting the zoning, saying the ZBA is a quasi-legal board and interprets what is written. Powell said that the planning board is not the place for the ZBA to get guidance on the interpretation of the written word. Freeman added that the ZBA members intend to contribute information to the planning board that they think needs clarification.

Zoning amendment schedule

9/1/09 McWilliams presented the 2010 zoning amendment schedule beginning on October 6, 2009 and ending on March 9, 2010. The two subjects under consideration are workforce housing and sign ordinance. Additional items may be added for consideration following the Sept. 15 meeting with the ZBA.

Capital improvement program report 2010-15

9/1/09 McWilliams reported that there is a draft of the capital improvement program report for 2010-15 that has been sent to the committee and he anticipates comments on the draft to come back by Sept. 4. Revisions will be made to the draft and it will be given to the board for its review at the Oct. 6 meeting.

Workforce housing

9/1/09 Dezotell reported that he has received comments about the current status of workforce housing in Newbury. Comments covered a wide spectrum, from individuals who feel that the amount of available affordable housing is adequate, to a local business owner who has had to construct housing on its premises to attract workers. Dezotell intends to contact more business owners for their input.

Dezotell said that a local developer commented that when the economy improves, it's likely Newbury will see an increase in the number of developments so now would be a good time to solidify zoning for workforce-style housing.

The committee reports that based on its research, there appears to be a balance of opinion within the community concerning the need versus availability of affordable housing. The next step is to develop a report listing the number of homes with valuations of less than \$175,000, less than \$275,000 and the total number in both categories. The data will then be used to gauge the accuracy of the comments.

Freeman mentioned the inclusion of a workforce housing seminar in the upcoming OEP workshop on Oct. 17. Powell said there is a great deal of attention throughout the state and in the media concerning this issue. Freeman added that the research being gathered should be compiled in a written report, adding weight to the rationale behind the board's future plans regarding workforce housing.

Summaries of planning board hearings

Following are brief summaries of recent planning board hearings, listed by case number. You are encouraged to use the full minutes, available at town office, for any reference.

CASE 2004-006: Angel Hawk Subdivision - Jamie Gould aka Advanced Conception Property Development, LLC – Public Hearing for Consideration of Revocation

8/18/09 The Newbury Planning Board conducted a public hearing on Aug. 18 to consider revoking a part of the Angel Hawk Subdivision owned by Advanced Conception Property Development, LLC as provided by RSA 676:4-a Revocation of Recorded Approval. Specifically, the part of the Angel Hawk Subdivision the planning board will consider revoking includes Lot 4, Lot 6, Lot 7, Lot 8, Lot 10, Lot 11 and Lot 12.

The reason the planning board is considering revoking that part of the Angel Hawk Subdivision specified above is that the owner of Angel Hawk Subdivision has failed to provide the surety for the completion of the subdivision improvements.

The board heard from a selectman from Sutton, an attorney for two companies with financial interests in the property and the owners of two lots in the development.

The board voted unanimously to revoke the Angel Hawk Subdivision approval on lots 4, 6, 7, 8, 10, 11 and 12 for the limited purpose of prohibiting the issuance of building permits until such time as provisions are made to secure the required road improvements. Limited revocation of the Angel Hawk subdivision was declared and would be filed at the Merrimack County Registry of

Deeds within 30 days of this hearing.

Note: This case was also discussed at planning board meetings on Aug. 4 and Sept. 1; see the minutes.

CASE 2009-003: Baker Hill Golf Club – conceptual amendment to site plan review – addition to clubhouse kitchen

8/4/09 Dick Chase, representing the Baker Hill Golf Club (BHGC) board of directors, was present to discuss the club's plans for renovations which would require an amendment to the existing BHGC site plan.

Since the economy has dropped, the timing is not right to go to the membership and ask for funds for \$2 million of capital improvements. Therefore they would like to seek approval to expand the clubhouse kitchen by 625 sq. ft. which would entail minimal but necessary improvements and would be less costly. He emphasized that the club is not changing the scope of the plan under which it is currently operating.

The view of this addition from the road would not be very different. The line of sight will not exceed the existing height of the building, therefore it will have no impact on the scenic views of the abutters. There will be no new clearing or earthwork.

Chase said that the club would also like to install windows in the existing screened porch on the west side of the club house; this porch is currently unusable on a rainy or cold day. As part of the porch improvements, the decking would be replaced with carpeting. There are no other proposed improvements or amendments to the existing site plan at this time. Chase stated that they may be back in a few years to address the pro shop, cart barn facility and the parking lot improvements, but not at this time.

The board advised Chase that the next step is for him to prepare a final site plan application to amend the previous approval for the purpose of expanding the existing kitchen. Sign-offs from all department heads are also necessary. An updated map showing the addition will be required in order to comply with the site plan requirements and maintain accurate records for the file.

CASE 2009-004: Blue Goose Inn – conceptual hearing for addition of a single-broker real estate office to existing bed & breakfast business

9/1/09 Ron and Margaret Morris presented their request for approval to establish a real estate office (Sunapee Region Realty) at 24 Route 103B, Newbury. The couple currently own and operate the Blue Goose Inn, a four- to five-bedroom bed and breakfast (B&B) at the same location. Their request for approval is to set up a single-broker real estate office in an existing room in their private quarters currently used as the B&B office. Entrance to the real estate office would be through the existing entrance for the B&B breakfast room. Parking and outside lighting are established for the B&B and are sufficient for the anticipated foot traffic created by the real estate office. Signage for both businesses would be included on one newly designed sign to be placed in the same location as the current B&B sign.

Vannatta asked McWilliams if there were any issues that needed consideration. McWilliams said they need to establish if the property is designated for office use or cottage industry use. Weiler asked if special exceptions were required by either category. McWilliams said no. McWilliams said both uses fall under "Business District Uses Permitted" and are subject to site plan review by the planning board but are not subject to special exception.

The B&B was in operation before site plan regulations were adopted in 1989. It was concluded that the project needed to go through an entire site plan review process. Weiler stated that since there is no new construction, the review process should be able to be simplified. He advised the Morrises regarding the regulations, mentioning the allowance of substituting photographs of existing structures for elevation drawings. Weiler suggested that they look at

Article 10 (application requirements), Article 11 (process for granting waivers), and Article 12 (application review).

Vannatta outlined the step-by-step procedures involved in making application and suggested that the Morris review the regulations and decide if they want to go to a preliminary hearing first instead of a final hearing. Vannatta recommended that they work directly with Denise Walter, land use board coordinator.

CASE 2009-005: Conceptual hearing for establishing a coffee shop in the old Newbury News retail location

9/1/09 The board heard from Janet Crocker regarding her proposal to open a coffee shop in the retail space formerly occupied by Newbury News. Crocker proposes to offer coffee, pie, pastry, breakfast sandwiches, fresh fruit and yogurt. She said her shop, which she intends naming Crocker's Coffee Shop, will not be offering a full menu. She indicated the state approved the building for 18 seats. Crocker intends to make cosmetic changes to the space to enhance customer comfort. Intended hours of operation would be 6:00 a.m. to 2:00 p.m. daily and evening hours during the ski season and for special events. There will be no baking on the premises; the pies and pastries will be brought in from outside suppliers. She said cooking will be limited to breakfast sandwiches.

Vannatta referred to a letter from Athanasios Katsanos, the property owner, stating that Katsanos will be renting the space to Crocker to continue the current use of that space – food, retail – as the former Newbury News, LLC. Vannatta concluded that the usage would not change and, if anything, the usage would be less than the former occupant.

Crocker said that Paul LaCasse, code enforcement officer, visited the property and determined that the proposed changes were largely cosmetic and didn't require a building permit. LaCasse's suggestions included obtaining an electrical permit for the proposed increased lighting, repairing holes in the floor and improving accessibility in the restrooms.

Williams asked if there would be Internet access at the coffee shop, citing its popularity in other similar businesses. Crocker said yes, there would be Internet access activated on site for customer use. Crocker hopes to open within a month.

The board agreed that no site plan review was needed and that Crocker may move forward with her plans.

Upcoming planning board meetings

On Tuesday, Sept. 15 the planning board agenda includes:

-- continuation of Case 2008-010: Brad LaClair, annexation of Park 10 properties.

-- Case 2009-003: Final site plan review, Baker Hill Golf Club, addition to club house to expand kitchen facilities.

--meeting with the zoning board of adjustment.

On Tuesday, Oct. 6, the work session will include review of the capital improvement plan for 2010-15 and reports from the workforce housing and sign ordinance committees.

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