

# Envision Newbury 2027



Newbury, New Hampshire  
Master Plan 2017

# ACKNOWLEDGEMENTS

The Planning Board wishes to acknowledge the valuable contributions made by the following people in the development of this Master Plan:

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# CERTIFICATE OF ADOPTION

## ADOPTION OF THE MASTER PLAN NEWBURY, NEW HAMPSHIRE

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The Planning Board of the Town of Newbury, New Hampshire, in accordance with the provisions and procedures of RSA 675:6, including conducting a public hearing on June 29, 2017, hereby adopt the Town of Newbury Master Plan of 2017. The vision, goals and recommendations contained in this Master Plan are designed to guide and aid the Planning Board and other Town boards in performing their respective duties with the overall goal of accomplishing coordinated and harmonious development of the Town of Newbury, New Hampshire.

**Date of Public Hearing:** \_\_\_\_\_

**Date of Master Plan Adoption:** \_\_\_\_\_

**Newbury Planning Board:**

Bruce Healey - Chairperson \_\_\_\_\_

Bill Weiler - Member \_\_\_\_\_

Michael Beaton - Member \_\_\_\_\_

Ron Williams - Member \_\_\_\_\_

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Russell Smith – Ex-Officio Member \_\_\_\_\_



# Introduction



## Introduction



Envision Newbury 2027 is a ten-year update to the Master Plan for the residents and property owners in Newbury that will evaluate the changing needs of our commu-

nity over the next decade. The overall purpose of a Master Plan is to provide guidelines for the future growth and development of our community, and to set clear implementation actions. This master planning process allows community members to proactively plan for the desired future of the community. That said, what is the desired future for Newbury?

The Vision guides the policy statements and implementation actions articulated in this Master Plan. The intent of this Master Plan is to balance the constraints and opportunities, present and future, in Newbury, with a special focus on maintaining the quality of life the residents of Newbury already enjoy.

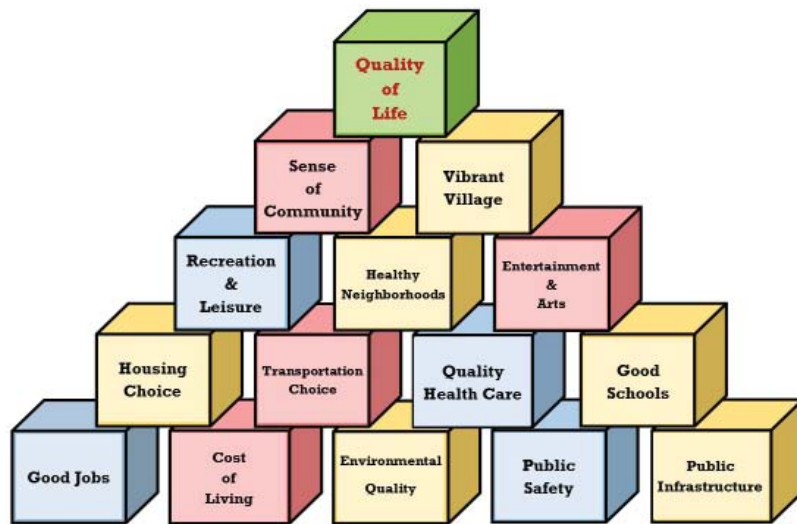
## The Vision for Newbury:

Over the next ten years, Newbury will remain a rural residential community with a distinct small town atmosphere and a commitment to stewardship of the shared resources within the region. The community's character will be defined by protected natural, cultural and scenic resources, small villages with mixed use development, and ample recreation opportunities for residents and visitors alike. Telecommunications and transportation will keep pace with the requirements of the population, small businesses, and visitors. Regulations promoting new housing alternatives will create the opportunity to provide a greater diversity of homes for a diversity of ages and income levels. Newbury will continue to accomplish all of this through regular communication and engagement with residents and property owners.



## Why Plan?

The citizens and taxpayers of Newbury value its rural, small-town charm and natural setting. Both Mount Sunapee and Lake Sunapee contribute to the character and rich quality of life enjoyed by residents and visitors every year. The community's economy and the livelihood of many Newbury residents is grounded in the spectacular natural beauty of the mountain and lakes.



As with many towns and cities throughout New Hampshire, Newbury's population is skewed towards an older demographic. While this older population group contributes significantly and is vital to any healthy community, this demographic imbalance would eventually shrink the town population to unsustainable levels. Younger families bring economic and social vitality to communities as well as fulfilling important roles such as future community leaders, volunteers and business owners.

Restricted by natural constraints and protected lands, the undeveloped land in Newbury is limited in many ways, and yet 40% of the land area has development potential (See Developable Lands Map in the Land Use Chapter). Guiding future residential development in these areas of the community is a priority for the town. Providing a broader range of attractive, affordable housing options for a wider spectrum of ages and income levels is a goal for Newbury.

With small businesses and home-based cottage industry being the focus of future commercial development in the community, it is important that Newbury plans for needed transportation infrastructure and telecommunications improvements.

The following chapters of this Master Plan, *Envision Newbury 2027*, address these and other issues and identify distinct implementation actions in order to guide future policy decisions that will help Newbury accomplish its land use goals.

## *The Master Planning Process – 2015-2017*

The Town created a Master Plan Steering Committee early in 2015 with representation from the Board of Selectmen, Planning Board, Conservation Commission, and other involved residents. The planning consulting firm Resilience Planning & Design was then retained in the Fall of 2015 to assist the Town with the update process.

Stakeholder interviews and a community survey were administered during the first half of 2016 (see Appendix for Survey Results). Public forums were also held in June and August of 2016 (see Appendix for Forum Results). This public input was then used to inform and direct the creation of this updated Master Plan. Feedback from Newbury residents and property

owners also guided the crafting of the vision statement and the formation of the Plan's implementation actions. In the fall of 2016 draft chapters were crafted and made available for review by the

Once all the revised chapters were completed, they were assembled into a two-volume document for the Planning Board's final review and adoption. The Planning Board conducted a public hearing on the Master Plan update in June 2017. After making final revisions to the document as a result of the input received at the public hearing, the Planning Board adopted the updated Master Plan on \_\_\_\_.



**June 2016 Public Forum**

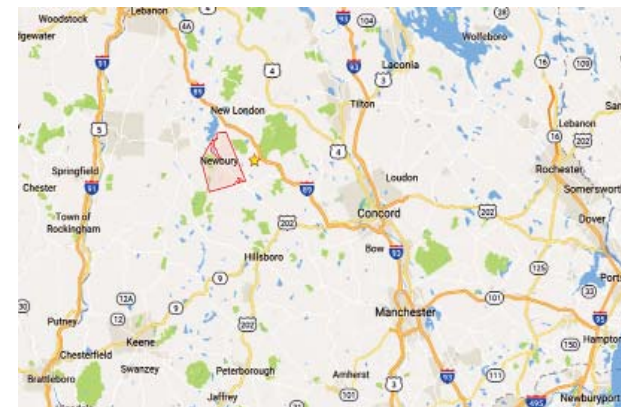
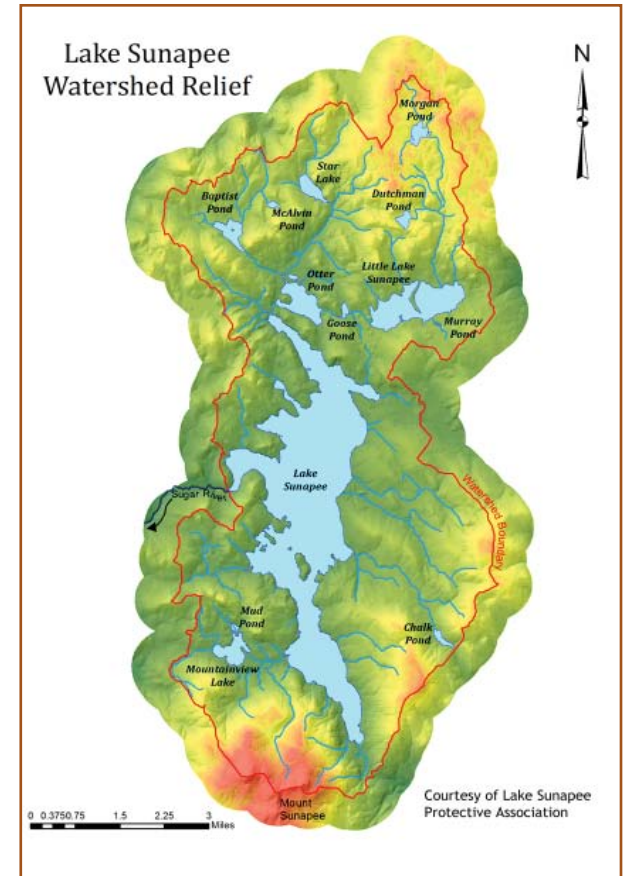
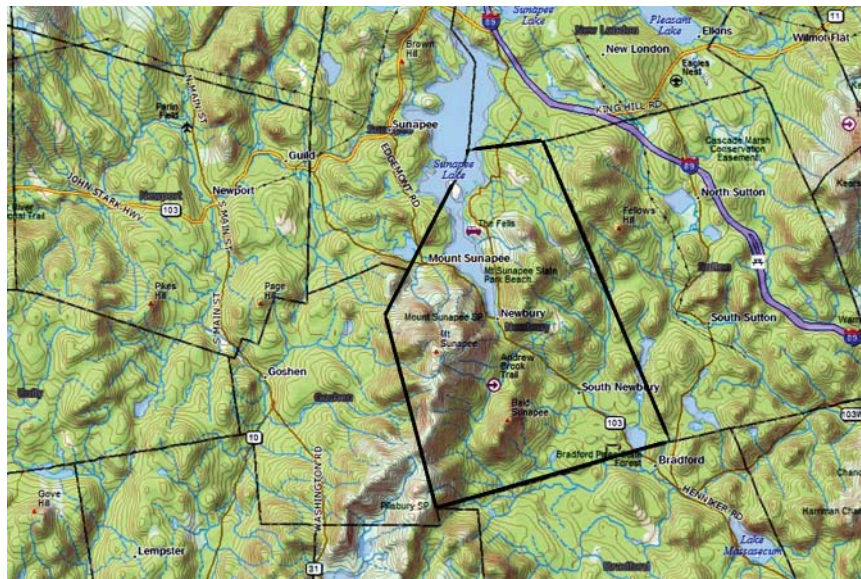
## ***Accomplishments Since 2007***

Before we look to the future and sort through the land use-related issues facing our community, it is beneficial to look back and take stock of the accomplishments the Town has achieved since adoption of the 2007 Master Plan. This is not intended to be an exhaustive listing of those accomplishments, but rather a summary of the highlights. Included are:

- Adopted the State Shoreland Protection Act in 2009.
- Created land use regulations to prevent erosion and runoff sedimentation during and after construction. This effort included strengthening the zoning ordinance to decrease nitrogen and phosphorous loading in lakes, ponds, and streams from fertilizer.
- Crafted and adopted driveway design specifications.
- Coordinated with nearby communities to update property appraisals (Tri-Town Assessors).
- Continued the capital improvement programming for facility and equipment improvements.
- Encouraged the expansion of fiber optic infrastructure.
- Updated the Veterans (Vets) Hall for the creation of additional meeting space.
- Expanded the Newbury Recreation Program and programs offered.
- Upgraded the Transfer Station infrastructure and operations.
- Improved and expanded the Fisherfield recreation facility.
- Collaborated with Ausbon Sargent Land Trust and the Bell Trust to protect Stoney Brook.



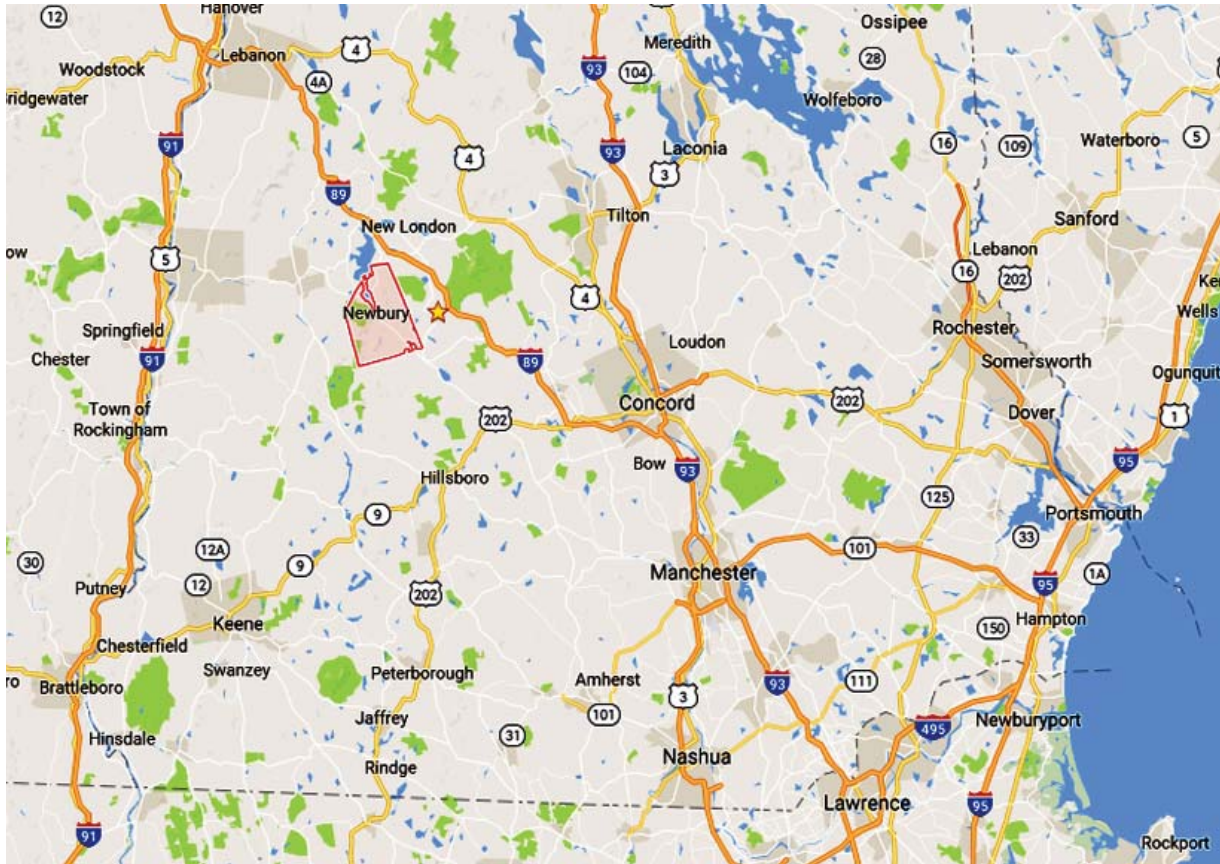
# Regional Context





## Where is Newbury?

Newbury is a gateway to the Upper Valley Region of New Hampshire, a member of the Upper Valley Lake Sunapee Regional Planning Commission, and is within the western portion of Merrimack County. The Town of Newbury is located about halfway between Concord and Lebanon, south of Interstate 89. Neighboring communities include Bradford, Sutton, New London, Sunapee, Goshen and Washington. Newbury is part of the New London Labor Market Area (LMA).



Newbury is located on the southern end of Lake Sunapee. Approximately 37% of the community (8,933 acres) falls within the Lake Sunapee Watershed and 45% (10,900 acres) falls within the Lake Todd Watershed. It is also interesting to note that 40% of Lake Sunapee is within the Town of Newbury.

The Town is generally forested, and contains relatively low density development scattered across its 38.1 square miles. The natural forest, protected lands and sloping topography, along with lake environments of the region, are the principal factors that form the character of Newbury. Within the Town of Newbury, and well beyond its political boundaries, we see many

overlapping human-created and natural systems that contribute to the quality of life in the region. Clearly, Lake Sunapee and Mt. Sunapee are the two most dominant physical features in the area. Each offers an abundance of recreational, ecological and economic opportunities, and act as major attractions to the region. For decades, Lake Sunapee and Mt. Sunapee have been magnets for growth in Newbury and surrounding towns, and will continue to attract modest growth in the future. With the Mount Sunapee State Park and Beach located within Newbury, this is especially important to our community.

These prominent natural features are part of much larger natural systems that have been identified for critical habitat conservation efforts. The New Hampshire

Wildlife Action Plan <http://www.wildlife.state.nh.us/wildlife/wap.html> and the Quabbin-to-Cardigan Partnership <https://q2cpartnership.org/> both identify Newbury as a critical location for land conservation efforts that support important ecosystem services. These initiatives, in combination with the local Management Plan for the Lake Sunapee Watershed, provide a deeper understanding of the dynamic natural systems within and beyond the Town of Newbury.

Beyond these natural resource jewels Newbury and the surrounding region have been further defined by the transportation system, the settlement pattern of villages and rural properties, and local governance. Interstate 89 provides the interstate connection south to Concord, NH and the Massachusetts border via I-93. Interstate 89 north connects with I-91 just across the border in Vermont providing interstate connections to points north, south and west. Airports serving Newbury include nearby Lebanon Airport, the Manchester New Hampshire Airport, Logan Airport in Boston, Massachusetts, and the Burlington Vermont Airport.

### **Regional School District and Other Regional Partnerships**

The Kearsarge Regional School District serves the towns of Bradford, Newbury, New London, Springfield, Sutton, Warner and Wilmot. As school populations have declined in recent years, New Hampshire has experienced an overall decline in student enrollment between 2001 and 2012 of 8%. However, during that same period, the Kearsarge School District saw a decline of more than 15%, and the student population in Newbury remained constant with an average of about 250 students per year.

Other regional partnerships include mutual aid agreements for fire and police, transportation infrastructure planning by way of Upper Valley Regional Planning Commission, and regional land conservation. An unusual partnership involves sharing a single assessor for property tax assessment in Newbury, New London and Sunapee.

### ***Local and Regional Challenges***

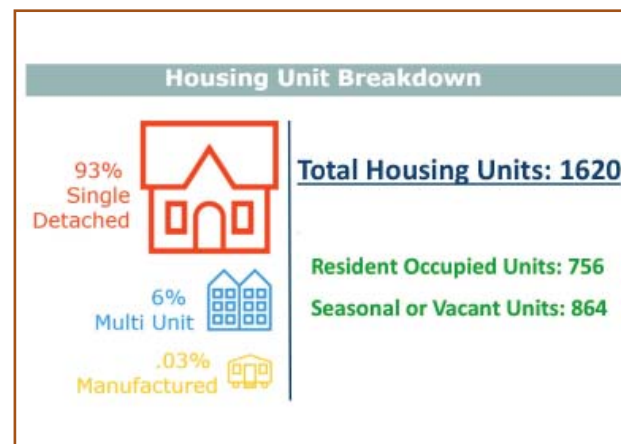
Over the next 10 years, Newbury and the surrounding region will face a series of challenges that need to be addressed within this Master Plan. The key themes facing Newbury over the next ten years include:

- Preserving the Region's Landscape and Natural Resources in conjunction with other communities using regulations and conservation strategies.
- Preparing for Slower Population Growth.
- Serving an Aging Population.
- Delivering quality Telecommunications and Transportation services.
- Encouraging Affordable and Accessible Housing.
- Building upon the Region's Economic Strengths.
- Managing waste disposal systems.
- Fostering High-Quality Education and Workforce Training Opportunities.
- Adapting the Built Environment for Severe Storm Events while caring for the natural environment and citizens.



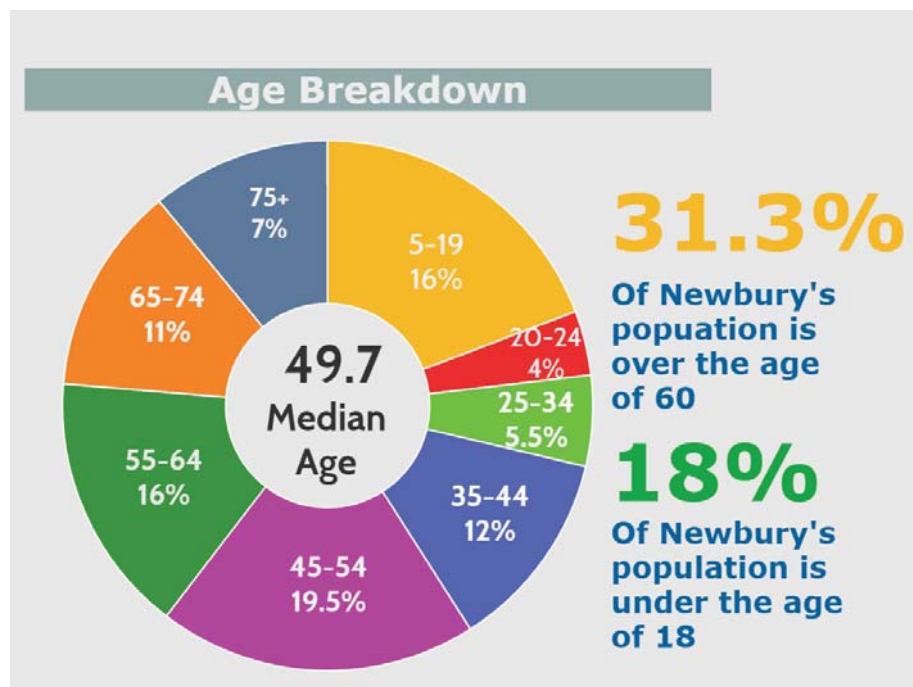


# Demographics & Housing



## Introduction

Due, in part, to its attractive natural and recreational resources, Newbury has experienced considerable population growth over the past 45 years. From a population of 509 in 1970 the Town's year-round population quadrupled to 2,072 residents in 2010. The New Hampshire Office of Energy and Planning population estimate for Newbury in 2015 is 2,145. During these decades of population change Newbury grew faster than Merrimack County on average, and has been one of the fastest growing communities in the Upper Valley Lake Sunapee Region by percentage of population increase. More on Newbury's growth and demographics can be found at: [http://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml).



With a median age of 49.7 years, Newbury's population is older than the general population of New Hampshire (median age 41.1) and is representative of an aging community. The population of residents under 19 is low. Typically, the under-19 population group is likely to leave the community at some point to pursue education and employment opportunities elsewhere. This trend is reflected in the relatively low number of residents in the 20 to 34 age group which makes up 9.5% of the population.

Meanwhile, increasing numbers of people choose Newbury as a location to retire. In some cases, this trend involves the conversion of seasonal housing units to year-round units. This is an issue for the community and the surrounding region to plan for proactively.

According to the [Upper Valley Lake Sunapee Regional Planning Commission \(UVLSRPC\) Regional Plan](#) the population of the Upper Valley Lake Sunapee Region (like the State of New Hampshire as a whole) is projected to grow much more slowly over the next twenty-five years than it did over the past fifty years. Looking at the 27 communities of the Upper Valley Lake Sunapee Region, the population of the region is projected to grow less than 9% between 2010 and 2040. Based on the projections available from the New Hampshire State Data Center <https://www.nh.gov/oep/data-center/index.htm> Newbury is likely to grow by approximately 300 people by 2040. This projected population of 2,526 in 2040 will require some additional housing units and services that support the aging demographic.



## ***Jobs and Economics***

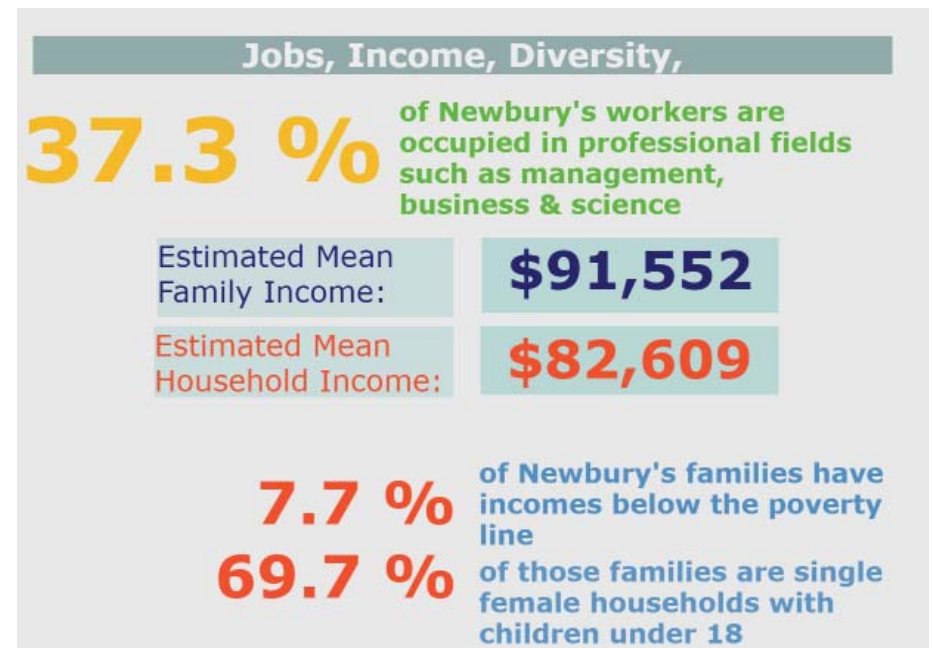
The economy of the region and the Town of Newbury will be influenced by the availability of working-aged residents. According to the [Regional Plan](#) worker ages vary throughout the towns in the UVLSRPC region. The region has approximately three percent fewer workers aged 29 and younger than New Hampshire as a whole. The higher percentage of older workers in the Upper Valley is a reflection of the fact that fewer younger workers are in the labor market in the region.

Newbury's economic center developed historically along Rte. 103. One of the Town's largest employers, the Mount Sunapee Resort, is located along the Rte. 103 Business District. Outside of this commercial corridor other notable employers have been established, such as Baker Hill Golf Course. The Town of Newbury is also a major employer in the community. The business sector in Newbury however is generally comprised of small businesses, home businesses, and telecommuters located throughout the community.

The commuting patterns of residents and workers in Newbury reflect the job supply and employment opportunities. The 2014 US Census data indicates that 91% of the employees who work in Newbury live in other communities in the area, while over 91% of working Newbury residents commute to other towns and cities for employment. Only about 9% of working residents work in Newbury. The majority (82.9%) of working residents commute to work using a private vehicle due to the rural nature of the region and lack of public transportation alternatives. The majority of the remaining individuals work from home (10.2%). For commuters in Newbury the mean travel time to work is 28.7

minutes. This includes those working in Newbury (26.6%), those commuting to another New Hampshire community (67.2 %), and the remainder who are generally commuting out-of-state (6.2%).

Job growth in the region was over 20% from 1990 to 2000, but only 3% from 2000 to 2010. The region's longterm (20 year) average annual job growth was about 1.2% per year. The most recent projection of regional employment, issued by the New Hampshire Department of Employment Security, forecasts employment growth of 10.2 percent between 2012 and 2022. (<http://regionalplan.uvlsrpc.org/>)



Average wage levels in the UVLSRPC region in most major sectors exceed that of New Hampshire state averages. The average wage paid by industries of the UVLSRPC region in 2010 was \$959 per week, or an equivalent annual wage of \$49,868. At a 30% housing cost ratio, this income supports a \$1,250 per

month housing cost budget, which is more than sufficient to support the median gross rent in the area, but not sufficient to afford a median priced home without a second household member who works. The region, similar to the rest of New Hampshire, has maintained low poverty rates in comparison to the rest of the country. In 2012, the percent of people living below the poverty line in New Hampshire was 10%, whereas 15.9% of people were living below the poverty line nationwide. While poverty rates are currently lower in New Hampshire than the rest of the nation, they are growing at a faster rate. There was a 30% increase in the percent of people with income below the poverty line nationwide between 2000 and 2012, but there was an 89% increase in New Hampshire during that same time period. (<http://regionalplan.uvlsrpc.org/>) In Newbury nearly 8% of families have incomes below the poverty level, and the majority of these families are single parent households with children under the age of 18 years old.

## ***Housing***

Housing is a significant planning issue for Newbury as it relates to the basic need for shelter, accounts for most of the energy use in the community, impacts the land use pattern, and creates demand for municipal services. In addition, housing plays a major role in the economic development of a community. While housing concerns have traditionally focused on the existing quantity, variety and price range, there is a need to look beyond these characteristics to ensure that adequate housing is available to meet the needs of future residents. Demographic analysis shows that while the population is aging in Newbury, and throughout the state, there is also a growing 'Millennial' generation who will be seeking housing opportunities in the

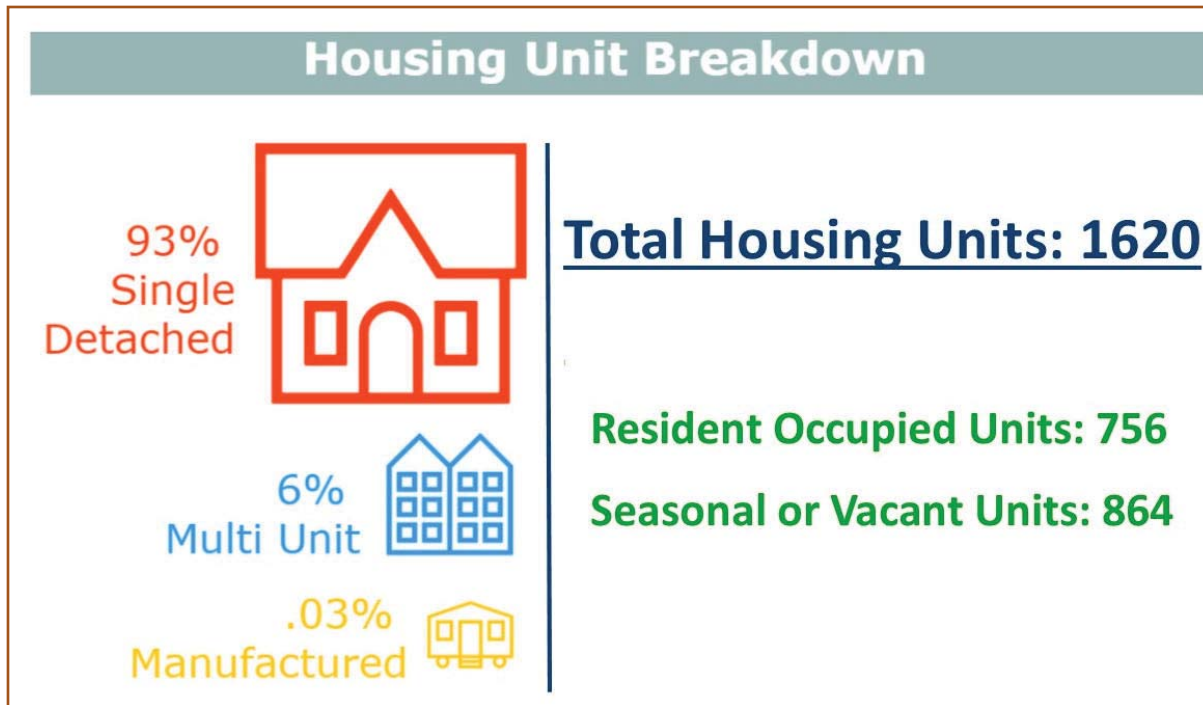
coming years. These factors, along with smaller numbers of people per household, and a widening economic divide, will require new housing alternatives and new approaches to planning for housing in Newbury.

The vision for housing articulated in the [Regional Plan](#) states: "All residents of the region will have access to a variety of diverse and affordable housing options with the opportunity to live in the communities in which they work." While future residents of Newbury may choose to work outside of the community, or may have chosen to retire here, ensuring a stock of diverse and affordable housing options is one of Newbury's fundamental commitments. This section of the Master Plan examines the existing housing supply, issues related to affordability, and future trends that suggest specific implementation actions for the community to pursue.

## **Supply**

According to the US Census there are currently 1,620 housing units in Newbury. Most of these units are single family detached houses, and this current estimate may not account for recently constructed senior housing in the community. It is important to recognize that a little more than half of Newbury's housing units are not occupied by full-time residents. The properties are vacant for part of the year since they are primarily used as seasonal or second homes. Of the 756 resident households, according to the survey by the US Census Bureau, the majority are owner-occupied. Only 5% are reported as rental properties.

A survey of housing stock shows that 93% of the housing types in Newbury are single family, detached units. This lack of housing variety could have important implications for the



to note that most housing units in Newbury are currently heated with oil and propane as their primary heating source.

The average household size in Newbury is 2.28 persons, which is lower than the state average. As the number of people per household continues to decrease, there will be a demand for additional units. According to the Regional Plan from 2000 to 2010, growth in one- and two-person households accounted for 93% of total household growth. Larger households with four or more people make up a relatively small percentage of total households (17.8% in 2010). The total number of these larger households has not increased in the region over the past 20 years.

desirability and sustainability of Newbury. Without options for both housing size and price many young families, 'empty nesters', and older citizens may be forced out of the Newbury housing market. While the dominant type of housing unit in Newbury currently is single family detached, respondents to the Master Plan survey and participants at the community forums identified a need for a broader range of housing alternatives. Interest in accessory dwelling units, senior housing options, and townhouses were all expressed.

The existing housing stock is relatively new. Approximately 60% of the housing units in Newbury have been built since 1970. During each decade from 1970 to 2009, 200-250 new units have been added. This number has sharply declined in recent years due to the recession's impact on the economy. It is important

### Affordability

[New Hampshire's Workforce Housing Law](#), passed in 2008, is intended to address the shortage of housing that is affordable to working households. This housing shortage poses a threat to the state's economic growth, presents a barrier to the expansion of the state's labor force, undermines state efforts to foster a productive and self-reliant workforce, and adversely affects the ability of many communities to host new businesses. Housing affordability has been an issue of concern in Newbury since before the 2007 Master Plan.

The primary factors that determine housing affordability are the supply and price of housing, and available income.



Local wages and local housing costs must be in balance to achieve affordability. Newbury, along with many New Hampshire communities, has recently experienced economic trends that shift the balance of housing affordability. Trends such as housing costs rising and wages reducing, wages increasing slower than the rapidly rising cost of housing, and the elimination of jobs have all been part of recent economic changes.

In these circumstances, residents may be forced to move to other areas to find suitable wages and affordable housing. Most affected by affordability are the elderly and other residents on fixed incomes, young people leaving home to start their own households, and other low- to moderate-income residents. The gap in housing affordability is further exacerbated by growth in nonresident, seasonal ownership, and/or growth in new residents with higher-than-average incomes.

### **How is “Affordable Housing” Defined?**

In the [Zoning Ordinance](#), Newbury has defined it as:

#### **Article 2. Definitions; 2.4 Affordable Housing:**

A housing unit which is (a) a rental unit in which the rent, including heat and utilities, does not exceed 30 percent of the income of a low or moderate income household living therein, or (b) an owner occupied unit, including a condominium, for which the total cost of a monthly mortgage (principal and interest) taxes, insurance, condominium fees, heat and utilities does not exceed 30 percent of a low or moderate income household living therein.

The [Town Of Newbury, NH Zoning Ordinance](#) also defines “Low and Moderate Income Person/Family:

*“A person or family which has a household income of 120 percent or less of the median income, adjusted for family size, of Merrimack County as published annually by the U.S. Department of Housing and Urban Development.”*

Examining the current supply of affordable housing options in Newbury and the potential for creating new units requires an understanding of income levels in the community. In 2014 the per capita income in Newbury was \$36,159. The median family income was recorded at \$80,000, and the median household income in Newbury was \$64,107. Currently the median home price in Newbury is around \$277,000. Using the 30% housing cost to income ratio guide, a mortgage payment and current property taxes on a median priced home would require an annual income of just above \$80,000 per year. This suggests that current median housing costs are not affordable for the majority of the median income households in Newbury.

It is important to note that 7.7% of Newbury residents are identified as living below the poverty level. A family of four earning less than \$23,830 a year, or an individual earning less than \$11,890 annually is considered to be living in poverty.

### **Is Newbury Rental Housing Affordable?**

Rental unit costs in Merrimack County have risen by 9.4% since 2010. Currently. Based on a 2016 [Residential Rental Cost Survey](#) completed by the New Hampshire Housing Authority the median monthly rent for a two-bedroom unit in Merrimack County was \$1,120. This amounts to \$13,356 + utilities per

year, requiring an annual income of over \$41,000. The County's median income is currently around \$48,500.

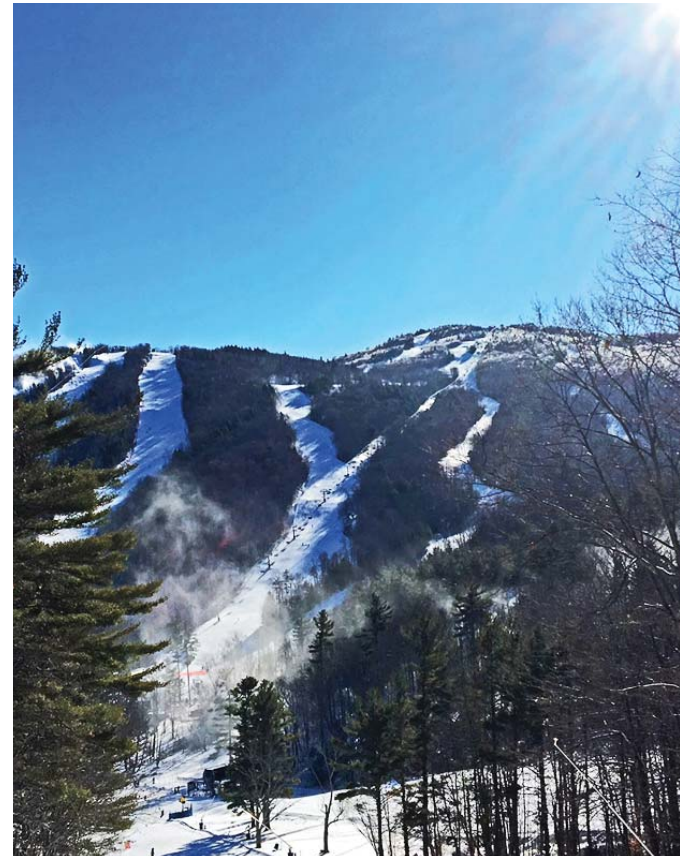
As reflected in the Merrimack County 2016 vacancy rate of 1.6%, Newbury is no exception and has a small supply of year-round rental housing. Using the median rent costs data for Merrimack County, this rent is affordable for only those households meeting the Newbury income limits for defining "Affordable Housing". However, for households that meet the HUD income limits, (the low or very low income definition for "Affordable Housing" - housing costs above 30% of income), this rental rate would not be affordable since their housing costs would exceed 30% of their income.







# Balancing Newbury's Resources



## Introduction



Newbury's community fabric and quality of life are the result of the interwoven and overlapping resources that are integral to the community. These resources include the natural, built and social environments within the Town, as well as the surrounding areas. As the community grows

and changes over time, there is a need to balance the impact of change and development of these shared resources in order to maintain the vision for Newbury's future. The Master Plan provides a framework to guide the future changes by: assessing these resources as they exist today; understanding future trends and needs; and, creating clear implementation actions that will support the needs of the residents and maintain the fabric of the community.

This chapter will examine the existing resources, including: Historic and Cultural, Natural Resources and Hazards, Recreation, Energy, Social Capital, and the relevant and interrelated future needs and impacts examining the community resources from a systems perspective will reveal the shared and overlapping issues that will ultimately inform the implementation actions of the Master Plan. The impact of

change to any one of these distinct resources will have an effect on the entire community fabric. The whole system's perspective will enable Newbury to plan for overlapping resource needs through an economical and resilient implementation strategy.

## Historic Resources

Newbury has a long and rich history which is still evident today through the historic buildings and sites remaining within the community. These historic features reflect the persons and events which helped shape Newbury as a community and contribute to its unique sense of place.

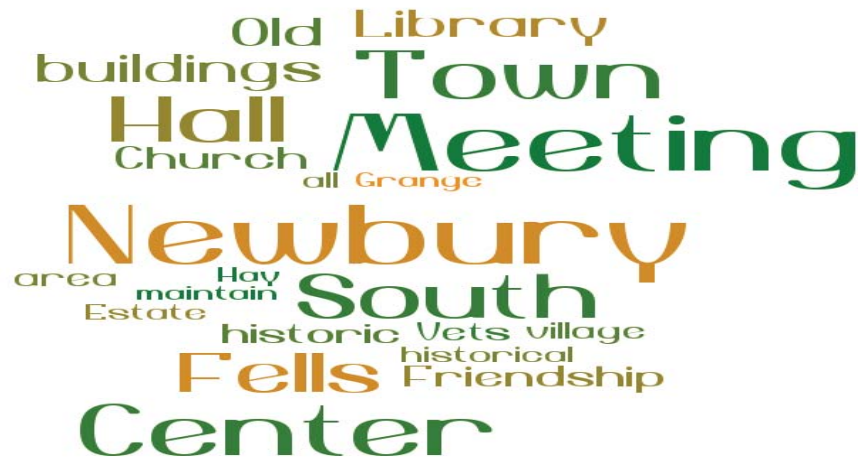


Often, as a community grows and develops, a gradual erosion of its historical character occurs through incremental changes to, or elimination of, historical buildings and sites. Now, with many historic buildings and sites lost over the years, it is increasingly important to be good stewards of what remains in Newbury. These resources provide a valuable link to the past and, as such, should be preserved for the benefit of future generations.

Respondents to the 2016 Community Survey identified many specific historic and cultural resources in Newbury that they would like to see conserved or continued to be maintained. As identified in the word cloud (below), these included: the Center



Meeting House, The Fells, Newbury Center and South Newbury, and several specific structures, including Veterans Hall, South Newbury Church, old Newbury Town Hall, Sherman Hall, and Sunapee Lake Grange.



Identifying the important historic and cultural resources in Newbury and creating a plan to encourage preservation is critical to retaining these resources for the enjoyment of current and future residents. The purpose of this section of the Master Plan is to highlight some of the important historic buildings and sites in Newbury and to provide recommendations for future actions related to the preservation of these resources.

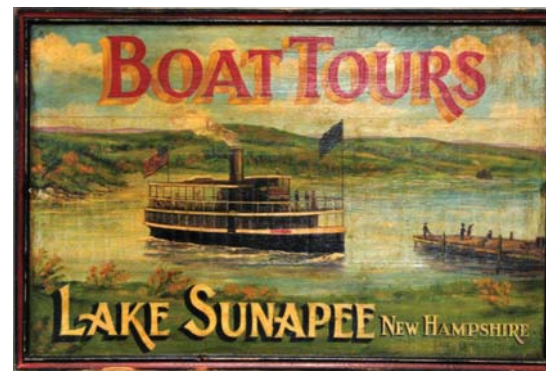
### **A Brief History of Newbury**

Native peoples belonging to the Abenaki Tribe lived on the land now known as Newbury for over 12,000 years before the European settlements. However, by the mid 1700's most indigenous inhabitants were no longer living in New Hampshire.

Most of our shared historical recordkeeping is focused on a time after European settlement.

Newbury went through several name changes in its early years before incorporation. The first grant, in 1753, named the town "Dantzic," after a Baltic seaport, however, this grant failed since the town was never settled. Then, in 1754, the first provincial grant named the town "Hereford," in honor of Edward Devereaux, Viscount Hereford. This grant also never settled and failed as well. The Masonian Proprietors granted the same area again in 1772 to John Fisher, who was the brother-in-law of Governor John Wentworth. Fisher named the grant "Fishersfield" after himself. Settlement proceeded quickly because of the completion of Province Road. The town was incorporated as "Fishersfield" in 1778, and renamed Newbury in 1837. At that time the only road through this area, now known as Province Road, came from Boscawen on the Merrimack River to the southern shore of Lake Sunapee, and wound its way westward to the Connecticut River and the Garrison at Fort No. 4 in Charlestown.

In 1872, the Concord & Claremont Railroad brought commercial development and the first wave of summer tourists to Lake



Sunapee. Black powder was used to blast through a ridge of bedrock just south of the village to make the legendary "Newbury Cut".





***Train in the Newbury Cut***

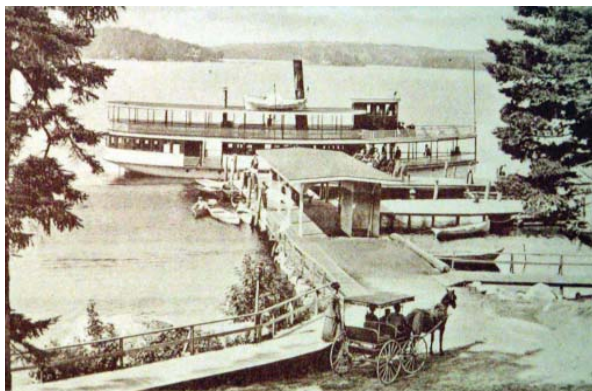


***Newbury Cut today***

At its peak, the railroad deposited up to ten trainloads of tourists traveling from various New England cities per day at Lake Station in Newbury Harbor. Thousands of vacationers transferred from the Lake Station stop to a fleet of steamboats that transported them to points along the Lake Sunapee shore. These steamers operated until the 1920s and carried summer visitors to guest houses, grand resort hotels, or to privately owned summer cottages, as well as day-long lake excursions.

Among the early summer visitors were a group called the "Spiritualists of New Hampshire" who established a summer retreat at Blodgett Landing in the late 1870's.

John Hay, private



***Steamboat at Blodgett Landing***

secretary to Abraham Lincoln and Secretary of State to Presidents McKinley and Roosevelt, purchased several old farms along what became Rte. 103A for his summer home now known as "The Fells." Teddy Roosevelt visited "The Fells" in 1902. Eighty-four acres of the original Fells Estate that include buildings and gardens is now operated by a private non-profit for preservation and enjoyment of the public. The property is listed on the National Register for Historic Places. The abutting 80 acres is managed by the US Fish & Wildlife Service as a wildlife refuge.

The 2,893-acre Mt. Sunapee State Park, located almost entirely in Newbury, includes land encompassing the ski area, shoreland on Lake Sunapee and many other remote forested acres available for hiking, hunting and exploration.



***The Hay Estate***

While the automobile era marked the end of the railroad and steamboat era on the lake, Newbury continues to be a summer and winter vacation destination. Recent housing data suggests that a little more than half of all housing units in Newbury are seasonally occupied and/or second homes.

## Keeping History



The Newbury Historical Society works diligently to maintain records and preserve documents, artifacts and photographs. This group regularly researches deeds and titles and records locations of historical sites. The Society, managed by a 9-member Board of Directors, keeps a wealth of information on Newbury's history and is critical to preservation efforts in Town.

[New Hampshire's Five Year Preservation Plan](#), created by the Division of Historical Resources, suggests a number of historic preservation goals for New Hampshire. Some of these goals apply directly to Newbury and could be used to provide some inspiration for future actions:

- Increase public awareness and appreciation of historic properties and special places.
- Expand accessibility to existing preservation information and guidance.
- Incorporate historic preservation as an element in local, regional, state and federal decision-making.
- Strengthen and stabilize funding sources and incentives for historic preservation.

## Looking Forward

Newbury's history and land use pattern have been influenced by the geography, dominant modes of transportation, and available infrastructure and technology of the time. The Town has also benefited from early, bold conservation initiatives that have preserved critical features of the landscape, such as Mt. Sunapee. As we work to share and celebrate this history we must also plot a course for the future.

### Opportunities for Historic Preservation

Historic preservation is more than just preserving the built environment and the artifacts of civilization, - it includes the written, oral, and pictorial history of the people who lived in the town in the past. The understanding and appreciation of the historical aspects of the community are important to provide guidance for the preservation of the built environment.

Since the bicentennial anniversary of the town's incorporation in 1978, much has been accomplished in discovering the history of Newbury. Yet there is much more to achieve in the way of discovery and dissemination of that knowledge to the public.

There are a number of opportunities for involving the citizens of the town in historic preservation. The most important would be for the Selectboard to commission a study of the historic resources in the town. Ideally, this would be carried out by a committee of citizens with the aid of a paid consultant to guide them.

The next most important opportunity would be for the Selectboard to appoint a committee of citizens to write the town history. A key factor in this effort would be finding

someone who can write. If a writer cannot be found among the committee members, the Board should hire one and pay for it with tax money and donations. As part of this effort, there would be an opportunity for citizens to contribute by transcribing information from the written record to digital format. This project could be valuable in raising public awareness of historic preservation.

Another opportunity for citizen involvement would be to appoint a committee to investigate the need and desirability of forming historic districts for Blodgett Landing and South Newbury Village.

### **Specific Recommendations:**

- It is recommended that the town commit to funding the rehabilitation and preservation of its own historic structures, specifically the buildings in South Newbury Village. Owing to the Rte. 103 bypass, the Village has become a neglected community. As mentioned above in "Historic Resources", it is in danger of losing its historic character. It may also be subject to declining property values. Revitalizing the buildings will help to revitalize the community.
- It is recommended that historic resources be further protected and preserved by updating the Zoning Ordinance with the regulations in Section 10.2.6 of the Land Subdivision Control Regulations. It is suggested that the Site Plan Review Regulations be looked at to see if an amendment is needed there, too.
- It is recommended that the vault in Sherman Hall be upgraded by adding a temperature control system. This vault

is where the town's most important historic documents are kept. The existing humidity control system only goes part way in providing full protection.

- It is recommended that the town fund the repair and maintenance of gravestones. They are essential to preserving the names and vital information of the citizens who have made the town what it is today.

Additional information about Newbury's long and rich history can be found in [Chapter V - Historic Preservation - 2008 Master Plan](#).

### ***Natural Resources***



Lake Sunapee and Mt. Sunapee are the focal points in a region rich in natural beauty. Newbury's natural resources include forests, open fields and agricultural lands, wildlife and rare plant species, scenic vistas, and surface

waters including 23 named streams, and ground water. How the community manages and protects these resources while accommodating future development activity will determine whether or not the town is successful in achieving its vision of a "distinct small town atmosphere and a commitment to stewardship of the shared resources within the region".

Newbury's natural resources have drawn residents, visitors and businesses to the region for decades. This unique landscape





[New Hampshire Wildlife Action Plan](#), the Newbury Town wide Conservation Plan, and the Lake Sunapee Watershed Management Plan. A series of maps were also created using data from GRANIT and other available sources. These can be found in the Appendix.

By examining this data, the following facts and issues were identified:

- Half of the land in Newbury has sloping topography of 15% or more.
- About one-fifth of that land contains slopes greater than 25%, of which 60% is protected by conservation. However, Newbury prohibits development on these 25% or greater slopes through the Steep Slope Conservation Overlay District in Newbury's Zoning Ordinance.
- The remaining 15% to 25% slopes is thoroughly regulated by Stormwater Management provisions that control adverse effects on slope stability, erosion, water quality, and off-site impacts. Additionally, new subdivision development on these slopes is carefully reviewed by the Planning Board, together with additional engineering evaluation if the parcel presents challenges for access, firefighting and infrastructure, among other factors.
- A third of the town has highly erodible soils, but less than



half of this area is conserved. As is often the case, some of these areas with erodible soil coincide with slopes >15%. Development and disturbance of these areas pose a significant threat to water quality. During rain events, stormwater easily carries these fragile soil types and phosphorus into the lake, ponds, brooks, streams, rivers and other surface waters.

- The wooded buffers along surface water (riparian buffers) create corridor areas that include 25% of the town land area. For this analysis, these areas include a 100 meter (328 foot) buffer (the standard aquatic buffer used by the Wildlife Action Plan). Approximately one-third of this total buffer area is protected in Newbury. The Shoreland overlay also provides some means of protection from further encroachment.
  - Wetlands soils within Newbury are only 21% protected and these resources often coincide with stream drainages (and riparian corridors).
- The sand and gravel aquifers in Newbury are mostly located the southern portion of town, and are not protected by any conservation or public land. At present, sand and gravel is being extracted in land in the aquifer protection overlay district. However, this 75 acre sand and gravel pit was established in the early 1950s before zoning and it is a non-conforming use. A significant portion of the high-quality



habitat areas delineated by NH Fish & Game are within protected lands. However, analysis indicates that there are important areas remaining unprotected in the southern areas of Newbury.

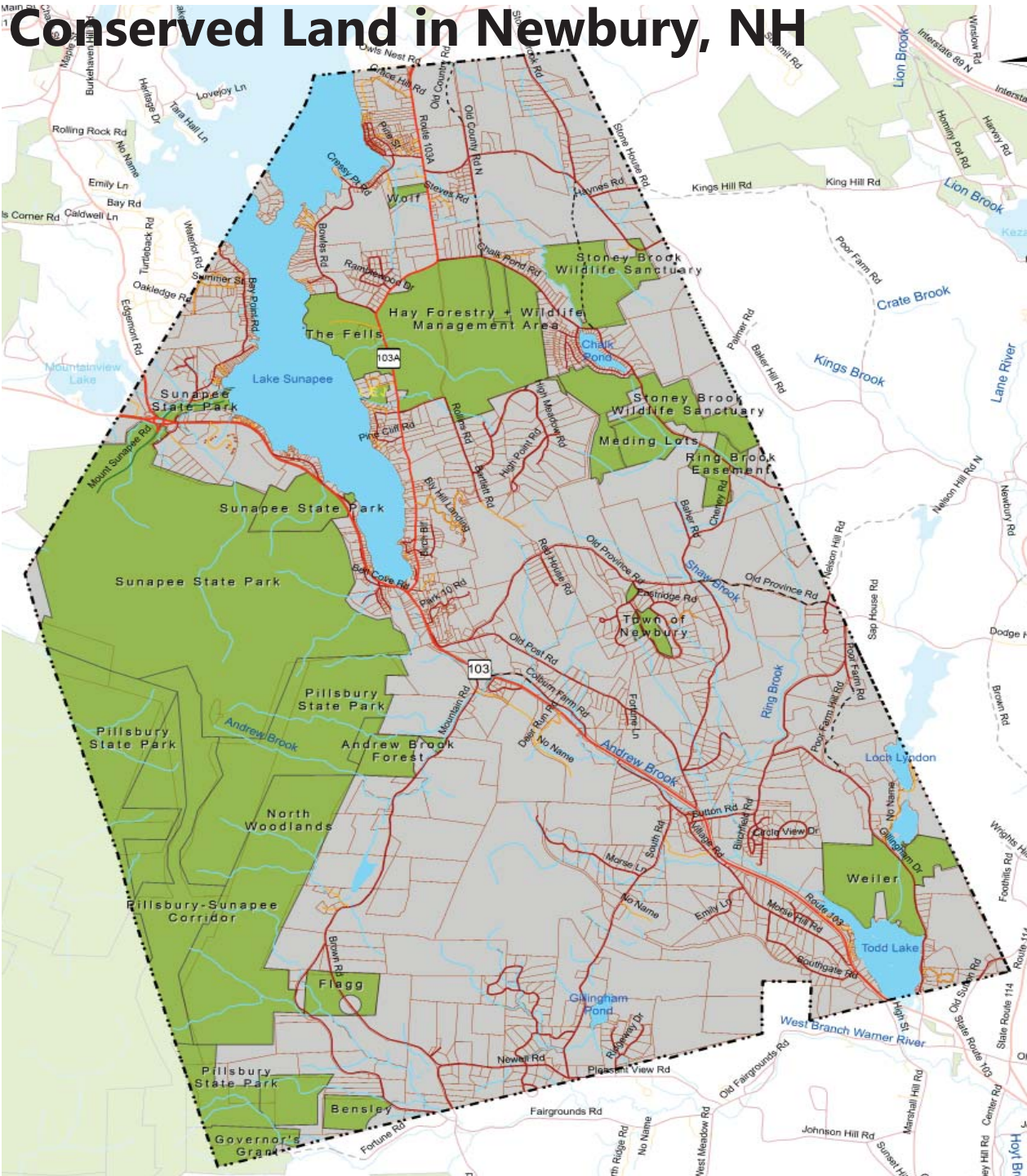
- Approximately 11% of the town has scattered and relatively small instances of “uncommon habitat”, all with fairly low levels of protection, except for the high elevation spruce-fir forest on Mt. Sunapee. It is recommended that Newbury target the cliff/talus, rocky ridge, and the wetlands as special areas of concern to be protected by development design guidelines, or conservation initiatives.
- There is not a large amount of available prime agricultural soil in Newbury (~1% by area). Most of this land has been developed. The remaining resource is not protected.

### Natural Resource Inventory Statistics

Natural Resource Feature	Total Acres	Percent of Municipality	Protected Acres	Percent of Resource Area
<b>Steep Slopes</b>				
15% - 25%	6,811	29.80%	2,465	36.20%
>25%	4,646	20.30%	2,825	60.80%
Total	11,457	50.20%	5,289	46.20%
<b>Highly Erodible Soils</b>				
	8,058	35.30%	3,832	47.60%
<b>Wetlands Soils</b>				
	1,948	8.50%	410	21.00%
<b>Riparian Corridors - 300 meters</b>				
	5,697	24.90%	1,865	32.70%
<b>Drinking Water Protection Areas</b>				
	433	1.90%	138	31.90%
<b>Aquifers</b>				
	1,327	5.80%	0	0.00%
<b>NHWAP Habitat Quality</b>				
Tier 1: Best in NH	4,066	17.80%	2,355	57.90%
Tier 2: Best in Bio-Region	3,004	13.20%	1,420	47.30%
Tier 3: Supporting Landscapes	3,907	17.10%	2,256	57.70%
Total	10,978	48.10%	6,031	54.90%
<b>NHWAP Uncommon Habitats</b>				
Appalachian Oak-Pine Forest	412	1.80%	100	24.20%
High Elevation Spruce.Fir	211	0.90%	211	100.00%
Cliff & Talus	208	0.90%	84	40.20%
Rocky Ridge	175	0.80%	86	49.50%
Grassland	772	3.40%	58	7.50%
Northern Swamp	224	1.00%	52	23.10%
Peatland	72	0.30%	12	15.90%
Temperate Swamp	118	0.50%	3	2.40%
Wet Meadow/Shrub Wetland	354	1.50%	51	14.30%
Total	2,546	11.10%	655	25.70%
<b>Prime Agricultural Soils</b>				
	251	1.10%	39	15.50%



# Conserved Land in Newbury, NH



## Conserved Land in Newbury

The significant conservation efforts in Newbury include the following properties:

- Stoney Brook- 144 acres
- Mt. Sunapee State Park- 2,556 acres
- Pillsbury State Park- 1,623 acres
- North Woodlands Easement- 845 acres
- Hay Reservation (Sunset Hill)- 675 acres
- Forest Society Andrew Brook Trail- 137 acres
- Stoney Brook Wildlife Sanctuary- 362 acres
- Weiler Easement- 274 acres
- John Hay National Wildlife Refuge- 80 acres
- The Fells- 84 acres
- Meding Lots- 70 acres
- Flagg/Guise Easement- 89 acres
- Ring Brook Easement- 78 acres
- Kidder Tract- 37 acres
- Ring Brook/Audubon Society of NH- 78 acres
- Levine/Vail- 9 acres
- Bensley/Bassi Easement- 63 acres
- Wolf Trust- 16 acres
- Nowell Easement- 153 acres
- Fisherfield Park- 70 acres

## **Natural Hazards**

Newbury's Hazard Mitigation Plan was last updated in 2012 and an update is currently underway with assistance from the Upper Valley Lake Sunapee Regional Planning Commission. This process, and the resulting planning tool, are implemented by the Town of Newbury in its efforts to reduce future losses from natural and/or human-made hazards. This plan informs the Master Plan and will be used when developing regulatory and non-regulatory strategies for restricting development in hazard-prone areas.

To understand the potential for Natural Hazards in Newbury we must first understand the community's natural resources and land use patterns. Ensuring and planning for community resilience in the face of natural disasters will depend on the land use decisions and protections of natural resources, which can offer safeguards against certain hazards.

Newbury straddles the divide between two major watersheds, the Merrimack and the Connecticut. Newbury's lakes and ponds cover 1,523 acres, or six percent of the town. About 33 miles of permanent streams (not including several hundred intermittent streams) flow within Newbury. Newbury's wetlands are often connected to this stream network and are valuable for mitigating flooding events and erosion. Because of their soils and vegetation, wetlands act as a giant sponge during periods of high runoff and flooding, thus controlling the rate of runoff downstream and slowing floodwaters. In late summer, this stored water is slowly released, maintaining stream flows.

As part of the National Flood Insurance Program (NFIP), Flood Hazard Boundary Maps were prepared for the Town in 1986 and

updated in 2010. The maps identified the 100-year floodplain areas which include bands of flood zones around Lake Sunapee, Lake Todd, and Lock Lyndon Reservoir, as well in other areas of town.

The hazards that Newbury is most vulnerable to were determined through gathering historical knowledge of long-time residents and Town officials, research into the CRREL Ice Jam Database, and FEMA- and NOAA-documented disasters. Local land use restrictions and input from state agencies representatives was also researched.

The hazards affecting the Town of Newbury are: flooding, dam failure, hurricane, tornado and downburst, thunderstorm (including lightning and hail), erosion, severe winter weather (including extreme cold and ice storms), earthquake, drought, extreme heat, wildfire, natural contaminants in air and water, hazardous material spills, potential terrorism, and public health hazards. Each of these hazards, and the past occurrences of these hazards, are described in detail in the 2012 Hazard Mitigation Plan. It should be noted that the impact of a changing climate with shifting periods of drought, flood and winter storms is also a hazard Newbury should be planning for in order to be more resilient in the future. Overall, Newbury is fortunate to have limited flood prone areas and the ability to protect wetlands and riparian corridors for future generations.



## **Cultural Resources & Social Capital**

Cultural resources play an important role in the overall quality of life in Newbury. Cultural resources include such things as activities at The Fells and Center Meeting House, Library programs, events at Vets Memorial Hall, volunteers on town boards, the town newsletter and websites, social media communications, Old Home Day, South Newbury Union Church dinners, and other shared cultural activities.

These cultural activities and organizations are critical for, and dependent upon, Newbury's Social Capital. Social Capital is about the value of social networks, bonding people and bridging diversity. These relationships are what enables Newbury to function effectively, create a sense of place for citizens, and may be the community's best defense during challenging times when community support is most needed.

At times, Newbury residents and property owners have reported feeling disconnected. This may be a factor of the topography and development patterns of Newbury which have created numerous small neighborhoods that are not easily interconnected and remain relatively isolated. In recent years, strides have been made towards developing a stronger sense



of community. These efforts have focused on making Newbury Center more of a focal point for community services and facilities, and communicating through a town newsletter and website. An updated and expanded town website has been developed to serve the community and aid communication and engagement efforts in Newbury.

Center Newbury is now the civic center of the community. The development of sidewalks in this section of the community has increased pedestrian access and personal interactions. Improvements in Center Newbury such as Veterans Memorial, Veterans Hall, the Playground, the restoration of Center Meeting House, the Caboose & Information Center in Bell Cove, acquisition of additional land and expansion of the town beach, improvements to the town Docks, acquisition of the former and refurbished railroad station, and acquisition of the Bald Sunapee and Camacho properties all contribute to making Center Newbury more of a focal point for the community. The efforts of the Newbury Beautification Committee and the Old Home Day events have further added to the encouragement of community involvement.



## **Recreation Resources**

Recreation facilities and services in the town of Newbury are provided by both the State of New Hampshire and the town. The official recreation areas and hiking trails located in Newbury (as shown on the maps in the Appendix) illustrate these tremendous resources. The lake, the mountain, protected lands and trails, town facilities and programs all contribute to a robust infrastructure that promotes physical activity and community in all seasons.

### **Mt. Sunapee State Park**

Without question, the dominant recreation facility in Newbury is the Mt. Sunapee State Park. Owned by the State of New Hampshire, it offers recreation activities in both winter and summer. The Park includes the mountain as well as a beach on Lake Sunapee and a small camping facility on the mountain in a natural setting. The park draws thousands of visitors to the region, and some of these visitors are now property owners or residents of Newbury.

The State has been leasing the mountain recreation area to a private company who manages and operates the ski and recreation facilities. Wintertime recreational activities based at the Mt. Sunapee Resort include downhill skiing, snow-boarding,



and snowshoeing. Mt. Sunapee Resort is the second most visited ski area in New Hampshire based on annually recorded skier days. Recent improvements have provided more year-round activities at the park including chairlift rides, hiking, mountain biking, disc golf, a zip line, the Adventure Park, and picnicking.

Early in 2016 the State of New Hampshire approved expansion plans for the ski area. This effort will most likely result in additional alpine skiing trails, lifts, and associated infrastructure over the coming years.

Mt. Sunapee State Park also includes a public beach on Lake Sunapee. This is a significant aspect of the Park's attraction, and includes a public boat ramp and non-motorized boat rentals. This is the largest and most popular beach in the entire region and attracts visitors from far and wide.

Throughout the summer months the State Park facilities are used for a variety of large events such as the annual New Hampshire Crafts Fair, the Gem and Mineral Festival, and other events that draw people to the community.





## On the Lake

The town beach, dock, gazebo and Bell Cove, located in Newbury Center, are the town's most heavily used recreation facilities and, as such, are the town's "crown jewels" of



recreational facilities. This area offers a little something for everyone: docking for boaters, picnicking, sunbathing, fishing from the docks, and swimming for all ages.

## Newbury Recreation Department

The Newbury Recreation Department is run by the Parks and Recreation Director under the direction of the Town Administrator, and in coordination with the volunteer Parks and Recreation Committee. The Department manages Newbury's recreation facilities and provides an evolving series of programs and organized sports to residents. These programs include swimming lessons, introductory life-saving classes, a popular summer concert series, an after-school club, soccer, and other activities.



The addition of sidewalks in this section of the community has encouraged pedestrian access to these facilities and nearby businesses. The recently renovated caboose, the town information booth, picnic tables, and a park area are located along Bell Cove immediately west of the town beach and gazebo. The historic train station





abutting the beach was refurbished for reuse as an information center, and washroom facilities were constructed in the old train station during the rehabilitation. The gazebo offers a site for music, theater or small gatherings.

### **Fishersfield Park**

The 94 acre Fishersfield Park was purchased by the town in 1998 and is located opposite the town transfer station on Old Post Road less than a mile from Newbury Center. Recreation facilities are proposed to be interspersed between a variety of spectacular and sensitive natural features.



After land surveys and environmental studies initiated in 1999 were completed, the town approved a long-range Master Plan for the Fishersfield Park in 2003. A \$100,000 matching grant from the Land & Water Conservation Fund (LWCF) was then approved to move forward with development of the park.

The park now includes a tennis court, volleyball court, basketball court, two soccer fields and will soon include the addition of a pickle ball court.



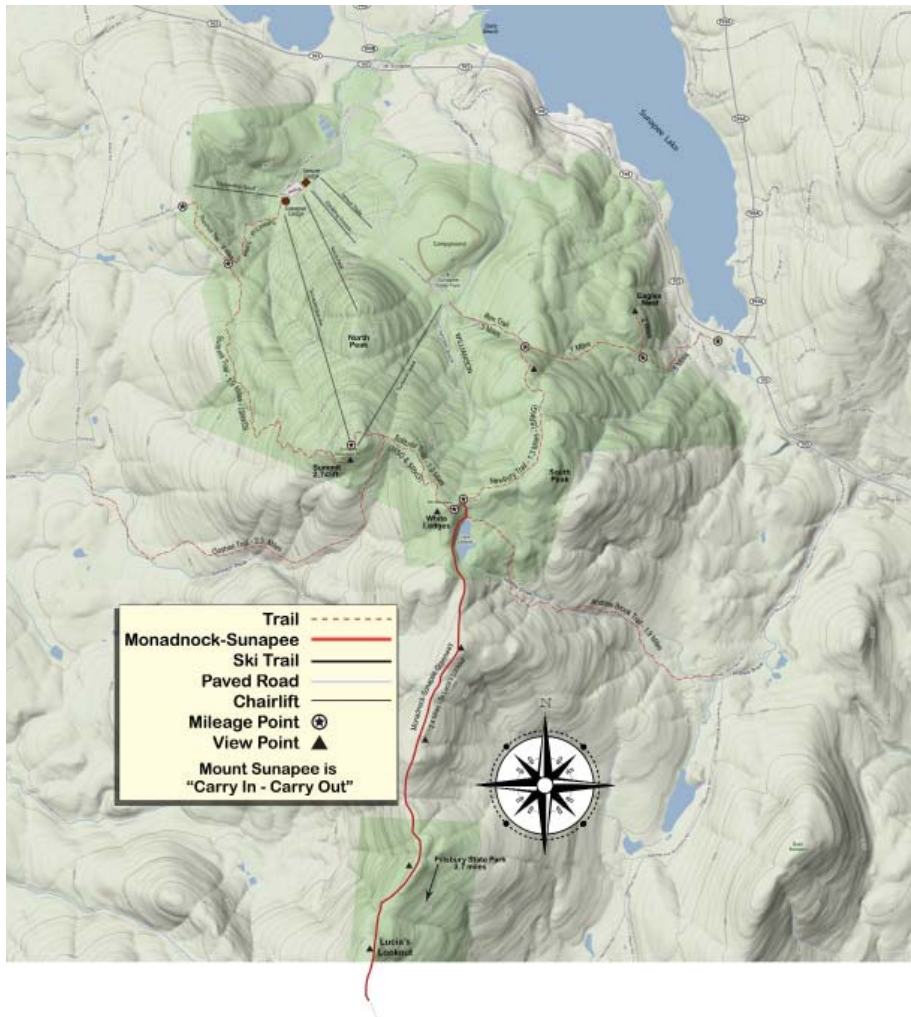
### **Trails**

There is an abundance of trails in Newbury providing access to local points of interest, as well as interconnecting with regional and statewide trails. In recent years, through the efforts of the Sunapee-Ragged-Kearsarge Greenway Coalition, a network of trails has been developed circling Lake Sunapee and linking the summits of Sunapee, Ragged and Kearsarge Mountains with local trails and the Monadnock-Sunapee Greenway.

All of these trails are suitable for hiking and some for mountain biking in summer. Some of the trails can also be used for cross-country skiing, snowshoeing and snowmobiling in the winter. Trails can be found in the Mt. Sunapee State Park, the Audubon Society forests, the Hay Estate forest, areas owned by the Society for the Protection of New Hampshire Forests, and on private lands. The Newbury Conservation Commission



has published a trail map guide available at the Town Offices. Maps showing the snowmobile Rte.s are available at the local stores and state information centers. A composite map of trail



resources was compiled for this Master Plan and is included in the Appendix.

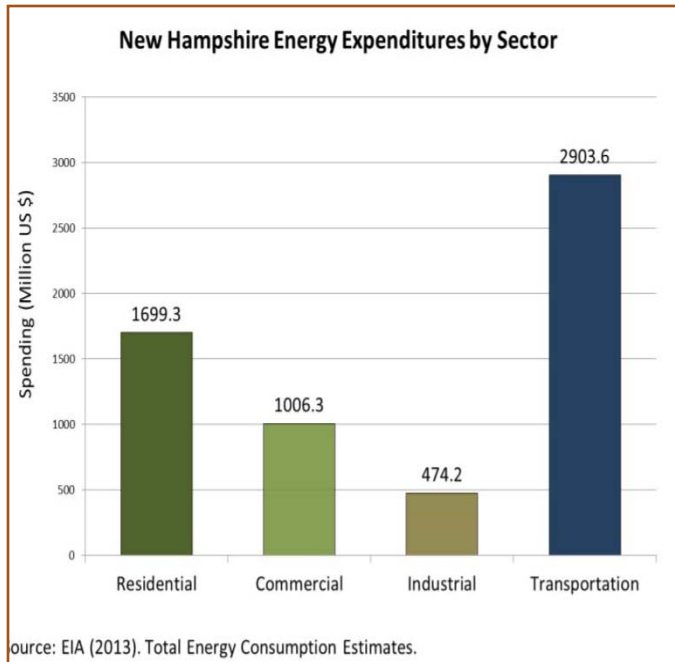
## ***Energy***

New Hampshire communities are increasingly interested in addressing energy-related issues in their Master Plans.

Establishing best management practices and policies that promote the adoption of new energy technologies in building maintenance, renovation, and future construction is important to both Newbury's economic sustainability and its long-term resilience. A great example of this is Newbury's recent conversion of all 75 street lights to LED technology through an Eversource grant. This will result in less energy use and maintenance for the fixtures.

Over the coming decades, energy will play an increasingly important role in local decision making and the community should be pro-active in addressing cost and environmental considerations. Primarily, Newbury and other New Hampshire communities are consuming fossil fuels for the vast majority of their energy needs. This includes energy production for electricity, home heating, transportation, food production, and other uses.

According to the New Hampshire Office of Energy and Planning, New Hampshire is currently importing 57% of the fuels used for energy production. Because New Hampshire has no in-state sources of fossil fuels (e.g., coal, natural gas, oil) or nuclear material, the state imports a large portion of its energy for this sector alone and spends almost \$5 billion dollars annually from the economy to pay for our energy. As the following graph



indicates, the majority of our energy use in New Hampshire is for the transportation and residential sectors.

As we shift away from outdated energy sources with high emissions and import

costs, new technologies of energy generation and management may add to our supply of electrical power. This provides an opportunity to reduce the environmental and economic impact of our energy use, and Newbury can be a leader and play an important role in this transition.

The State of New Hampshire's 10-Year State Energy Strategy calls for modernizing the electrical grid to support this new energy economy. This will require increasing investment in energy efficiency initiatives and diversifying the fuel supply away from imported fossil fuels and incorporating more local fuel sources which should include solar energy.

Implementation of this 10-year energy strategy and New Hampshire's Climate Action Plan present Newbury with

opportunities such as spurring economic growth by investing in our local energy infrastructure while reducing the environmental, economic, and health costs of burning fossil fuels.

### **Electric Utility Service**

Eversource provides electrical service to the Town of Newbury. Electric power is supplied to the Town from two electrical sub-stations:

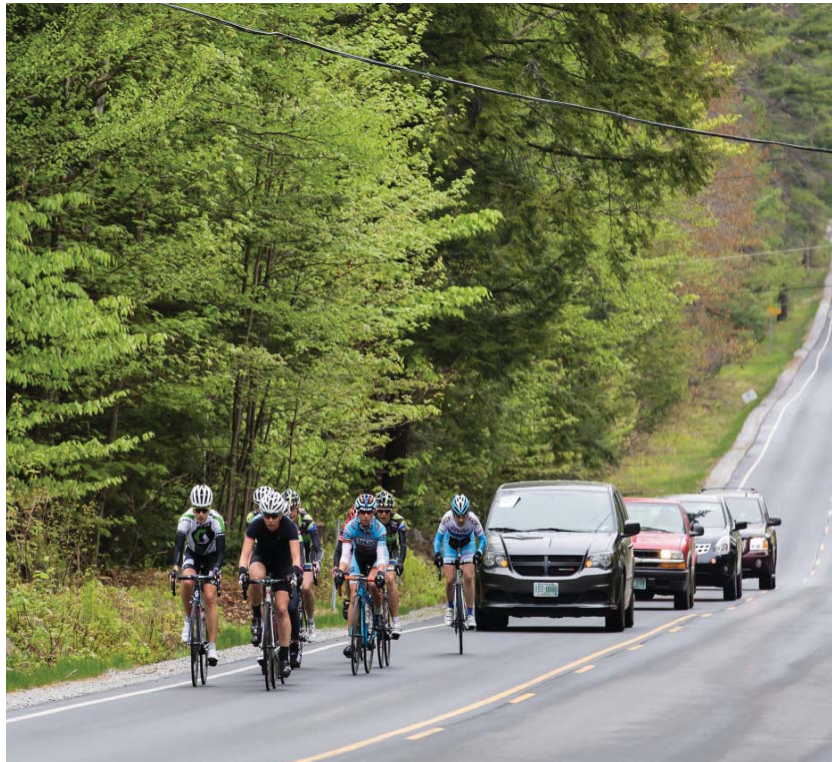
1. North Road Sub-station: located in the town of Sunapee - a three phase feeder line runs south from this sub-station along Rte. 103B to the traffic circle and then along Rte. 103 to Bradford; and
2. Kings Hill Sub-station: located in the town of New London - a two phase feeder line runs south along Rte. 103A to the Chalk Pond Road and along this road to Chalk Pond.

Service distribution lines network off these main feeder lines to provide electrical service throughout town. Extension of single phase or three-phase electrical service for the first three hundred feet or less is provided at Eversource's expense. Extension beyond that is at the individual landowner's expense. In the case of new subdivisions, the charge for extending electrical service is a matter of negotiation between the developer and Eversource.





# Transportation





## ***Introduction***

The purpose of the Transportation section of the Master Plan is to provide guidance, recommendations, and context for addressing transportation related issues facing Newbury over the next ten to fifteen years. The dominant theme throughout this section is the need to maintain the current high quality of Newbury's roads. Like many rural communities, Newbury has become dependent upon and shaped by the automobile. Yet the real challenge lies in addressing the often competing needs for economical, convenient, and accessible local and regional transportation, while ensuring that we do not damage or destroy the attributes of the community that are at the core of Newbury's quality of life.

This chapter also recognizes how the transportation system both supports and is determined by land use and development. Since our transportation system impacts the community's environment and quality of life, it is important that we view land



use and transportation together in order to understand all of the potential benefits and impacts. The inventory of transportation related resources and issues in this section is closely linked with the Land Use section of this Master Plan. The recommended implementation actions, therefore, address land use and transportation issues in the context of energy, the economy, and the environment, and support Newbury's stated Vision.

**Energy:** Energy, as a consideration related to transportation in Newbury, not only pertains to the energy used to fuel vehicles, it acknowledges that the land use patterns created in the community have the ability to increase or decrease vehicle trips over time.

**Economy:** Transportation is an important factor in Newbury's tourism-based economy. Safe, reliable access to the mountain and lakeshore is a vital component of sustaining this primary economic sector.

**Environment:** The unique environment that defines Newbury is also the driver for the tourism-based economy. Maintaining a balance between preserving this ecosystem, and allowing access will be a primary concern for future transportation and land use planning.

In this section we provide a more detailed discussion of the current transportation infrastructure in the region, consider current and future transportation related issues, and offer detailed implementation actions that address these issues in context sensitive ways.

## *Newbury's Road Network*



New Hampshire Rtes. 103, 103A and 103B form the backbone of Newbury's transportation network. The majority of the network, however, is made up of town-maintained local roads that feed into these state highways. The local roads have relatively low traffic volumes, and are generally safe and pleasant for pedestrians and cyclists.

At the same time, traffic volumes and traffic speeds along NH Rtes.

103, 103A, and 103B are, at peak times, intrusive and unpleasant and can create an unsafe environment for pedestrians, bicyclists and other non-motorized modes of transportation. Although traffic volumes have only increased slightly over the past eight years, this is a concerning issue for the Town. See more on traffic volumes here: [NH Department of Transportation](#).

The adverse effects of heavy traffic, particularly in Newbury Center, takes away from the small-town character. This is a challenge for Newbury as it seeks to balance the small town appeal with the ease of access to homes, businesses, and the many recreation and tourist amenities of the area.

In 2016 there were a total of approximately 87 miles of maintained roads within Newbury. Approximately 70%, or 61 miles, of roads in this network are municipally maintained with the balance maintained by the state or private entities.

**State Roads:** The central component of Newbury's road network are the State Highways:



- NH Rte. 103 provides access to I-89 in Warner to the south and I-91 in Vermont to the northwest.
- NH Rte. 103A splits from 103 at Newbury Center heading north and follows the east side of Lake Sunapee connecting to Interstate 89 in New London.
- NH Rte. 103B follows the west side of Lake Sunapee, connects Newbury at the Mt. Sunapee rotary and Sunapee Harbor, and connects to Rte. 11 in the Town of Sunapee.

The interstate highway system enables travel from Newbury to Boston in less than two hours, Montreal in four hours, and New York City in five hours.

**Local Roads:** The local road network (Class V Roads) that feeds into the State highways is mostly composed of town-maintained roads primarily designed to serve motor vehicles. Of the 61



linear miles of local roads, 37 miles are paved and 24 miles are currently not paved.

**Private Roads:** Private Roads, or Class 0, are a growing category in the network. While private roads are not a construction and maintenance cost burden on the town, these roads can have other implications. Emergency access to neighborhoods served by private roads is an obligation of the Town, and, as a result, adequate maintenance and construction standards are vitally important. Some of the private roads developed in Newbury have been adopted as local roads. This will only happen if the road was constructed to the town road standards.

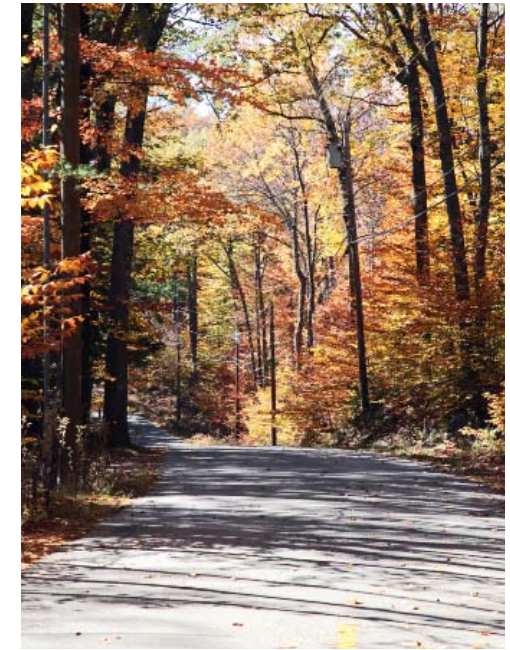
LEGISLATIVE CLASS	ROAD DESCRIPTION	CENTERLINE MILES
0	Private Roads	11.891
I	Primary Roads	12.783
III	Recreation Roads	1.374
V	Local Roads	61.216
VI	Local Roads Subject to Bars and Gates	4.305

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### ***Class VI Roads and Scenic Roads***

Both of these road types contribute to Newbury’s character and quality of life. Class VI roads are created by a majority vote at town meeting and are then discontinued and subject to gates and bars. While the town still owns and controls the right-of-

way it is relieved of any obligation to maintain the road surface and shoulders, and of the liability for damages. Class VI roads offer recreational opportunities to hikers, skiers, hunters, bicyclists, and many other people. There are currently approximately 4 miles of Class VI road in Newbury.



Scenic roads are also designated by a town meeting vote. The main purpose of a scenic road designation is to help protect the scenic qualities of a town-maintained road.

In most cases it is determined that the trees and stone walls add significantly to the visual quality and may contribute greatly to the rural character of the area. The designation of a road as scenic is a declaration by the town that the road has important visual qualities which must be recognized and treated with care. Routine maintenance and repair of a scenic road is not affected by this law. Newbury presently has designated Cheney Road, Old Province Road, and Gillingham Drive as scenic town roads. The Town of Newbury has also participated in the Scenic Byway Program which designated Rte. 103, 103A, and Rte. 103B as regionally significant Scenic Byways.

## **NH Route 103 Road Safety Audit**

A complete road safety audit has been completed by the New Hampshire Department of Transportation for a portion of NH Rte. 103. The findings from this effort were released in February of 2017 and should inform future land use and infrastructure decisions along NH Rte. 103 between the Mt. Sunapee rotary and the intersection of NH Rte. 103A in Newbury Center.

## **Public Transit**

Concord Area Transit's Rural Transportation Program provides senior citizens with a demand response service from Newbury to various locations in Concord. After several hours, it collects the riders and returns them home. Many volunteer ride programs also exist in Central New Hampshire through the Mid-State Regional Coordinating Council. The Bradford Mountain View Senior Center bus services Newbury Commons (senior housing)



on Mondays and Fridays. This service is for seniors and individuals with disabilities. Volunteer transportation is also available through the Volunteer Driver Program (VDP) of the Community Action Program of

Belknap-Merrimack Counties and the Kearsarge Council on Aging.

These services provide regularly scheduled transportation for shopping, medical appointments and congregate meals. These types of services are likely to be more important in Newbury as

the oldest segment of the population continues to grow. With further involvement from the Town of Newbury these options can be improved to meet the needs of the population.

## **Ridesharing**

Newbury is fortunate to have two rideshare programs available for town residents. The New Hampshire Department of Transportation [NH Rideshare Program](#) is based in Concord and can be contacted by calling 1-800-462-8707 or on the web. The [Upper Valley Rideshare Program](#) provides rideshare services out of Hartford, VT and can be contacted by calling 1-802-295-1824 x 24 or on the web. The Town of Newbury should encourage ridesharing, and discourage single-occupant vehicle trips especially for commuters by providing information and incentives. The closest formal park and ride lot is in New London adjacent to I-89 at exit 12.

## **Bicycle and Pedestrian Facilities**

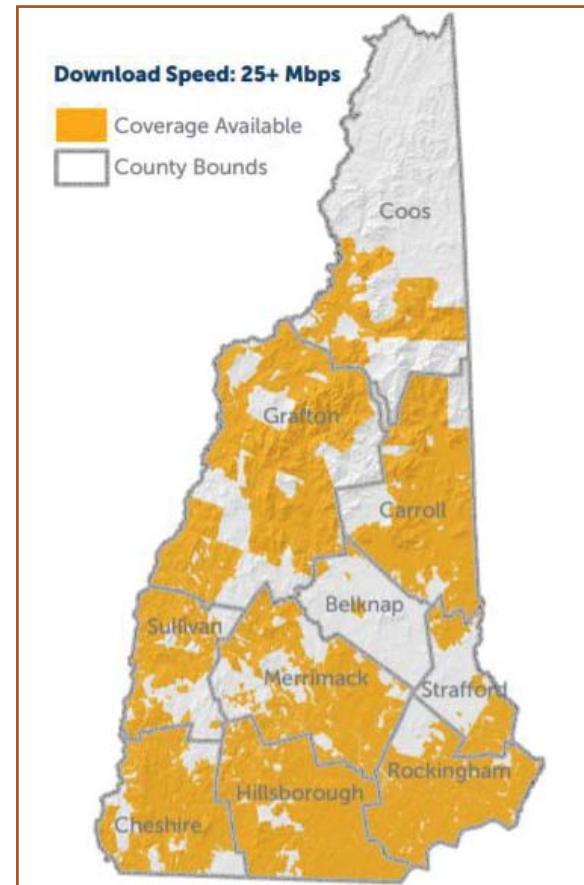
Newbury's rural road network is generally categorized by low travel volumes that allow for walking and bicycling. The State highways in Newbury (NH 103, 103A, 103B) are designated as recommended bicycle Rtes. on the [New Hampshire Bicycle Rte. Map](#). These Rtes. have higher traffic volumes and travel speeds, and not all bicyclists or pedestrians are comfortable with these conditions. Shoulders are needed along the state-maintained roadways to address this safety concern.

Newbury Center features a network of sidewalks and pathways that were implemented for pedestrians. This network promotes walking within the village area and connects the businesses and amenities to available parking areas.





# Telecommunications





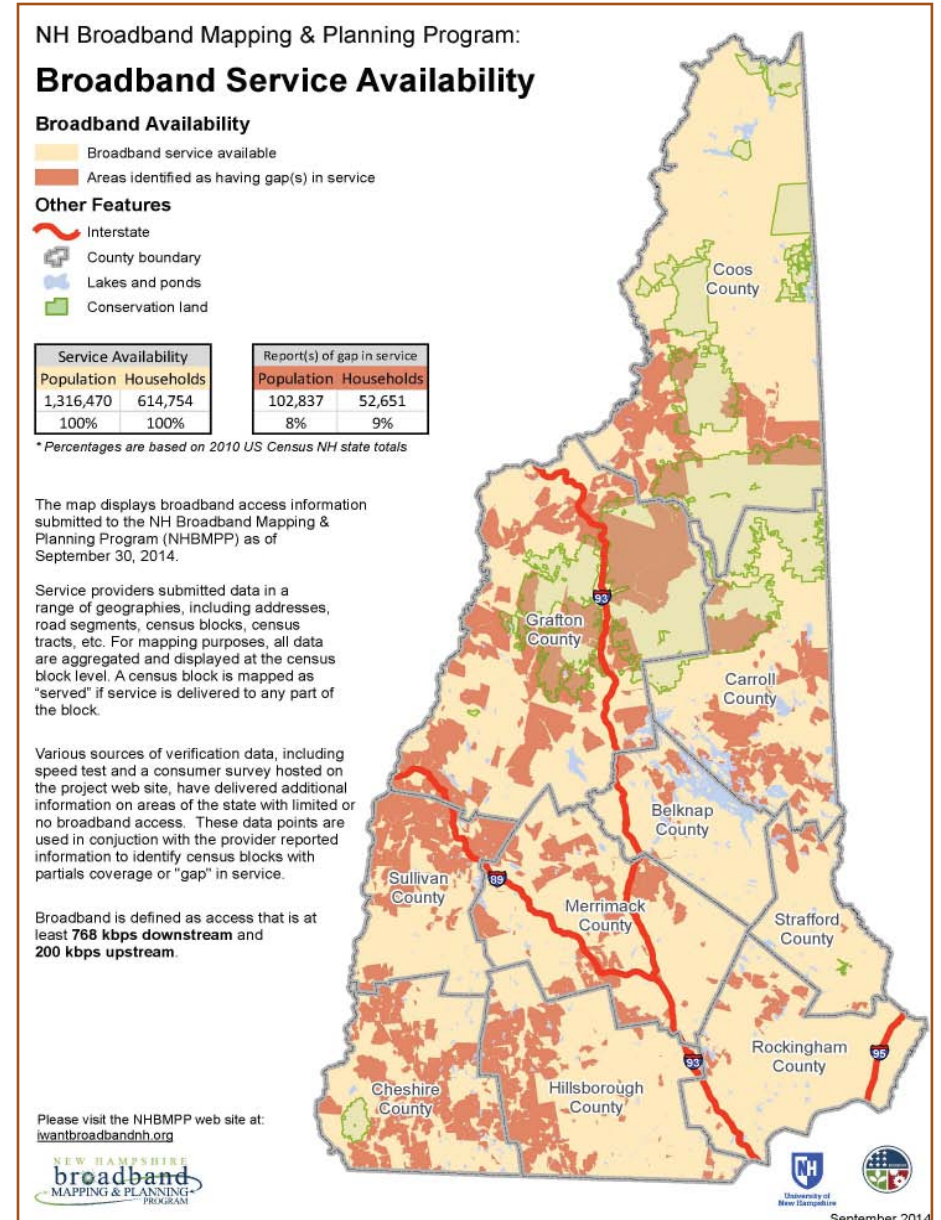
## Introduction



The type and availability of telecommunications services will have a major effect on the quality of life and economic health of Newbury. From the availability of high speed internet and cellular service to the use of information technology in local government, the issues discussed in this chapter are important to most of Newbury's residents and business owners. Affordable

and reliable high-speed broadband access is an increasingly important asset for rural communities like Newbury. Access to reliable high speed broadband internet and wireless telecommunications services is critical for community public information, rural economic development, small business growth, education, and emergency services.

The expansion of broadband and wireless service today is often compared to the deployment of electricity or the creation of the interstate highway system. Like these earlier efforts, high speed broadband and wireless telecommunications access create economic development opportunities, increase the potential of business and industry, and provide greater educational opportunities to both adults and children. This technology also increases the ability and efficiency of emergency responders and



government officials to effectively do their jobs and improve the lives of all citizens. Currently, the deployment of these services is often hindered by factors such as low population densities and infrastructure costs, as well as geographical barriers such

as topography. As a result, many rural residents and businesses must deal with spotty or non-existent broadband coverage.

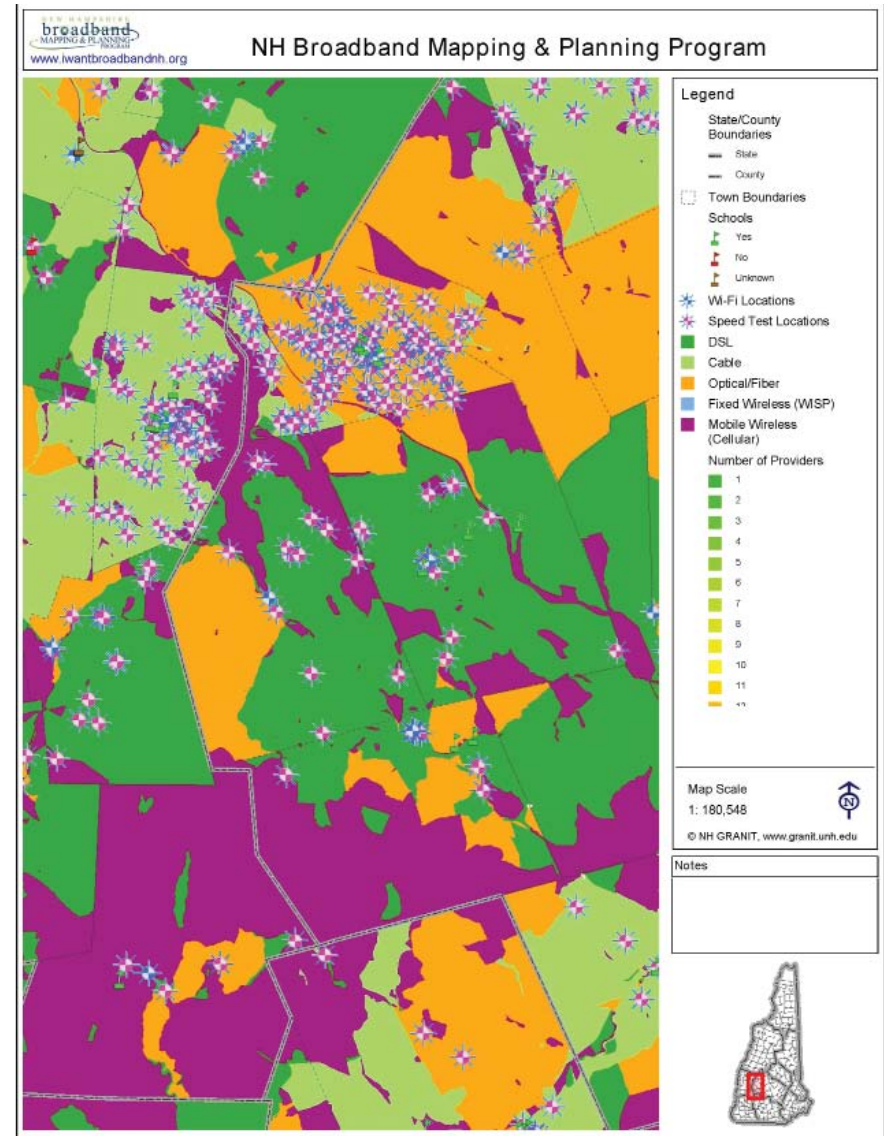
Addressing these issues in Newbury over the coming decade is a priority. Currently, Article 17 of the Newbury Zoning Ordinance regulates personal wireless service facilities and should be reviewed to ensure that this regulation can balance the need for wireless service with other community needs.

### ***A Regional Perspective***

The [UVLSRPC Regional Plan](#) for Newbury and surrounding communities addresses the issue of telecommunications by presenting a bold vision: “The region will have fast, reliable, and affordable broadband service through a competitive marketplace throughout all parts of the region.” Related to this vision we are also aware that communities today face many challenges including: a competitive global marketplace; an aging population; the need for a better-educated and better-prepared workforce; and access to health care. These issues are magnified in rural areas as the distance between households and services makes it difficult to access certain resources and opportunities.

The financial resources traditionally available to overcome these challenges are often unavailable to rural communities and regions so new solutions are required. There is no doubt that we live in an information society, and broadband and wireless technology connect us to opportunities and services. Whether training for a new skill, a new language, or completing an online course - broadband and wireless service facilitate access to information in many different forms.

Newbury was identified in the [Regional Plan](#) as one of five



communities in the region that are underserved by high speed broadband service. Fairpoint Communications recently completed an expansion of broadband service to 95% of their customers in the state. This was a requirement of the New Hampshire Public Utilities Commission’s approval of Fairpoint’s



2008 purchase of Verizon’s land-line telephone service areas. Unfortunately, Newbury was not included in this expansion, leaving many Newbury residents still waiting for future expansion efforts.

As residents are increasingly working beyond the four walls of their employers’ headquarters, e.g. at home, satellite locations, and travelling for business locally and globally. Both employers and employees face challenges to achieving a connected workforce because there is limited high-capacity broadband service in residential and rural neighborhoods. Educational institutions also seek tele-education opportunities, either online learning as a supplement to the classroom or curricula delivered fully online. The future of rural medical care is also looking to tele-medicine opportunities that require consistent telecommunication access.

Newbury residents and businesses are also doing more business online. It is essential to have sufficient broadband service to conduct online business and access training and professional development while keeping up-to-date ever-changing technology.

### **Land Line Telephone Service in Newbury**

Telephone service in Newbury is currently provided by two companies. Fairpoint serves about two-thirds of the community and TDS provides service to the remaining one-third. Both companies offer an array of telephone service options. These options include high speed phone and internet service via fiber optic cable in a portion of the community. The remainder of both service areas only offers digital subscriber line (DSL) service currently.

### **Cellular Service in Newbury**

There is currently one location with a wireless telecommunications tower in Newbury. Located on the summit of Mt. Sunapee this tower accommodates a variety of carriers that service Newbury and surrounding communities. As the number of cellular users increases and more capacity is needed it is likely that additional facilities will be proposed within the community.

### **Cable and Internet Service in Newbury**

Newbury’s telecommunications services are provided by two companies – TDS Telecom and FairPoint Communications. In the South Newbury 938 telephone exchange area, TDS offers fiber optic internet, phone and TV services to all of their customers. Fairpoint offers fiber optic internet, phone and TV services only in a very small portion of the community. For example, a FairPoint fiber optic line currently serves the Town Office Building. As a result, Newbury’s Selectboard must work with FairPoint Communications to ensure that every customer serviced by FairPoint has access to fiber optic services.



# Community Facilities & Services





## **Introduction**

Newbury's municipal departments provide facilities and services that contribute to the quality of life in the community, and the general welfare of residents and visitors. Naturally, the demand for services is dynamic and constantly changing. Over time, existing facilities may become inadequate for the departments' operations because they do not satisfy current needs, and the potential new demands driven by population growth and changes in lifestyle.



To plan for the community facilities and services which will be needed in the future municipalities are encouraged by State law (RSA 674:5) to use the Capital Improvement planning process. The law states that "in a municipality where the planning board has adopted a master plan, the local legislative body may authorize the planning board to prepare and amend a recommended program of municipal capital improvement projects projected over a period of at least 6 years".

Newbury adopted a Capital Improvement Program (CIP) in 2002 and has updated the CIP each year since. Prior to updating this Program it is first necessary to determine the extent of existing facilities and services in Newbury within the Master Plan. This chapter serves as a review of these facilities and services as they exist today. Newbury's existing Capital Improvement Program has been created to anticipated large expenditures from 2017 through 2022.

## **Feedback at Master Planning Forums**

The 2016 Community Forums included discussions about the current level of municipal services, and participants were generally pleased with the quality of services provided by Newbury's various municipal departments. Continued efforts to communicate with residents and property owners and provide transparency in municipal operations was requested by participants. Specific department-related feedback has been incorporated into the remainder of this chapter and has informed the suggested implementation actions.



## **Newbury Municipal Departments and Services**

### **Fire & Rescue Department**

The Newbury Fire Department is a paid, on-call fire and emergency medical services department with 26 active members.

The Fire Department provides property and emergency medical service protection for the buildings, residents, employees and visitors within Newbury, and through a mutual aid agreement with surrounding towns. Delivering these services is further complicated by the lake and rugged terrain. The number of homes and activities centered







around Lake Sunapee and the many hiking trails throughout the community make the work of the department more varied than many other New Hampshire communities.

The town has two fire stations currently. The main fire station, located at 952 Rte. 103 in Newbury Center, is part of the Newbury Safety Services Building. This wood-frame building was constructed in 1985 with an addition in 1998. The fire station portion of the building includes about 5,000 square feet of space and has two (2) bays.

The Blodgett Landing Fire Station, located at the corner of Post Office and Pine Streets, was refurbished in 1990. This wood-frame building measures about 20 feet wide by 30 feet long and has an addition on the rear measuring about four feet by seven feet for oil storage.

In 2016 department members provided 6,325 hours of service to the town. This averages out to 243 hours per department

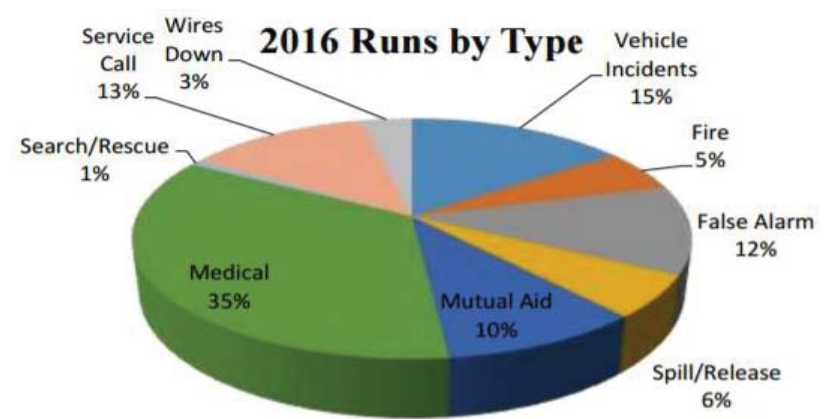
member. The breakdown is as follows: According to the Town Report, 2016 was the second busiest year on record for the Newbury Fire Rescue Department with a total of 284 calls for service, only one more than 2015 which recorded 283 calls.



Emergency Medical Service (EMS) remains the highest type of call for the Department at 35% of calls. There were a total of 99 medical calls in 2016. Vehicle crashes were the next highest category at 15%. Since motor vehicle collisions frequently result in injuries to the occupants, the Fire Department Rescue responds

to all accidents. The number of fires was up 400% over 2015 due to the very dry conditions caused by drought.. The total of fire calls was 5% for the department.

The New London Ambulance Service supports the Newbury Fire Department in providing medical transport of the injured to



New London Hospital. The Dartmouth Hitchcock Medical Center helicopter (DHART) responds to serious medical emergencies requiring helicopter transport to a hospital, and the New London Dispatch provides 911 call taking and dispatch to the Newbury Fire Rescue Department. The fire departments in the surrounding towns of Sunapee, Bradford, Newport, New London, Goshen, and Sutton provide mutual aid support to the Newbury Fire Department in the event of a major fire or other emergency. As the population ages, the need for emergency medical services is likely to increase.

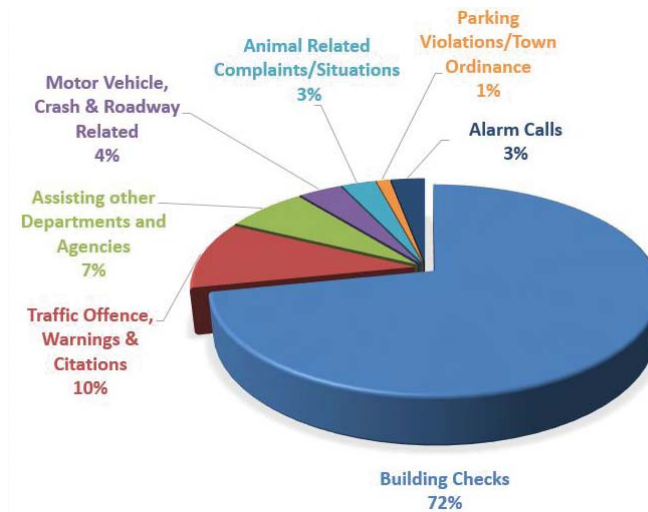
### Police Department

The purpose of the Newbury Police Department is to enhance the quality of life in Newbury by working in partnership with the community to enforce the law, preserve peace, and protect the lives and property of all residents, property owners, and visitors. The Department is staffed with 4 full time officers, a part-time office assistant, and a part-time officer who is available when needed.

The Police Department is located in the Newbury Safety Services Building located at 952 Rte. 103 in Newbury Center. This wood-frame building also houses the Fire Rescue Department and was constructed in 1985 with an addition in 1998. The Police Department is housed in this building in an area which includes about 1400 square feet.

In 2016 the Department saw a shift in call volumes. Traffic accidents were reduced and the injuries reported from those accidents were mostly minor and not incapacitating. The majority of all of these incidents were due to poor weather conditions or wildlife entering the roadway. Newbury also

### 2016 Police Calls By Type



experienced a rise in property crimes compared to the historically low 2015 rates. The department's procedure for following up on cases strongly contributed to the reduction in reported thefts.

### Planning for Safety Service Facilities

The Town Center Buildings Committee and the Safety Services Building Committee determined that the current police and fire department facilities have meaningful needs and deficiencies. During the past 10 years, significant work has been done through volunteer committees and paid consultants to research and recommend appropriate next steps to ensure that the town's safety service needs are met moving forward. In the near future, the community will need to decide how and when these needs and deficiencies will be addressed.

The Fire Station deficiencies start with lack of visibility for an engine entering Rte. 103 and extend to numerous code



violations, which affect both the viability of the facility and the health of the firemen. The station lacks sufficient space for the existing fire equipment, firemen's personal gear, equipment and administrative space. The mechanical systems are obsolete and the building itself has been added onto over time and may not merit rehabilitation.

The Police Station deficiencies start with lack of privacy and safety for the public as well as potential detainees. Its technical systems cannot operate effectively with the existing heating and ventilation system. Its sally port is not very efficient and, again, there are numerous code violations, which affect the viability of the facility.

In 2014 the Selectmen authorized a seven-person committee to work with an Architectural firm to develop options for new Police and Fire facilities on town-owned land previously set aside for this use. This land is east of the Library and is known as the Bald Sunapee property. The Committee worked with information from a previous committee that developed a list of deficiencies in both the exiting Fire and Police stations. The committee focused on not only correcting these deficiencies but also considering future needs on a 10-20 year horizon.

The challenge: How is this dilemma between safety services and the community resolved? The solution best starts by developing a partnership/collaboration among the community residents, the town administration, and the safety services departments. This partnership/collaboration should be educational but also, and more importantly, should include the development of "public perception" regarding the need for this project.

With that in mind, the entire community needs a chance to hear, see and understand the needs and deficiencies that affect their safety services departments. Similarly, the safety services departments and the Selectboard need to hear and understand what the community wants.

To facilitate this collaboration, discussion and discovery, the town retained a professional firm to help the community work through this "learning" process in order to decide how and when these issues and concerns will be addressed.

### **Highway Department**

The Newbury Highway Department is charged with maintaining Newbury's local road network and associated drainage infrastructure. This includes winter snow removal, grading, culvert replacement, ditching, sweeping and mowing. On occasion, the Department will contract out projects that can't be accomplished with existing equipment. The Highway Department is located in South Newbury on South Road. The garage was built in 2005 and is approximately 15,000 square



feet in size. This facility provides space for offices, a meeting room, changing rooms, and a large open bay for equipment maintenance and storage. The three acre parcel provides space for the driveway access, the maintenance building, and salt



storage sheds. An adjacent three acre parcel was acquired to store seasonal equipment, materials and supplies for the highway department. The current staff include six full-time employees and one part-time employee.

There were 39 weather events from November 1, 2015 through April 5, 2016 which required the Highway Department to plow and/or sand Newbury's roads. This aspect of the department's work is less predictable due to the increasing variability of winter weather, for example, 2015 saw 76 weather events, almost twice the amount as in 2016. Winter sand remains available at the old highway shed on Sutton Road for all town residents.

The Highway Department completed an inventory of drainage systems in 2006 with assistance from the Upper Valley Regional Planning Commission. This inventory exists as a map and informs future replacement and upgrade efforts. Larger culverts are being used during replacement efforts to accommodate larger storm events. If a culvert is needed, and is not available in Newbury at that time, there is a "culvert exchange" agreement with neighboring towns to ensure that one is available. Highway

Department staff are committed to professional development and remaining up-to-date on best practices. The Department is also aware of the impact that the roadway system has on water resources.

### **Transfer Station and Recycling Services**

Newbury's Transfer Station facilitates the removal of solid waste from the community. The Transfer Station is located near the old landfill site on Old Post Road, and is staffed by two town employees. Through a contract with a private waste hauler, solid waste is transported and disposed of at an approved landfill facility. With an emphasis on recycling at the Transfer Station, the facility has provided the town with cost savings while serving to help the environment. There is no cost to the town for providing recycling and Newbury is able to save disposal fees now that these materials are diverted from the compactor. Newbury belongs to the Northeast Resource Recovery Association (NRRRA), which is a recycling cooperative.

#### **Recyclable Material for Year 2016:**

- Aluminum Cans 7,980 lbs.
- Electronics 18,705 lbs.
- Paper 75 tons (150,000 lbs.)
- Scrap Metal 51.6 gross tons (103,200 lbs.)

The Transfer Station separates out electronic equipment in compliance with state law so these items may be processed separately. Some of these components can also be recycled. A brush pile and swap shop are two other services available at the Transfer Station that reduce the landfilling of materials and promote recycling. The town also participates in Household

Hazardous Waste Collection Days organized through the Upper Valley Lake Sunapee Regional Planning Commission four times per year.

### **Municipal Management**

Newbury is managed by a Selectboard, Town Administrator, and other professional staff. Located in the Town Office Building on Rte. 103 in the center of Newbury, additional management services include Assessing, Code Enforcement, Land Use Coordination, Health Officer, Recreation Department, Town Clerk, Tax Collector, and general administration of government buildings and grounds.

These services, together with the immeasurable time and effort given by the dedicated volunteer members of Newbury's Planning Board, Zoning Board of Adjustment, and Conservation Commission, ensure proper management of the town. The Town newsletter, website, annual Town Report, and Old Home Day all contribute to outreach and engagement with Newbury residents and property owners. To enhance governmental transparency, two display screens were installed in the public meeting room to project meeting materials more effectively for public viewing.

Newbury is part of an innovative tri-town assessing agreement with Sunapee and New London. This partnership was recognized for a Community Partnership Award from the International City/County Management Association in 2007. More on this partnership can be found in a [New Hampshire Town and City](#) Article titled Tri-Town Assessing: An Innovative Intergovernmental Agreement.

### **Public Library**

The Newbury Public Library is located next to the Town Office Building on Rte. 103 in the center of Newbury. The Library is open six days a week for 41 hours total, and is one of the few libraries in the area to be open Sundays. The Library currently has 2,089 patrons, adding an average of 11 new patrons per month. The Library has more patrons than there are Newbury residents, largely because of the heavy use by seasonal residents and visitors.



In 2016, the Library had a total 15,441 items, including DVDs, books on CD, periodicals and museum passes. There were 17,606 patron visits to the library in 2016, and 23,817 items circulated. In addition, through the New Hampshire State Library's Inter-Library Loan program, the Library borrowed 1,315 books from 236 other libraries in NH, and lent out 490 titles to those other libraries.

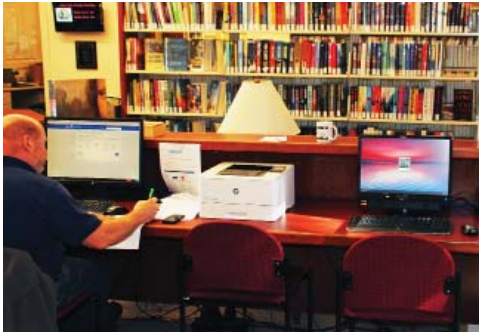
In 2016 there were a total of 176 programs attended by 2,489 people including programing for adults, children and teens, The Library offers homebound delivery service to patrons who do not have transportation, due to either short-term health concerns or permanent immobility.





Other services offered by the Library include five computers for patron use with access to high-speed internet, printing, photocopying, and faxing.

Patrons are welcome to bring their own laptops to take advantage of the wireless internet service, which is available 24/7.



To accommodate the growing patronage and expanding program offerings, the library now has two full-time

librarians, a part-time reference librarian, two high school interns, and additional part-time staff and volunteers. There is a high demand for current materials, and the shelves cannot accommodate the books, DVDs, audio books and periodicals that meet the patron need, despite a very active Inter-Library Loan program. The tiny meeting room cannot accommodate the demand for adult and children programs, and there is little space for private work.

The Library uses the Veterans Hall and the Town Offices meeting room quite often for programs that cannot fit in the Library. This requires the staff to leave the Library which is not practical. Also, having children and adults cross Rte. 103 is a major safety concern. To accommodate this increased demand, the Library has been included in the Capital Improvement Program for

the design work for a 2,500-square foot addition in 2018. This addition would accommodate a flexible meeting room for all age groups, a staff work room, a volunteer area, administrative space, a dedicated teen space, additional shelf space, an improved entrance, a more efficient heating, ventilation and lighting systems.

### Education

Educational services for children living in Newbury are provided by the Kearsarge Regional School District, a cooperative school district including the towns of Bradford, Newbury, New London, Springfield, Sutton, Wilmot, and Warner. As of 2015, Newbury's elementary students are taught at the Bradford, New London, Sutton, and Simonds Elementary Schools. Students in grades six through eight are taught at the new Kearsarge Middle School in North Sutton, and grades nine through 12 attend the Kearsarge Regional High School in North Sutton.

Newbury Student Enrollment	School Year		
	2005	2010	2015
Students			
Elementary	106	109	117
Middle School	60	60	40
High School	85	71	89

Newbury's student enrollment history is outlined on the preceeding chart. Compared to data from the early 1990s, the student population has remained fairly consistent with an average of approximately 250 students per year including all grades, elementary through high school.

### **Social Services**

Social services to the residents of Newbury are provided primarily through State-assisted programs and, to a lesser degree, by direct financial and personal support through the Town Family Services Department. Individuals and families residing in Newbury are eligible for direct financial assistance through the Town Family Services Department based on Newbury Welfare Guidelines, including State RSA requirements. These guidelines are voted on and approved by the Selectboard. There are state guidelines for eligibility for state-sponsored support services which should be accessed first. In 2016 a total of eight families requested help and met the Newbury Welfare Guidelines to receive aid, a 50% drop from 2015.

Newbury residents are fortunate to have the support of the Kearsarge Research Ecumenical Ministries (KREM), and South Newbury Church and Food Pantry, and the Kearsarge Food Pantry. These three entities collaborate with others in Newbury to meet the needs of the population.

### **Town Sewer and Water Services**

The Blodgett Landing Wastewater Treatment Facility (WWTF) is the only publicly-owned wastewater treatment facility in the Town of Newbury. The original collection system, pump station (Blodgett Landing PS), and the wastewater treatment plant were

constructed around 1960. A significant state-mandated update to this system was voted on in 2009 and completed in the spring of 2011. The collection system in the Blodgett Landing area consists of block manholes and shallow asbestos-cement (AC) sewers that are located in the narrow streets of Blodgett Landing. The Blodgett Landing pump station is a package style dry-pit/wet-pit type station with non-clog centrifugal pumps and a stand-by generator. Additional sewer and a second pump station (Croft Beach PS) were added to the collection system in 1971 to serve the Croft Beach area on Bowles Road. The collection system in the Croft Beach area consists of precast concrete manholes and AC sewers that are located behind, and in front of, the homes in Croft Beach. The Croft Beach pump station is a package-style ejector station with a stand-by generator.

The WWTF presently services approximately 145 connections. The WWTF has a design capacity of 50,000 gallons per day (gpd). The system discharges to the groundwater, and is regulated by a New Hampshire Department of Environmental Services (NHDES) Groundwater Discharge Permit. Operating costs for the facility are paid by the system users.

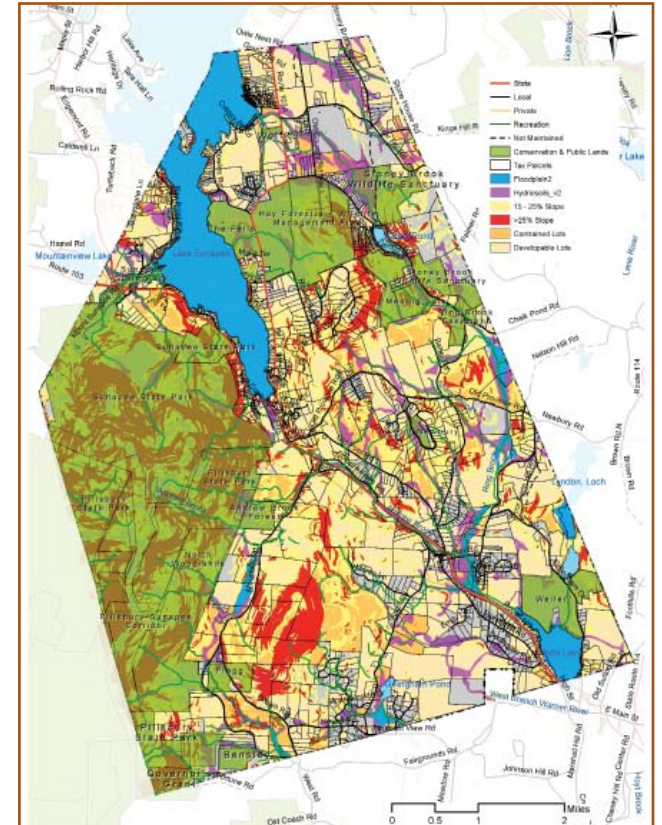
The Town of Newbury currently has no public water supply and distribution system. All of the homes and businesses are currently served by on-site wells or private water systems.

Septage from septic systems in Newbury is currently taken by private haulers for disposal at facilities elsewhere.





# Land Use



## ***Introduction***

The Land Use Chapter is a core component of the Master Plan, and is one of two elements (the other being the Vision) required by New Hampshire Statute to be included in any Master Plan. All other chapters in the Master Plan relate to and inform the goals of this Chapter. Newbury uses land use planning to manage the development of land within the community over time. This chapter will address existing land use and the community's vision for future land use. The Existing Land Use section provides a summary of existing development patterns and types of development in Newbury as of 2017. This sets the context for the way land in the community is currently being used, and presents a foundation for guiding future development.

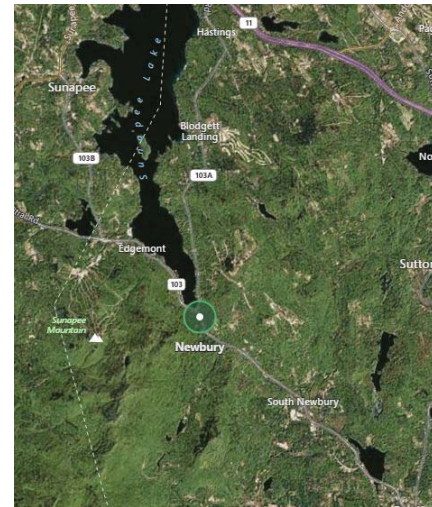
**The purpose of this chapter is to provide a framework for growth that reinforces and enhances the desired development pattern of Newbury.**

The Future Land Use section serves to coordinate public and private decisions that affect the physical development of the Town. The Future Land Use map included in this chapter supports the creation of new land use policies that will guide future development activity toward Newbury's stated Vision. Overall, the future land use plan is intended to continue the community's effort to promote a healthy, well-organized, cohesive community that functions efficiently. In the designation of specific areas as suitable for various types of land uses,

further consideration has been given to natural features, existing land uses, existing and proposed public improvements, and the transportation system.

## ***Existing Land Use***

### ***Land Use History and Development Patterns***



The history of Newbury's existing development patterns was initially influenced by its natural resources and constraints, and the railroad industry that carried vacationers to Lake Sunapee and Mt. Sunapee. As with many towns that experience seasonal fluctuations of residents and visitors, the development patterns do not correspond directly with the demand from

the full-time resident population. Land development in Newbury is heavily influenced by the natural recreational amenities and the resulting second homes and visitors, as discussed in the Housing Chapter.

From the initial settlement in 1772, the population grew to a peak of 874 in 1820. After that, there was a steady decline over the next 110 years to a low of 333 in 1930. After 40 years of narrow fluctuation, Newbury's population increased rapidly in the years from 1970 to the present. This growth and development pattern is similar to most comparable towns throughout the state.



Typical of similar vacation destinations in New Hampshire, population estimates only inform part of the story when it comes to land development in Newbury. As discussed in the Housing Section, little more than half of the housing stock is seasonally occupied by non-resident owners. Forecasting the market for seasonal housing units is difficult in the present post-recession economy. However, preparing for development and ensuring regulations and guidelines are in place is essential to maintaining Newbury's Vision.

### **Newbury's Villages**

Newbury has two villages: Newbury Center and South Newbury. Newbury Center is a mixed use, small New England village. This village functions as the town government service center as well as a location for retail trade and services. In addition to the commercial and institutional uses, Newbury Center also provides some recreational amenities for Newbury's residents and



visitors. Newbury Center has benefited from community visioning implementation efforts that began in 2007, and included the construction of sidewalks and other improvements.

South Newbury is primarily a residential village with a few low-impact home businesses. It is the

quintessential image of a small New England village dominated by 19th century architecture. While the town government center, once located in South Newbury, has shifted to Newbury Center several historic and public buildings remain in South Newbury. South Newbury is in need of a visioning and design process similar to the community effort used in Newbury Center.



***Newbury Center***



***South Newbury***



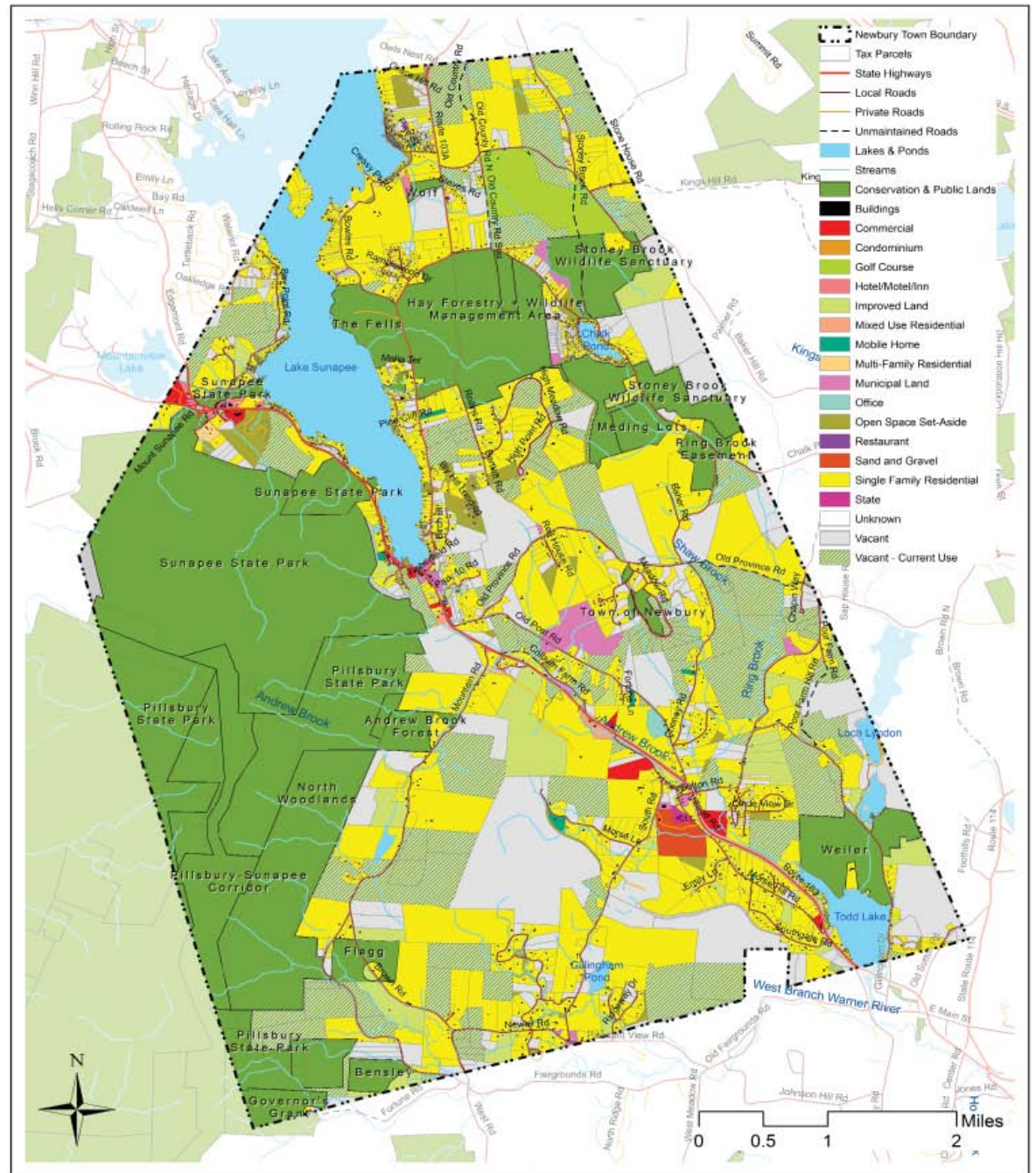
## Newbury's Commercial Areas

As seen on the Existing Land Use Map (following page), outside of the Newbury Center there are two areas along Rte. 103 that have primarily commercial development. One area, located in the northwest section of town, includes the traffic circle on Rte. 103, from the Newbury-Sunapee town line east to The Lake Inn. The nearby recreational facilities offered by the Mt. Sunapee State Park and Sunapee State Beach provide the attraction for the tourist-related businesses which dominate this area.

The other area of commercial development is at the southern border with the Town of Bradford along Rte. 103 to the east end of Colburn Farms Road. This area has been developed with a combination of commercial services and tourist accommodations.

### Existing Land Use and Developable Lands

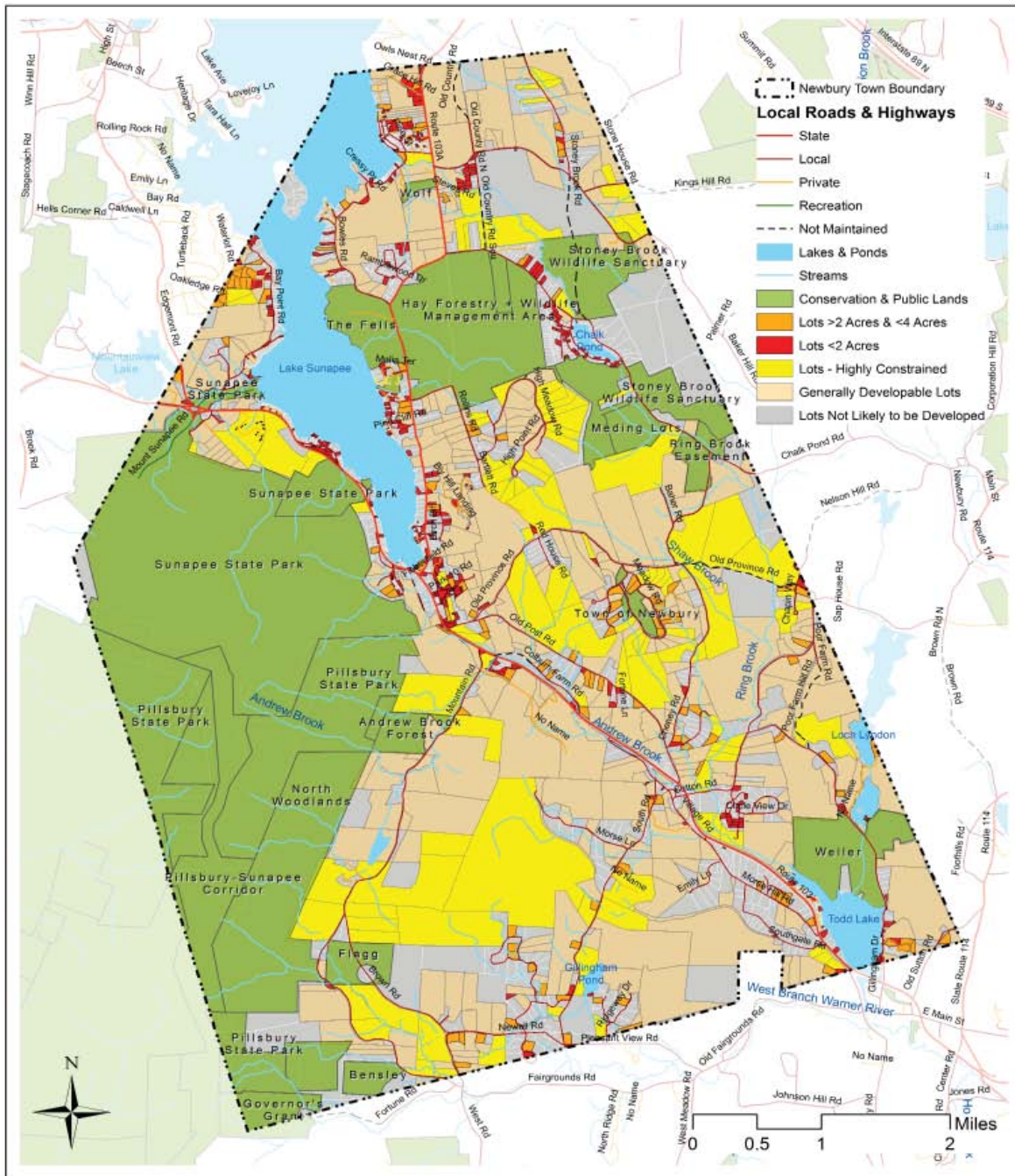
Given Newbury's steep topography and surface waters, most development opportunities have constraints and challenges. As shown on the Developable Lands Map (right), approximately 40% of the land in Newbury is not currently developed or protected and is considered developable according to the existing zoning regulations. Newbury's development



Map Notes

Existing Land Use





Map Notes

### Developable Lands

regulations take into account the protection of fragile landscapes, critical habitats, and other resources.

The existing regulations need to be fully examined to consider other development patterns that reflect current and future land use opportunities. This development pattern places demands on public services and infrastructure, discourages neighborhood social interaction, and promotes fragmentation of habitat. Residential development in Newbury is either tightly surrounding the lakeshore, or in limited-access neighborhoods terminating in cul-de-sacs.

### Existing Land Use Regulations

In recent years, the Town of Newbury has worked to keep town plans, ordinances, and regulations up-to-date and responding to pertinent issues and trends.

These initiatives include:

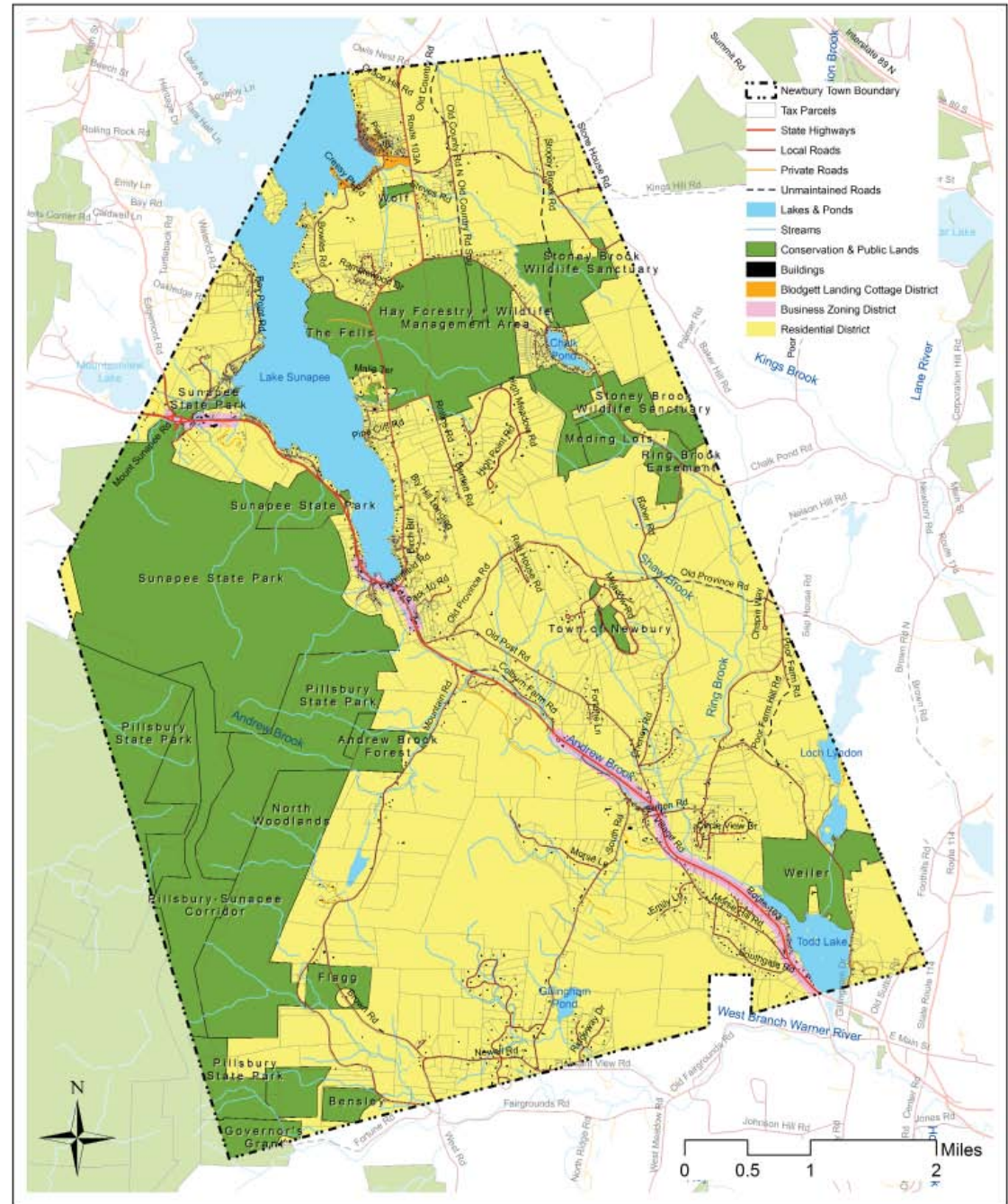
- 2002 - Development of the Capital Improvements Plan and subsequent yearly updates.
- 2005 - Major revisions to Site Plan and Subdivision Regulations.
- 2008 - Master Plan revision of 1997 Master Plan.
- 2014 - Major revisions to Site Plan Regulations.
- 2016 - Adopted Amendments to the Zoning Ordinance, primarily in the Shoreland Overlay District.



Newbury's existing land use regulations define four zoning district boundaries and six overlay districts. The four districts with defined boundaries are the Business District, the Residential District, Blodgett Landing Cottage District, and the Mt. Sunapee Recreation District. This last district is focused only on the leased ski area of about 850 acres of the State Park's 2,900 acres. The ski area is leased and operated by Mt. Sunapee Resort, a private company.

Areas within the business district are located along Rte. 103. Three sections: Circle Section, Center Section and South Section are described in Article 4 Business District of the Zoning Ordinance. The existing overlay districts pertain to certain conditions and natural features that can be found in any of the defined districts. The special regulations articulated in these overlay districts are in addition to the underlying district requirements. These include:

- Shoreland Overlay District
- Wetlands Conservation District
- Steep Slopes Conservation District
- Floodplain Overlay District
- Skyline/Hillside Conservation Overlay District
- Aquifer Protection Overlay District



Map Notes

*Existing Zoning Districts*



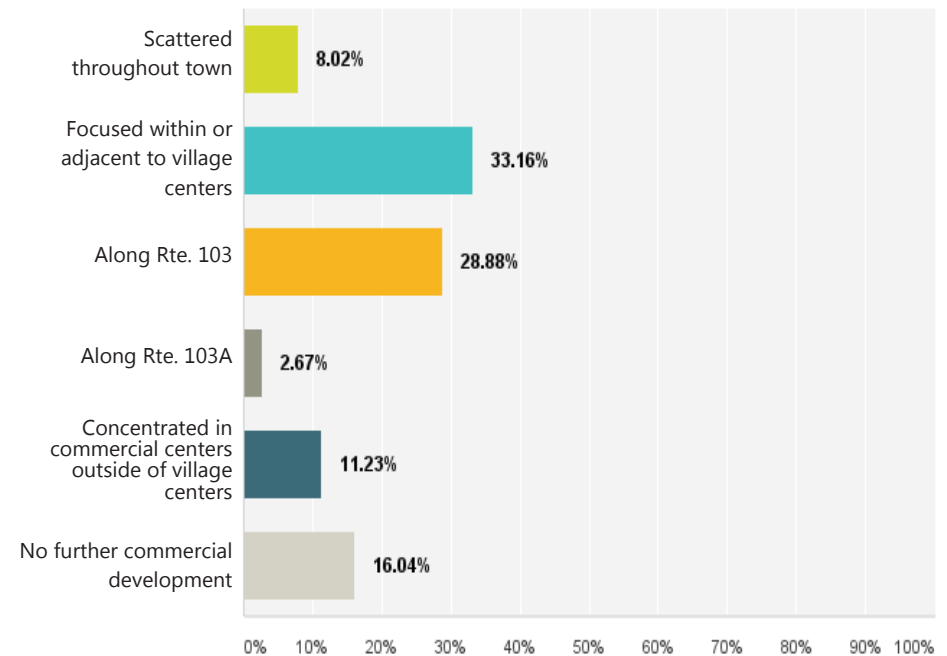
Although residential uses are allowed in the Business District, commercial land use is concentrated in the district areas along Rte. 103. Newbury Center, at the southern tip of Lake Sunapee, is distinguishable from other parts of the commercial corridor by the white civic buildings, sidewalks and denser clustering of structures. This reflects a voluntary design aesthetic; there are no Design Guidelines within the existing land use regulations that require future commercial developments to fit in with the physical character of the village area.

### ***Community Outreach and Engagement***

In order to transition from an understanding of the existing land use pattern and policies to possible implementation actions, the Master Plan Committee engaged residents and property owners in several ways. An initial community survey and stakeholder interviews were conducted in the spring of 2016, and two public forums were held during the summer at the Town Offices to collect additional feedback. The survey responses showed a strong interest in directing future commercial development within or adjacent to existing developed areas along Rte. 103. This was supported by participants at the forums, and is reflected in the Future Land Use Map in this Chapter. There was also interest in allowing a broader range of housing types, but little direction about where those units should be located. In general, the feedback received from the public informed the creation of each aspect of this Master Plan, the Vision, and the recommended implementation actions.

**Q14 If yes, where would you most like to see commercial development happen in Newbury?**

Answered: 187 Skipped: 61



## The Vision for Newbury:

Over the next ten years, Newbury will remain a rural residential community with a distinct small town atmosphere and a commitment to stewardship of the shared resources within the region. The community's character will be defined by protected natural, cultural and scenic resources, small villages with mixed use development, and ample recreation opportunities for residents and visitors alike. Telecommunications and transportation will keep pace with the requirements of the population, small businesses, and visitors. Regulations promoting new housing alternatives will create the opportunity to provide a greater diversity of homes for a diversity of ages and income levels. Newbury will continue to accomplish all of this through regular communication and engagement with residents and property owners.

### ***Future Land Use***

The central concept of the Future Land Use Plan is that Newbury should grow in a way that retains its small-town character, can be efficiently served by municipal services, and protects its natural assets and surroundings.

Topography, wetlands, soils and infrastructure capacity limit the viability of many currently undeveloped areas for new development. This Plan seeks to direct development and redevelopment opportunities to areas where growth will minimize the burden on infrastructure, revitalize existing development, reinforce the sense of community, provide additional housing options, and help manage the cost of services for town residents.

### **Future Commercial Land Use**

This resulting Future Land Use Plan builds on the 2007 Plan which advocated for concentrating future development near existing developed areas to avoid strip commercial development along Rte. 103. To accomplish this, the Plan

focuses on encouraging new commercial development, and/or redevelopment, along Rte. 103 where the existing infrastructure can accommodate increased use. Mixed-use development should be encouraged in these areas. This would allow for residential units above commercial establishments and within walking distance of the commercial and service areas.

### **Future Residential Land Use**

The vision for the remaining area of town is to permit low- and medium-density residential development while protecting the natural, scenic, recreational, cultural, and historic resources of the community. Currently, the land use regulations promote a more uniform and suburban pattern of development which must design around constraints, but does not ensure any conservation of natural resources or the diversity of housing types. Over the coming years, Newbury will work to address this issue through the adoption of several regulatory options that will provide land owners with the opportunity to develop in ways that also support the community's larger Vision.



## ***Identified Issues and Strategies***

Looking ahead, several trends and technological advances may change the way people work and live in rural towns such as Newbury. Depending on the decisions and policies communities adopt and put into action, these trends could have significant impacts on future development rates and patterns. Earlier chapters identified several major questions facing Newbury's future land use:

- **How will Newbury guide future development?**
- **How will Newbury choose to accommodate an aging population and work to attract younger residents and families?**
- **How will Newbury respond to a changing climate and associated risks and protect its natural resources?**

The questions listed above represent some of the issues that have been identified for Newbury that affect future land use. An analysis of the existing data, input from the citizenry and projections for growth and development trends are incorporated into the resulting strategies for the future. These identified issues and strategies are:

### **How will Newbury guide future development?**

**ISSUE:** The town remains subject to strip commercial development along sections of Rte. 103 which promotes a vehicle-centered environment and loss of rural identity.

**STRATEGY:** Develop regulations that encourage nodes of commercial development, concentrating on the Newbury

Center and South Newbury Villages, and the two commercial areas, as shown on Future Land Use Map.

**ISSUE:** Commercial projects can negatively impact the function and appearance of the town if the design of the building, landscaping, building placement, and screening of outdoor uses are not controlled in the regulations.

**STRATEGY:** Develop Design Guidelines or standards for commercial areas to encourage an aesthetic that preserves the New England small town character.

**ISSUE:** The lack of water and sewer infrastructure within the community limits the location and density of development and contributes to sprawl.

**STRATEGY:** Newbury should encourage developers to develop the necessary water and sewer infrastructure where density is desired.

**ISSUE:** Streetscape Infrastructure improvements including expanded pedestrian facilities are needed in South Newbury and other areas with commercial development activity.

**STRATEGY:** Work to add these infrastructure improvements similar to those found in Newbury Center.

### **How will Newbury choose to accommodate an aging population and work to attract younger residents and families?**

**ISSUE:** Housing choice is limited to principally single family units. Available data on affordability and the aging population exhibits a need for more variety of housing in Newbury.

**STRATEGY:** Educate the public on the need for various housing types other than single family residential in order to provide housing opportunities for current and future residents and their families. Affordable housing needs in Newbury could be accommodated through accessory dwelling units and a provision for mixed use development in the villages and commercial districts.

### **How will Newbury respond to a changing climate and associated risks and protect its natural resources?**

**ISSUE:** There is a continued need to protect the remaining agricultural lands, wildlife habitat, and the natural plant habitats.

**STRATEGY:** Revisit the ordinances to ensure valuable natural resources are protected and development regulations discourage fragmentation of habitats.

**ISSUE:** Newbury's Cluster Development Ordinance is outdated.

**STRATEGY:** A Conservation Development Ordinance which focuses on preserving the environment and protecting the natural resources during the subdivision and development review process is better suited to the Town's needs.

For smaller residential developments, a Flexible Lot Sizing or Feature-Based Density provision in the regulations would accomplish similar objectives as a Conservation Development Ordinance.

### **Future Land Use Plan**

To address these and other issues facing Newbury, a Future Land Use Map has been created to guide policy decisions in the coming years. The map recommends that Newbury work to reduce the strip commercial development pattern that is emerging along Rte. 103 and, instead, focus future commercial development in four areas of the community. It is also recommended that each of these locations allow for a mix of uses (commercial, residential, institutional, etc.).

Outside of the areas identified for mixed use development the primary land use will be residential. In this residential zone, the community is working to balance future development and resource conservation. As a result, it is recommended that Newbury use the maps and data included in this Master Plan to identify areas that are heavily constrained and best suited for low-density development and conservation. The community should also identify areas that can accommodate medium- and high-density development if the appropriate infrastructure is provided by the developer.

This is intended to be the start of a conversation in the community. To assist with this next phase of investigation several actions have been included in the Action Plan section of this document to highlight issues and guide implementation efforts in Newbury.

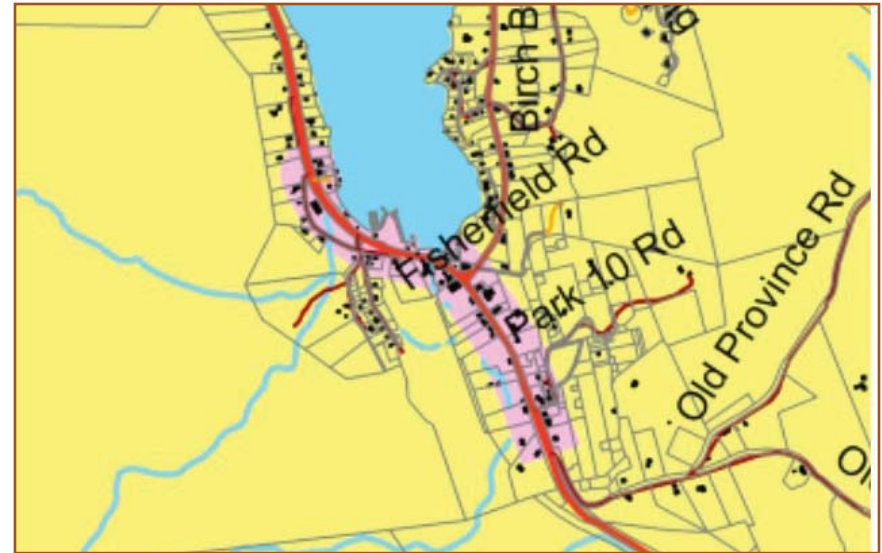
## Business District Boundaries

The Business District is that area adjacent to and within 300 feet of both the center of 103B and the following described sections of Rte. 103.

**The Circle Section** shall be bounded at one end by the Sunapee town line and bounded at the other end by the easterly boundary of tax map and lot number 7-193,106 (formerly The Lake Inn).

**The Center Section** shall be bounded at one end by the northerly end of Bell Cove Road and bounded at the other end by the northerly end of Old Post Road.

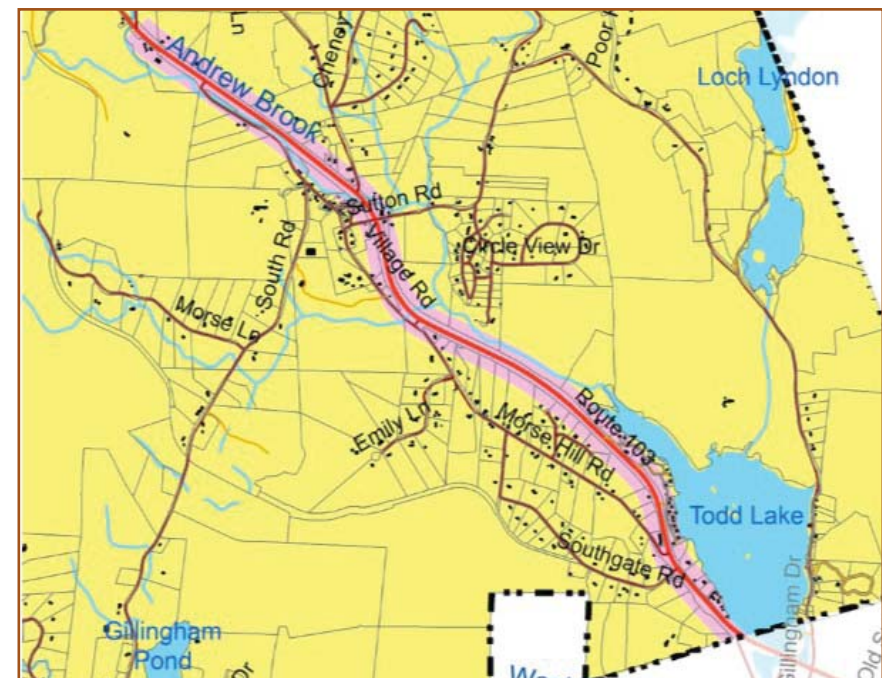
**The South Section** shall be bounded at one end by the easterly end of Colburn Farm Road and bounded at the other end by the Bradford town line. Lots partially within the district at the ends of the sections along Rte. 103 described above shall be considered to be completely within the district.



**Center Section**



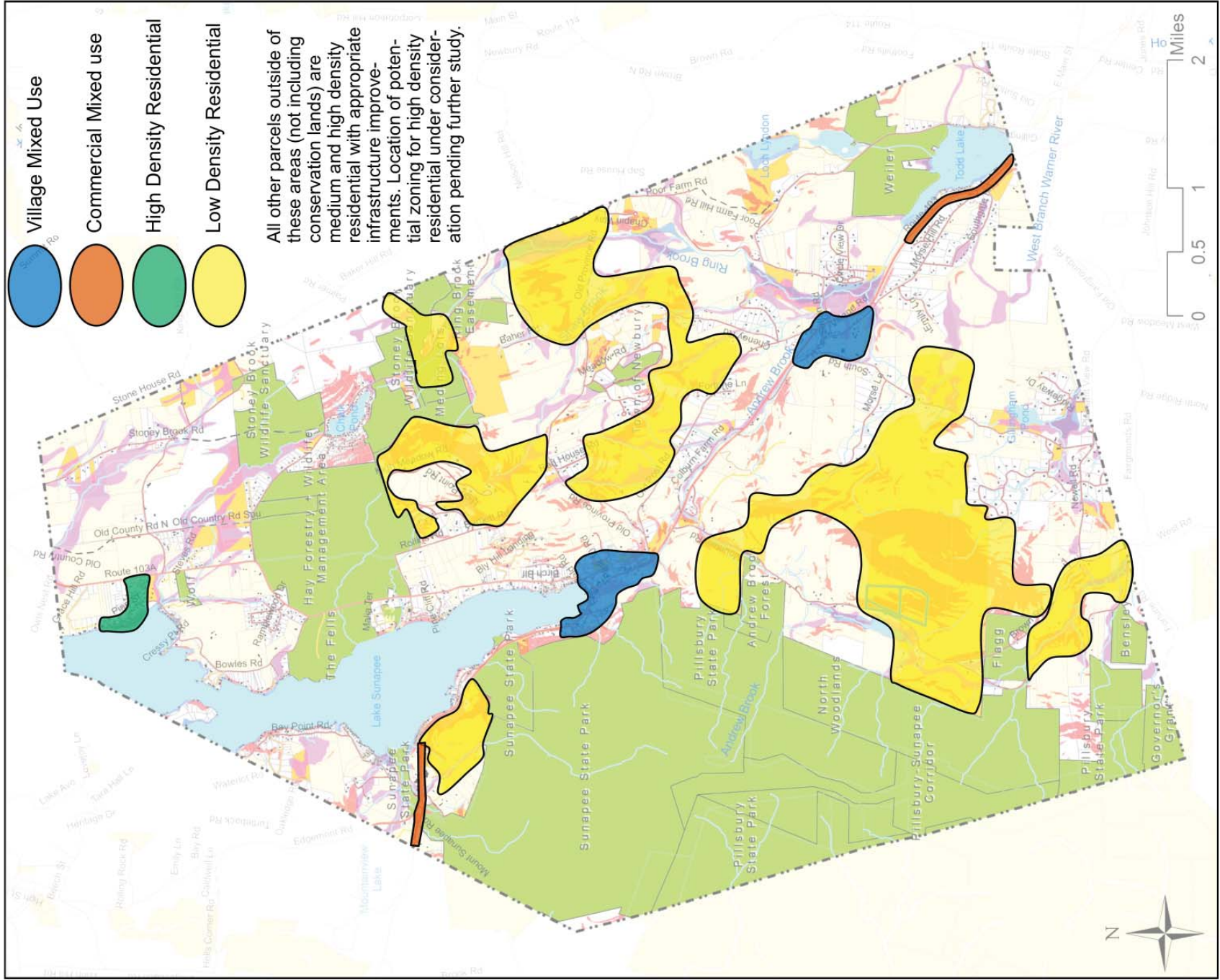
**Circle Section**



**South Section**



# Future Land Use Map





# Action Plan



## **The Action Plan**

The action items listed in the following tables are a direct result of the research and community input received for each of the chapters addressed in this Master Plan. Implementation of these actions can help Newbury to oversee the realization of the Vision that has been established for the future of the Town.

It is important to recognize that the community itself is a dynamic system, and does not operate in isolation. To that end, this Action Plan has been created as a dynamic tool, and is intended to be modified and updated as necessary to optimize its usefulness. On an annual basis, the status of each action item outlined here will be reported by the responsible party and recorded in the Town Report.



Action #	Action Areas	Priority	Responsible Party
<b>Regional Context</b>			
<b>RC- 1</b>	Newbury will continue to participate with the Lake Sunapee Protective Association (LSPA) Watershed Committee efforts to implement the watershed plan and adopt land use regulations to ensure the longterm protection of Lake Sunapee.	Ongoing	Planning Board
<b>RC- 2</b>	Newbury will initiate efforts to broaden the regional cooperation with the Towns of Bradford, Sunapee and New London and other local communities to include purchasing, enforcement, protection, and other municipal functions.	Ongoing	Selectboard
<b>RC-3</b>	Newbury will promote responsible use of winter ice bubblers (de-icers) in order to help preserve safe winter activities on Newbury's lakes and ponds.	High	Selectboard, Recreation, Conservation
<b>Demographics and Housing</b>			
<b>DH- 1</b>	The Town should initiate an outreach and education campaign related to the new workforce housing provision.	High	Selectboard
<b>DH- 2</b>	Conduct a housing needs assessment of the community to identify additional unmet housing needs. This will include an evaluation of the land use regulations for opportunities to develop multifamily residential housing in compliance with state law. This assessment could also identify ways to facilitate the development review process for applicants proposing to develop affordable housing.	Medium	Planning Board
<b>DH- 3</b>	Review and amend the zoning regulations to encourage development of a variety of housing types beyond single-family residential units. Create user-friendly zoning regulations such as a one-page description of each district, including text and graphics that clearly communicate the regulations.	High	Planning Board

High - 1-3 years, Medium 3-5 years, Low 5-10 years

Action #	Action Areas	Priority	Responsible Party
<b>Balancing Newbury's Resources</b>			
<b>BR- 1</b>	If water quality and flood control in Lake Sunapee and other surface waters is of concern to the town, an overlay zone for the vegetative buffer adjacent to surface water bodies to increase protection of water quality should be investigated.	Low	Planning Board
<b>BR- 2</b>	The Planning Board should consider protecting the water quality in the sand and gravel aquifers, even though they are not presently utilized for public drinking water supplies. Groundwater resources (aquifers) shared with New London and Bradford should also be protected.	Low	Planning Board
<b>BR- 3</b>	The town should identify strategies, including adoption of an Agricultural Commission, that will direct future development away from the remaining agricultural soils to preserve the opportunity for food production in the future. An Agricultural Commission serves as an advisory and educational entity but does not have enforcement powers or regulatory authority.	Low	Planning Board
<b>BR- 4</b>	Initiate a study for Blodgett's Landing to address stormwater-related issues.	High	BOS, HW, CEO, BLCOA
<b>BR- 5</b>	Encourage and support efforts to initiate development of a watershed study with the Town of Bradford in the Lake Todd Watershed. The Lake Todd Village District should also collaborate with the LSPA Watershed Committee.	Low	Lake Todd Village District
<b>BR- 6</b>	Require developers during Site Plan Review, to identify any historic and cultural resources found on their property, locate them on the site plan, and preserve those resources similar to the requirements included in the Subdivision Regulations under Section 10.2.6 Protection of Historic & Cultural Resources. If archeologically significant discoveries are made during construction, developers are required to stop all work and contact the NH Office of Historic Preservation.	High	Planning Board
<b>BR- 7</b>	Develop a plan for the rehabilitation, preservation and/or repurposing of town-owned historic structures, including the buildings in South Newbury Village, while maintaining the character of the village.	Medium	Selectboard, Historical Society
<b>BR- 8</b>	The vault in Sherman Hall, which contains important historical documents, should be upgraded by adding a temperature control system to further protect its contents.	High	Selectboard, Historical Society
<b>BR- 9</b>	Fund the repair and maintenance of gravestones in Newbury.	Medium	Selectboard, Cemetery Trustees
<b>BR- 10</b>	Appoint a committee to investigate the need and desirability of forming historic districts for Blodgett Landing and South Newbury Village.	Low	Selectboard, Historical Society, BLCOA
<b>BR- 11</b>	Commission a study of the historic resources in the town. Ideally, this would be carried out by the Newbury Historic Society together with a committee of citizens with the aid of a paid consultant to guide them, and would result in a published Town History.	Low	Selectboard, Historical Society

High - 1-3 years, Medium 3-5 years, Low 5-10 years

Envision Newbury 2027 - Action Plan

Action #	Action Areas	Priority	Responsible Party
BR- 12	Review the potential of expanding the boundaries of the Skyline/Hillside Conservation Overlay District. Include an evaluation of the effectiveness of the administration and enforcement of the provisions of Overlay District, and, if needed, recommendations to improve techniques to administer and enforce the provisions of the District.	High	Planning Board, CEO
BR- 13	Investigate the creation of a Forest Conservation District with a large minimum lot size to preserve large blocks of forested land and ensure low density development in these areas of the community.	Low	Planning Board
BR- 14	Consider developing and adopting local earth excavation regulations for new or expanded gravel pits.	Low	Planning Board
BR- 15	Investigate how Newbury can integrate Low Impact Development (LID) techniques into the Subdivision and Site Plan Regulations to manage stormwater runoff.	Medium	Planning Board
<b>Transportation</b>			
TR- 1	Advocate for the creation of shoulders along state-maintained roadways to accommodate pedestrians and cyclists.	Low	Planning Board
TR- 2	Newbury will endeavor to preserve and enhance use and access to the remaining railroad right-of-way .	Low	Planning Board
TR- 3	As Newbury plans for future maintenance and infrastructure upgrades on local roads (61 miles), bridges (7), culverts (800+), and state-owned roads, it is important to consider how to accommodate additional modes of travel, habitat connectivity, and larger storm events while promoting context-sensitive solutions.	Ongoing	Selectboard, Highway Dept.
TR- 4	Incorporate the cost into the Capital Improvement Program of widening the functionally obsolete bridges in Newbury with acceptable sufficiency ratings.	High	Selectboard, Highway Dept.
TR- 5	Class VI roads in town should be protected as Class VI right-of-way for recreational access and not be opened up to serve new development.	Ongoing	Selectboard, Highway Dept., Conservation
<b>Telecommunications</b>			
T- 1	Request that the Selectboard engage with service providers to continue to expand modern telecommunication services to Newbury residents and businesses.	High	Selectboard
T- 2	Review and update Newbury Zoning Ordinance Article 17 to ensure that the regulation of future personal wireless service facilities (telecommunications towers, etc.) can be balanced with other community needs.	High	Planning Board

High - 1-3 years, Medium 3-5 years, Low 5-10 years



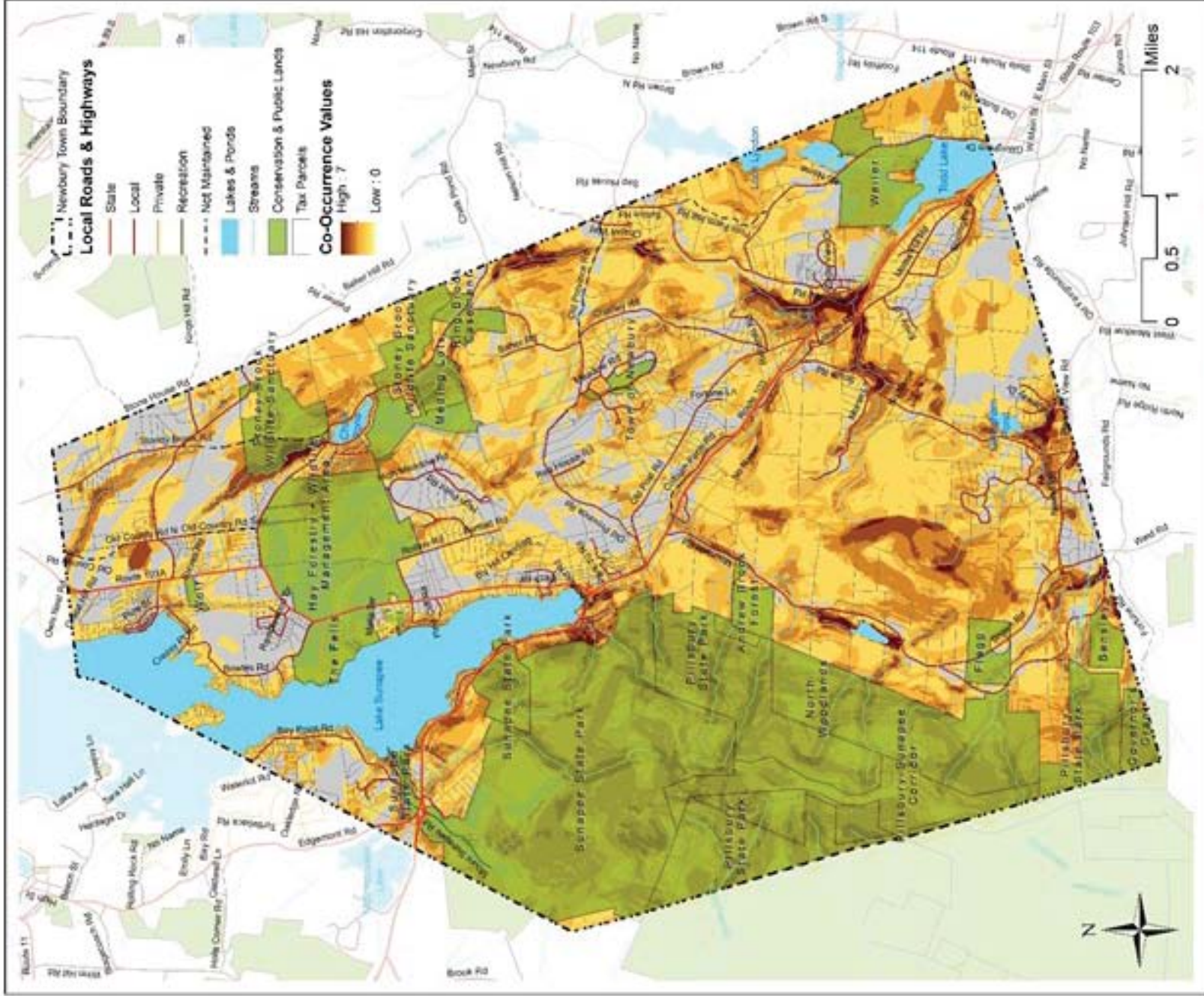
Action #	Action Areas	Priority	Responsible Party
<b>Community Facilities and Services</b>			
<b>CFS-1</b>	The town should continue to find ways to improve on communications between town boards and the public. Ideas for improving communications with the public include increased use of the town website, expanded use of the town newsletter, expanded use of the e-mail contact list, and regular newspaper articles.	Ongoing	Selectboard
<b>CFS- 2</b>	Promote energy conservation and the installation of renewable energy systems on public and private structures. Refer to NHOEP's 2015 Solar Permitting Guide for materials. Investigate funding and locations for creating renewable energy systems to power municipal operations and contribute to emergency preparedness.	High	Selectboard, Planning Board
<b>CFS- 3</b>	Investigate ways to replace overhead power and telecommunications lines with buried lines in Newbury Center and other locations.	Low	Selectboard
<b>CFS-4</b>	Assist the Library with funding requests and other resources to continue to study future space and programming needs.	Ongoing	Library Trustees
<b>CFS- 5</b>	Update the Newbury Capital Improvement Program in 2017 to reflect initiatives in the updated Master Plan.	High	Selectboard, Planning Board
<b>CFS- 6</b>	Work with the Recreation Department to identify and evaluate alternatives for meeting the needs for additional beach area in town.	High	Selectboard, Recreation
<b>CFS- 7</b>	Request that the Recreation Department and the Library develop alternatives to providing recreation facilities and/or programs to serve the elderly and handicapped members of the population.	Ongoing	Library Trustees, Recreation
<b>CFS- 8</b>	Continue to require developers to provide a water supply for fire fighting purposes or provide their proportional fair share towards the development of a new water supply system.	Ongoing	Planning Board, Fire Dept.
<b>Land Use</b>			
<b>LU- 1</b>	Develop design guidelines or standards to encourage an aesthetic that preserves the New England small town character. New commercial or other non-residential buildings should be consistent in site planning with the scale, location, and character of structures within the community. Smaller buildings typical of traditional New England architecture should be encouraged or required.	High	Planning Board

High - 1-3 years, Medium 3-5 years, Low 5-10 years

# Appendix

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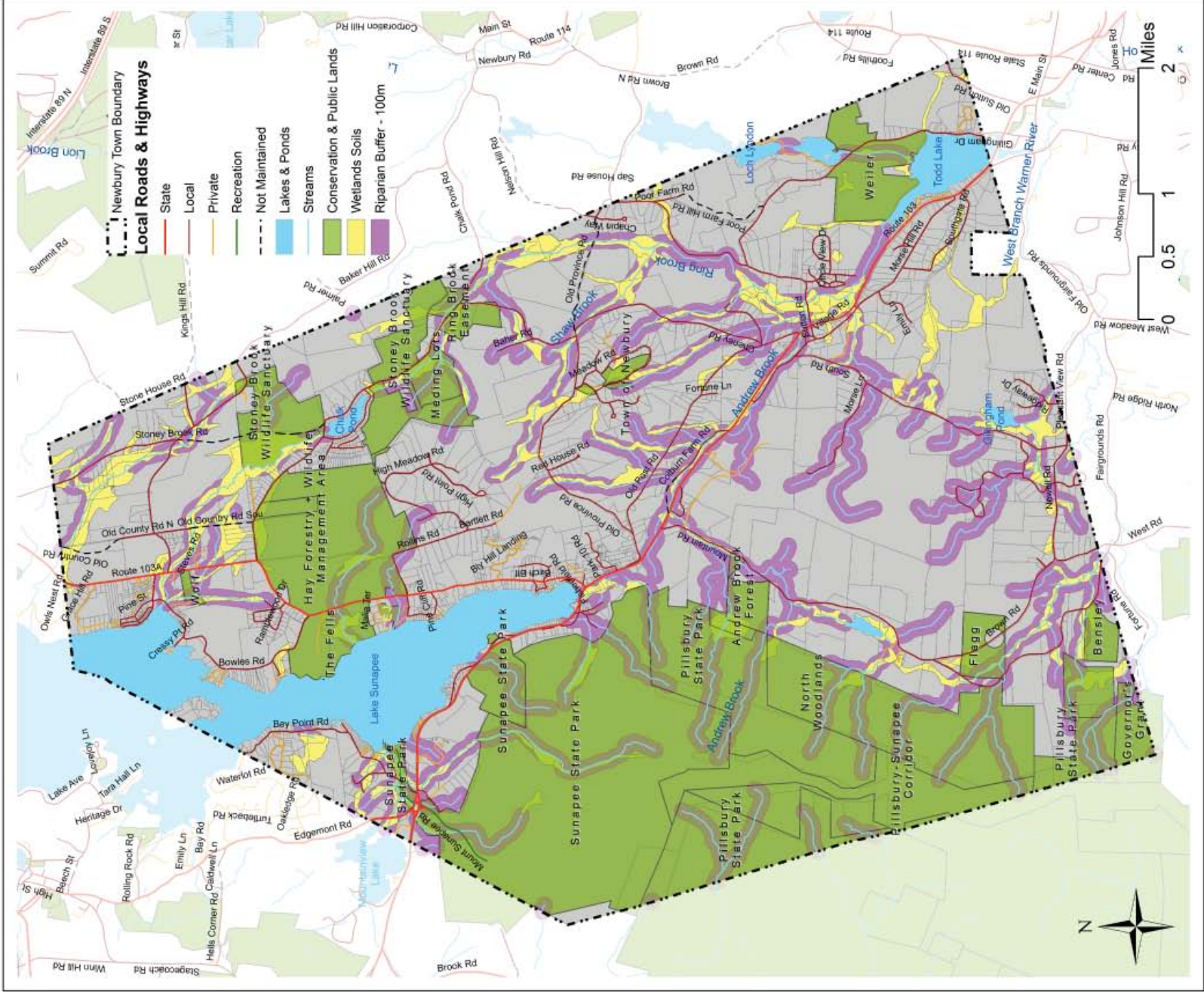
<b>Co-Occurrence Map</b>	I
<b>Wetlands &amp; Riparian Buffers Map</b>	II
<b>Uncommon Habitat Map</b>	III
<b>Habitat Quality Map</b>	IV
<b>Town of Newbury Cemeteries</b>	VI
<b>Historic Resource Material</b>	VI



Map Notes

*Resource Co-Occurrence*  
**Town of Newbury, N.H.**  
**Master Plan**

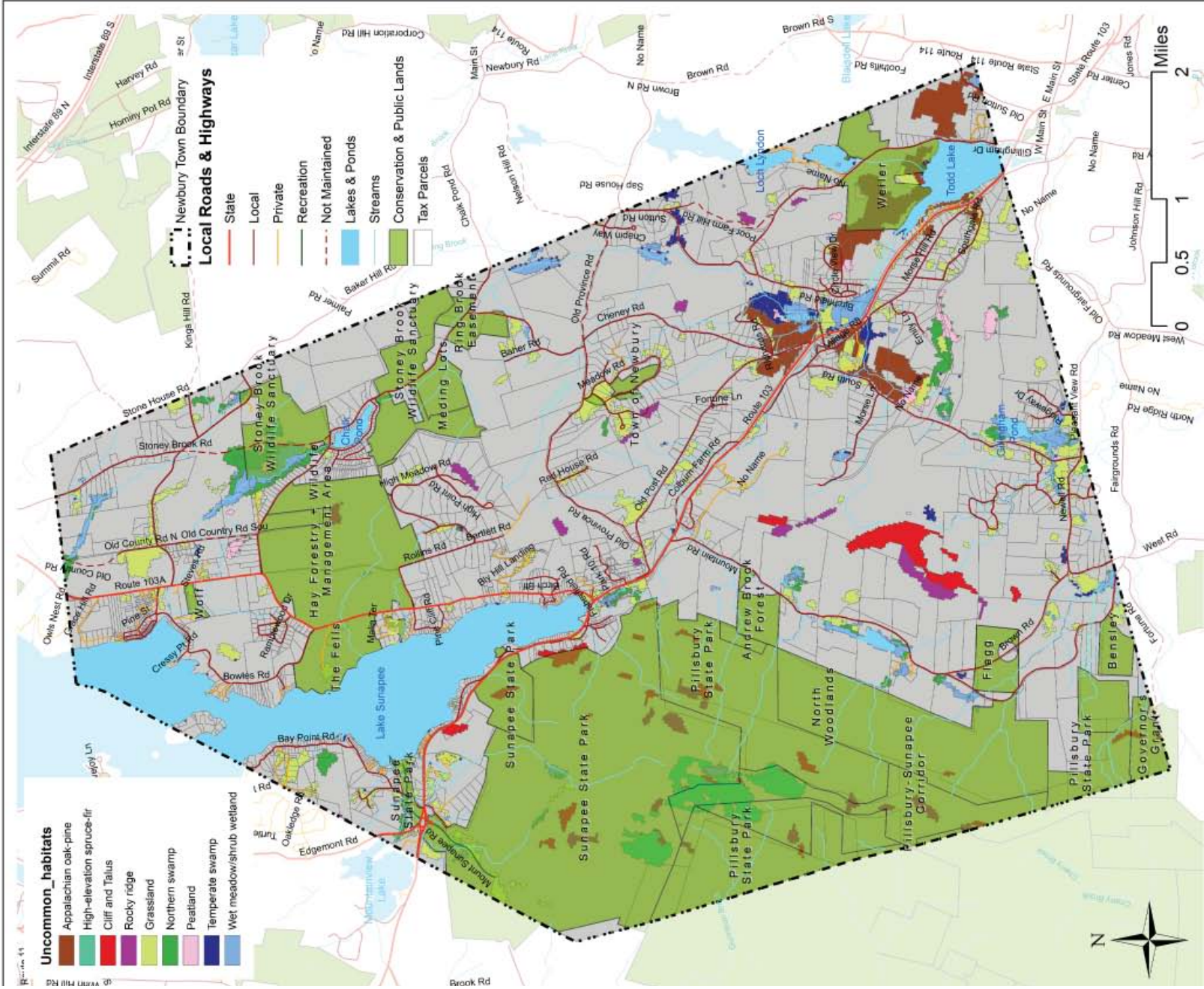




Map Notes

**Wetlands**  
**Town of Newbury, N.H.**  
**Master Plan**

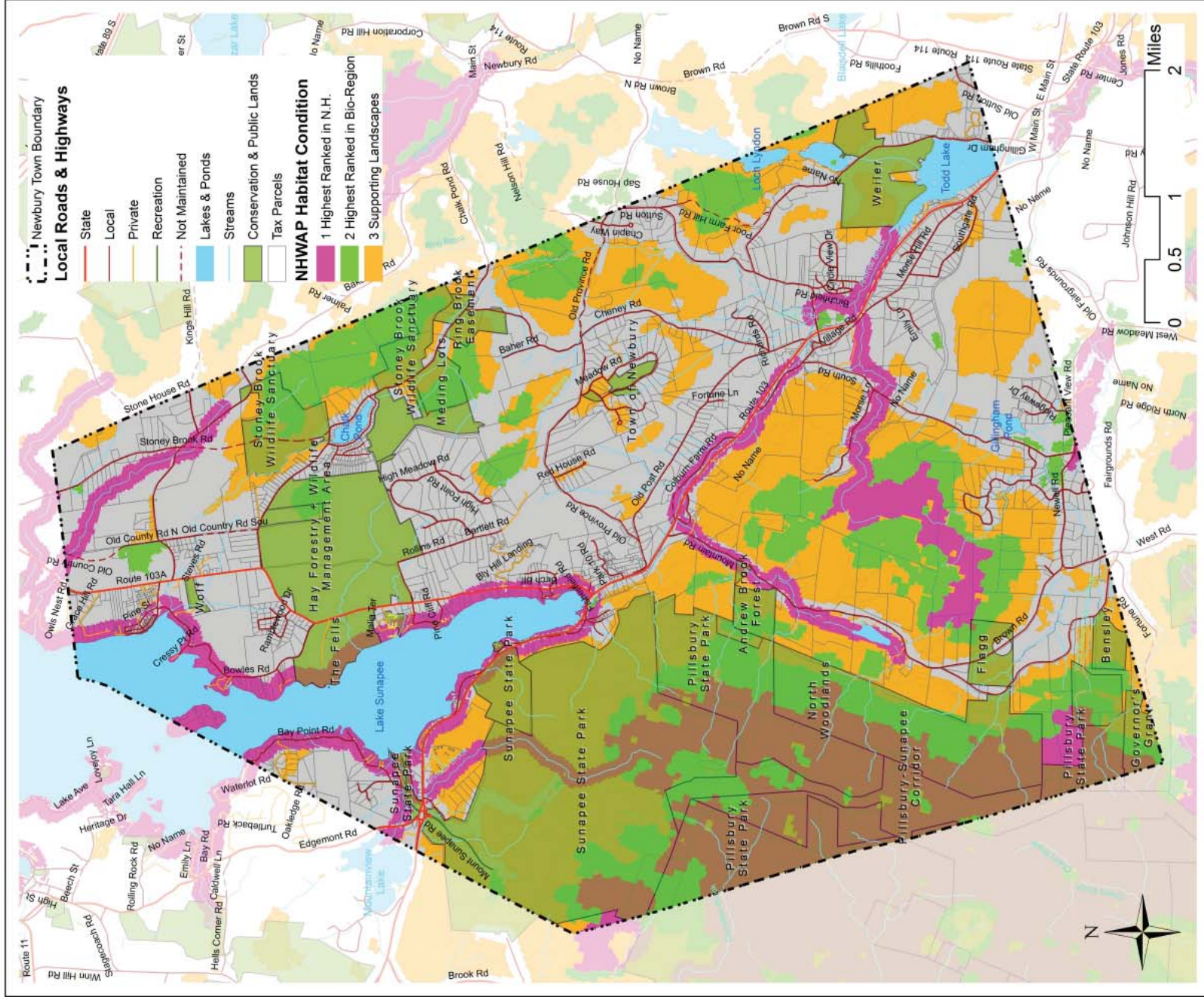




Map Notes

*Uncommon Habitats*  
**Town of Newbury, N.H.**  
**Master Plan**





Map Notes

*Habitat Quality*  
**Town of Newbury, N.H.**  
**Master Plan**



## **Town of Newbury, NH Cemeteries**

Newbury has 13 cemeteries that the Town maintains. We are entrusted by the families and descendants to care for these sacred places because these cemeteries are indelible and an essential part of the neighborhoods in which they reside. There are 187 veterans buried in Newbury cemeteries with many dating back to the Revolution.

- BAKER HILL CEMETERY
- BEAN CEMETERY
- BLY HILL CEMETERY
- BOOTH SHERMAN CEMETERY
- CHANDLER CEMETERY
- GILLINGHAM CEMETERY
- GUNNISON CEMETERY
- JOHNSON CEMETERY
- LAKESIDE CEMETERY
- MARSHALL CEMERY
- SIMONS CEMETERY
- SOUTH NEWBURY CEMETERY
- TWISS CEMETERY

The Cemetery Trustees publish a pamphlet containing maps of these 13 cemeteries, as well as a brief history of each cemetery. Copies may be found in the Town Office and the Library.

## **Historic Resource Material**

The Newbury Historical Society has several books and oral histories from some of our residents.

The books include:

**Newbury 'Past and Present'**, Published by Sunapee Lake Grange #112Y

**History of Newbury The Beginnings 1740-1800**, bicentennial edition 1978 by Ernest L. Sherman

**Images of America - Newbury** by Shelly Candidus with the Newbury Historical Society 2009

**The Concord and Claremont Railroad** by Edgar T. Mead, Library of Congress #98-060724, SooNipi Publishing

**Images of America - Newbury** - 15 Historic Postcards

**Grammies Memories** by Florence Bly Perkins 1991

Many of these books are for sale by the Society. See the list in the Historical Societies' website:

<http://newburyhistorical.org/itemsFORSale.html>