

**Planning Commission Reporting Form
for Municipal Plan Amendments
*Newbury Planning Commission 6/18/15 Public Hearing Draft***

This report is in accordance with 24 V.S.A. §4384(c) which states:

When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. The report shall address the extent to which the plan, as amended, is consistent with the goals established in section 4302 of this title.

The primary focus of this town plan update is to address all twelve state planning goals. The proposed Newbury Town Plan is consistent with the goals in section 4302.

If the proposal would alter the designation of any land area, the report should cover the following points:

1. *The probable impact on the surrounding area, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use.*

Land use objectives are to reduce strip zoning and refocus primary retail to village and hamlet centers. Portions of US-302 designed as Highway Commercial and Wells River Commercial will be converted to Conservation or Mixed Use. US-5 north and south of Newbury Village will be converted to Mixed Use. Hamlet zones will be established for Newbury Village, West Newbury, South Newbury and Wells River.

2. *The long-term cost or benefit to the municipality, based consideration of the probable impact on:*

(A) *the municipal tax base; and*

There will be a negligible impact.

(B) *the need for public facilities;*

There is no need for public facilities.

3. *The amount of vacant land which is:*

(A) *already subject to the proposed new designation; and (B) actually available for that purpose, and the need for additional land for that purpose.*

An increase in land designated as Conservation, Mixed Use and Hamlet will be offset by a decrease in land designated as Highway Commercial, Wells River Commercial, and Rural Residential-1.

4. *The suitability of the area in question for the proposed purpose, after consideration of:*

- (A) appropriate alternative locations;*
- (B) alternative uses for the area under consideration; and*
- (C) the probable impact of the proposed change on other areas similarly designated.*

The areas in the proposed future land use were all based on suitability, and were modified in the drafting to meet desired goals and cover the appropriate areas.

5. *The appropriateness of the size and boundaries of the area proposed for change, with respect to the area required for the proposed use, land capability and existing development in the area.”*

As stated above, the future land use areas were based upon current land use, potential for development, and desired land use goals of protecting natural resources and large conservation areas while allowing a diversity of uses, and more concentrated uses in villages or hamlets.

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Newbury Town Plan

DRAFT FOR PUBLIC HEARING

*Written with assistance from the Two Rivers-Ottawaquechee Regional Commission, funded by a
Municipal Planning Grant from the Department of Housing and Community Development*

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I. Introduction

A. About Newbury

"Vermont is a land of hills and Newbury has its full share." History of Newbury, Vermont 1704-1902

The Town of Newbury, Vermont, is situated along the Connecticut River midway between White River Junction approximately 35 miles to the south and St. Johnsbury 30 miles to the north. Interstate 91 and U.S. Route 5 provide long distance and local parallel transportation corridors north/south through the town.

Town history is told in terms of its people, the settlers whose names are still amply woven among the current 2216 inhabitants; and its place, on the most famous oxbow along the 320 mile reach of the Connecticut River. This river corridor and the lands riparian to it constitute a most precious natural resource.

Newbury has long held the cultural traditions of an agrarian community. Even today, much of the town's economy is based in agriculture and silviculture with approximately seventy percent of the town's lands in forest parcels of 20 acres or more. Newbury, almost 60 square miles in area, is a mixture of diverse villages and hamlets, each one distinct with its own set of characteristics. For the purposes of this Town Plan, these areas have been identified as follows:

Wells River - a town center area at the northern limits of Newbury that forms the commercial/retail nucleus of the town. Wells River is linked via east/west Route 302 to Woodsville, New Hampshire, directly across the Connecticut River. This link provides access to a broadened commercial/retail pool; however, economic viability in the business sector of Wells River is fragile and complex because of the different tax structures of Vermont and New Hampshire. Herein exists a major challenge to the Village as well as the Town at large.

Newbury Village - Centrally located on the north/south axis of the town along U.S. Route 5 and adjacent to the Connecticut River, Newbury Village's Historic District and Village Common harken back to the typical New England Village Green. It was here in 1833 that the Newbury Seminary was chartered and until 1868 this institution provided education to an estimated 7,000 young men and women. Many of the buildings remaining in this Village have historic significance.

South Newbury - an area of the town, designated hamlet, which includes a number of Newbury's active farms. The farmlands are carved out of river valley bottom land to the east of U.S. Route 5, and south to the Bradford Town border. South Newbury farms produce dairy, fruits and vegetables, beef, emu and poultry for both retail and wholesale. This area is slightly unique both for the diversity of production and for the fact that all the farmland contiguous.

1 **West Newbury** - Located to the west of Interstate 91 and approximately 7 miles southwest of
2 Newbury Village, West Newbury is hill farm country. Today the center of the hamlet is
3 comprised of large farmhouses, barns and associated outbuildings. The West Newbury
4 Congregational Church, an old school house and a post office provide the only counterpoint to the
5 farms. It is a very scenic area, high and with pasturelands opening to spectacular views east and
6 south.

7 This is Newbury with its differing and geographically diverse sets of community interests, values and
8 functions, for which the Planning Commission is charged with the task of planning.

9 Newbury's Town Plan has been prepared as provided for under Section 4382, Chapter 117, Title 24,
10 Vermont Statutes Annotated, known as "The Municipal and Regional Planning and Development Act".
11 This law requires the planning commission to attempt in-depth analysis and comprehensive planning.
12 However, in our meetings with citizens around the town, we have heard, "keep it simple". The following
13 plan is an effort to meet both requirements.

14 We have spent months thinking about Newbury. We have talked to as many people with as many
15 different interests as would respond to our questions. We have asked you about business: Where, what
16 kind and how much? We have asked you about forestry and farming. We have asked you what you want
17 your villages to look like. Your answers have helped to shape this plan and have had a direct influence on
18 the future directions Newbury may choose to follow.

19 **B. General Plan Goals**

20
21 The town goals express the aspirations of Newbury's residents for the future of their town. A Town Plan
22 survey was made available to voters at polling booths on November 2, 2004 and mailed to a sampling of
23 Newbury landowners that live out of town; ninety-five responses were received. The top concerns of
24 respondents were - preserving rural character, maintaining a moderate tax rate, planning for controlled
25 growth, retention of undeveloped lands, and economic development. Copies of the survey results are
26 available from the Town Clerk.

27 The following goals are set forth to achieve these important values.

- 28 1. Plan development so as to maintain the historic settlement pattern of Newbury's town center,
29 villages, hamlets and surrounding rural countryside.
- 30 2. Ensure the availability of safe and affordable housing to all Newbury Residents.
- 31 3. Provide Newbury with a strong and diverse economy that provides rewarding job opportunities
32 while maintaining high environmental standards.
- 33 4. Encourage and strengthen agricultural and forestry industries through vocational education,
34 economic development and land use management techniques.
- 35 5. Protect and preserve important natural and historic features of Newbury.
- 36 6. Preserve the quality of air, water, wildlife and land resources in Newbury.
- 37 7. Provide for the wise and efficient use of Newbury's natural resources including lands used in
38 solid waste disposal and earth resources extraction; and facilitate proper site restoration and
39 preservation of the aesthetic qualities of the area.
- 40 8. Encourage efficient use of energy and development of renewable energy resources.

9. Plan for, finance, and provide an efficient system of public facilities/utilities to meet future community needs.
10. Broaden access to educational and vocational training opportunities with special emphasis on adult literacy capability.
11. Provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment.
12. Maintain and enhance recreational, cultural and artistic opportunities for Newbury residents and visitors.

9 II. Demographics

11 A. Population

12 Between 1980 and 1990 the town’s population
 13 grew from 1699 to 1985, with a slight decline a
 14 decade later to 1955 residents. In 2010, when
 15 much of Vermont reflected a decline in population
 16 growth, Newbury’s population increased
 17 substantially to (11.33%).

18 Population projections assume that conditions that
 19 occurred in the past will continue into the future.
 20 As such, they can be influenced by externalities
 21 that are not predicted for, such as changing
 22 economic conditions that result in shifts in
 23 national (internal) migration. The nation-wide
 24 recession which began in 2008 resulted in a slowing of population growth in Vermont that was counter
 25 to projections. In 2013, the Agency of Commerce and Community Development released new
 26 population projections which included two scenarios, one based on a strong economy (Scenario A) and

	2000	2010	% Change
Bradford	2,619	2,797	6.36%
Newbury	1,955	2,216	11.33%
Norwich	3,544	3,414	-3.81%
Thetford	2,617	2,588	-1.12%
Topsham	1,142	1,173	2.64%
Orange County	28,226	28,936	2.45%
Vermont	608,827	625,741	2.70%

Figure 1: Population Newbury and Surrounding Areas, 2000-2010

	2010 Population	Scenario A Strong Economy		Scenario B Weak Economy	
		2020	2030	2020	2030
Bradford	2797	2907	2950	2822	2792
Newbury	2216	2342	2408	2274	2280
Norwich	3414	3579	3661	3302	3544
Thetford	2588	2611	2592	2534	2452
Topsham	1142	1245	1277	1209	1209
Orange Cty.	28936	29813	30056	28946	28443
Vermont	625741	653575	670073	628688	620480

Figure 2: Population Projections for Newbury and Surrounding Towns, 2020-2030
 Source: Vermont Agency of Commerce and Community Development

1 the other based on a weak economy (Scenario B)¹. With the exception of Norwich, Newbury is the only
 2 the town among its neighbors that is projected to see continued population growth in both scenarios.
 3 Like much of Vermont, Newbury's population of older adults is increasing. When compared to census
 4 data from 2000, Newbury experienced a 33% jump in the number of residents aged 45 and up. While it
 5 is likely that during the decade between 2000-2010 few residents moved out of Newbury, the high
 6 increase in age groups 45 and up indicates a steady in-migration of older residents. During this period,
 7 Newbury's median age increased by nearly 10% from 42 to 46.

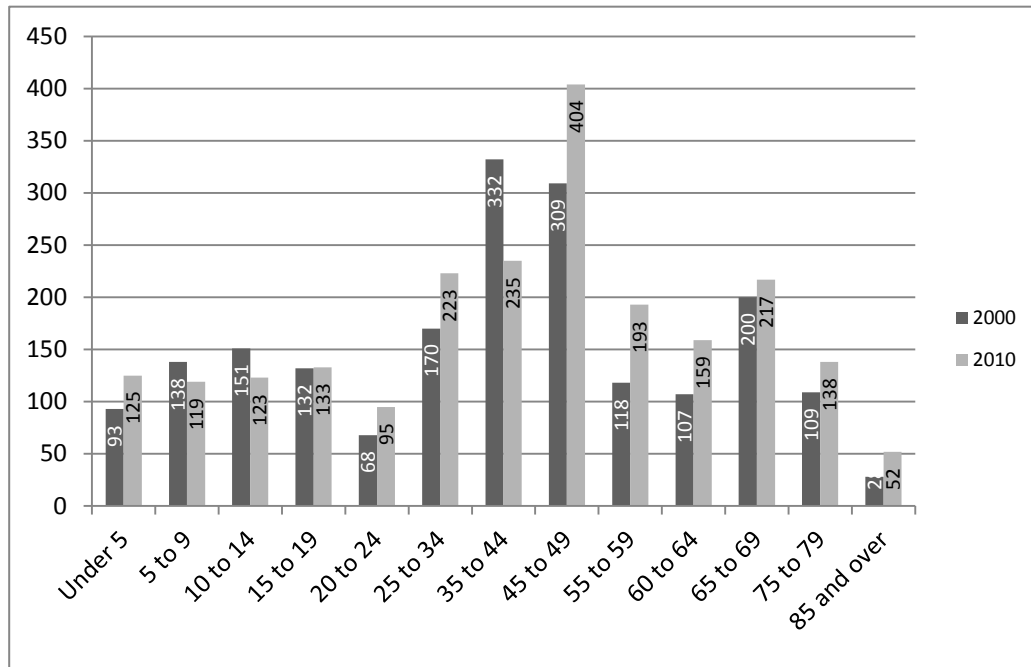


Figure 3: Population by Age Group, 2000-2010
 Source: US Census

8 **B. Growth Policy**

9
 10 The population projection scenarios outlined in figure 2 indicate that Newbury will continue to
 11 experience increases in population. The pace of those increases will depend largely on the state of the
 12 economy. In order to properly plan for changes that may be necessary due to increased population, a
 13 Growth Policy for Newbury is recommended as follows:

- 14 • first, that Newbury continue to grow slowly;
- 15 • secondly, that Newbury retain and/or encourage more young people to migrate to the town;
- 16 • third, as the town has already done, continue to consider its elderly population's needs; and,
- 17 finally, retain the rural community character of the town.

18 The following policy statements reflect the opinions of Newbury residents as expressed at area town
 19 meetings and are an effort to restate attitudes of the community regarding growth.

¹ For more information: <http://dail.vermont.gov/dail-publications/publications-general-reports/vt-population-projections-2010-2030>

- 1 1. Encourage an economic base in Newbury that will offset the cost of services to town residents.
- 2 2. Provide more work opportunities and amenities for younger adults by developing commercial
- 3 areas, farming incentives and recreational facilities, thus encouraging our young people to stay.
- 4 3. Offset potentially severe impacts of any single development which in and of itself meets or
- 5 exceeds the town growth rate per year by phasing and if appropriate, the assessment of impact
- 6 fees.
- 7 4. Manage growth in Newbury so that undue hardship will not be experienced by the residents nor
- 8 impact the environment through the following implementation measures: continually updating
- 9 the Town Plan, Zoning Regulations and Subdivision Regulations, and by creating a Capital
- 10 Budget Program.

11 **III. Economic Development**

12
13 The Town of Newbury is geographically the fourth largest town in the state with two incorporated
14 villages and a significant agricultural base. Retail enterprises are centered in the Village of Wells River
15 with a few in Newbury Village and the industrial park at the interstate exchange. The remainder of the
16 business activity in town is of a more personal and home-based nature consisting of professional offices,
17 home occupations and home based business with some value added agricultural. This is in keeping with
18 the historical landscape of the town and a wish to maintain the historical integrity, especially in the
19 villages.

20 Over the last decade, there has been an increase in those personal types of enterprises but little expansion
21 of retail or industrial activity. Most retail activity has been change of businesses in long standing space,
22 such as a gift shop to a chiropractor's office or a bakery to a used furniture store. There have only been a
23 couple of new spaces creating new retail business.

24 Given both the size and the topography of Newbury and the state and regional planning goals, there are
25 few parcels conducive to new business of a retail or industrial type. Until recently the industrial park was
26 built out and no space was available for new enterprise. The disposition of Newman Lumber in the park
27 is still an unknown.

28 One thing has become clear, citizens come to the Town Offices to seek information about how to start a
29 business, not just for information regarding zoning regulations related to a specific site and its allowable
30 uses.

31 **A. Encouraging Economic Development**

1
2 In 2012 there seemed to be some interest in creating
3 a local economic development committee charged
4 with identifying the needs of the townspeople and
5 providing them with some direction to information
6 about business creation, licensing, etc. Efforts to
7 establish that committee fell short. It was at the same
8 time that the Planning Commission revised the
9 zoning bylaws to include establishment of home-
10 based businesses to allow property owners to
11 increase their income from their own home site.

12 During the neighborhood meetings held over the last
13 year, the emphasis on “keeping Newbury Village
14 looking like Newbury Village” has spurred
15 investigation of limiting formula retail, possible
16 design review and just recently whether or not there
17 is a role for form based code to accomplish the
18 desires of the people while still allowing for
19 commerce.

20 In the 1990’s the Wells River Action Program
21 (WRAP) sought and received funding for village
22 improvements, including HUD grants, rehab of
23 commercial buildings and several transportation
24 enhancement grants. Today, WRAP is in a transition
25 period. Meanwhile, there are many locations that are
26 of historic significance that would benefit from a
27 renewed revitalization effort. The Baldwin Block
28 and Stevens Block, as well as several others, which
29 house multi-unit apartments, senior and workforce
30 housing, the Wells River Post Office and retail
31 development are in desperate need of work to both
32 modernize and restore their former historic value.
33 Likewise, the three story building which houses the
34 “Happy Hour” restaurant would benefit from investments that would allow full use of the second and
35 third floors.

36 To facilitate these improvements, the Town of Newbury and Village of Wells River intends to seek to
37 enroll the village into the Vermont Village Designation Program. This program offers tax credits for the
38 revitalization of buildings within designated areas, which would be highly beneficial to existing
39 commercial landowners within the designated area.

40 Within the context of compact settlement with large open spaces the Planning Commission makes the
41 following recommendations:

Village Designation Benefits

Because of its participation in the Vermont Village Designation Program, Sharon’s Village has the following benefits available:

- 10% Historic Tax Credits - Available as an add-on to approved Federal Historic Tax Credit projects. Eligible costs include interior and exterior improvements, code compliance, plumbing and electrical upgrades.
- 25% Facade Improvement Tax Credits - Eligible facade work up to \$25,000.
- 50% Code Improvement Tax Credits - Available for up to \$50,000 each for elevators and sprinkler systems and \$12,000 for lifts. Eligible code work includes ADA modifications, electrical or plumbing up to \$25,000.
- 50% Technology Tax Credits – Available for up to \$30,000 for installation or improvements made to data and network installations, and HVAC reasonably related to data or network improvements.
- Priority Consideration for HUD, CDBG and Municipal Planning Grants
- Priority consideration for Municipal Planning Grants and funding from Vermont’s Community Development Program.
- Priority Consideration by State Building and General Services (BGS)
- Priority site consideration by the State Building and General Services (BGS) when leasing or constructing buildings.

- 1 1. Establish an Economic Development Committee that will interact with both Two rivers
2 Ottauqueechee Regional Commission, Green Mountain Economic Development and the Lower
3 Cohase Chamber of Commerce to identify the needs of current and future businesses.
- 4 2. Redefine retail in keeping with the regional plan allowing for small businesses to continue to
5 operate along the main Route 5 and Route 302 corridors without creating commercial sprawl.
- 6 3. Review agricultural value added businesses and ensure that the zoning bylaws will allow for
7 those activities such as agritourism and agricultural retail beyond a farmstand.
- 8 4. Revise and revise the zoning bylaws within the Village of Newbury to create a core district that
9 allows more commerce (such as extending the current NVS district to include the area around the
10 Common)
- 11 5. Investigate Form Based Code and other options that will maintain the historic nature of Newbury
12 Village while allowing commerce. This builds upon the fact that the beauty of the village is part
13 of what attracts people and their businesses to Newbury.
- 14 6. Redefine definitions in the zoning bylaws in light of the changes in types of businesses now as
15 compared to when the bylaws were first enacted such as personal services. In other words, bring
16 the definitions into the real types of businesses of the twenty first century.
- 17 7. The Town of Newbury Planning Commission, Conservation Commission, other boards, and
18 citizens will work together to bring the Newbury Zoning Regulations into accordance with the
19 Town Plan; the Town Plan emphasizes the recreational and economic potential of the Wells River
20 and its adjacent Route 302 corridor. The Wells River serves as a gateway to the Town of
21 Newbury and is a tremendous resource for the town citizens and visitors alike. Long-term
22 protection of the Wells River is vital to the economic and environmental future of the town.
- 23 8. The Selectboard and Village Trustees (with assistance from the Planning Commission) should
24 apply to enroll Wells River in the Vermont Village Designation Program for the purposes of
25 providing assistance to commercial developers in the village and to implement the goals of this
26 Plan.

27 **IV. Natural, Cultural, Scenic and Historic Resources**

28

29 **A. Natural Resources**

30

31 Natural resources may be defined as those natural elements relating to land, water, air, plant and animal
32 life of an area or community and the interrelationship of these elements. Newbury's elevation ranges from
33 approximately 400 feet above sea level along the floodplains of the Connecticut River to almost 1,700
34 feet at the summit of Woodchuck Mountain and along to Tucker Mountain. A wide variety of vegetation
35 provides habitats for a multitude of wildlife species.

36 **Water**

37

38 The Wells River flows along the northern boundary of Newbury and in the past its steep gradient
39 provided ample water power to drive the mills along its borders. The Wells River joins the Connecticut
40 River at the Village of Wells River. The Connecticut River forms the eastern boundary of the town and its
41 flood plains provide much of the rich agricultural soils for Newbury's farms along U.S. Route 5. Both
42 rivers have Vermont Fish and Game access points.

43 **Wetlands**

1
2 There are significant wetlands (1765 acres), bogs, streams and brooks throughout the town. Scenic
3 waterfalls include those in Newbury Village and Starch Factory Falls behind the West Newbury Hall.
4 Halls Lake is the largest body of water in the town, others include Round Pond, Long and Muddy Ponds,
5 Fish Pond, Harriman Pond and Tenney Pond. The majority of these pond and lake areas are zoned as
6 shoreland districts in the Newbury Zoning Regulations.

7 One cannot mention the Connecticut River and the Town of Newbury in the same breath without bringing
8 to mind the famous oxbow just north of Newbury Village. The oxbow holds a fascination both as a land
9 form and as an archaeological site of Native American culture.

10 **Riparian and Wetland Buffers**

11
12 Vegetative buffers located adjacent to rivers, streams, and wetlands protect these resources by
13 maintaining the chemical, physical, and biological integrity of the water; removing pollutants; reducing
14 erosion; stabilizing streambanks; impeding flood waters; maintaining water temperatures and desirable
15 aquatic organisms; providing wildlife habitat; and furnishing scenic views, open space, and recreational
16 opportunities.

17 **Wildlife**

18
19 Wildlife habitat is a most important resource in Newbury. The variety of terrain provides cover and
20 browse for wildlife such as deer, moose, black bear, snowshoe hare, grouse, woodcock and wild turkey.
21 The northwest corner of Newbury shares Pine Mountain Wildlife Management Area with Topsham and
22 Groton. There are 6058 acres of wildlife habitat that has been identified as Deer Wintering Areas.

23 **Other Land Resources**

24
25 Among its natural resources Newbury has several gravel and sand pits. One of the more notable gravel
26 deposits is along the Wells River just outside of the Village. Other areas exist along Peach Brook and
27 Scotch Hollow roads. The value of these lands lies not only in their inherent physical properties, but also
28 because they are resources that directly provide for "public good". Prudent management and use of these
29 resources is essential. Planning associated with these particular natural resources must include a land
30 restoration and site rehabilitation component. Methods for reclamation should include plans for timing
31 and phasing for the restoration, soil replacement, regrading, landscaping and revegetation.

32 **Policies and Recommendations**

33 34 **Policies**

- 35 1. The Newbury Selectboard, Conservation Commission and Planning Commission should always
36 be represented at Act 250 hearings on projects in the town. The ten criteria of Act 250 provide
37 ample opportunity for review, comment on and the development of protection strategies for
38 natural resource issues.

- 1 2. The Planning Commission, with the Conservation Commission and any other relevant
2 department, agency, or commission of the town, should coordinate and collaborate on any
3 planning initiatives which involve Newbury's natural resources.
- 4 3. Zoning and subdivision regulations for the town should reflect preservation strategies. These
5 regulations should control or restrict development of such key natural features as ridgelines
6 and/or high elevations, slopes over 15%, designated wildlife habitats, and rare plant and animal
7 communities, wetlands, prime agricultural and forest lands, views and vistas. Such controls
8 should also be intended to provide for adequate open space.
- 9 4. Lands or water bodies which are valued because of their natural beauty or pristine condition
10 should not as a matter of public policy, have that value put at risk by increased human contact.
11 Rather, access should be carefully refined and in some cases limited. Enhancement strategies
12 should lead to better, not necessarily more exposure.
- 13 5. Protection efforts to set aside land around water supplies which may become part of a public
14 water supply should continue, as in the case of lands around the Newbury Village Reservoirs on
15 Moore Hill and the Wells River Reservoir on Roystan Ridge.
- 16 6. Opportunities for environmental education both public and private should be encouraged for
17 Newbury's people to learn about stewardship of land, water and wildlife.
- 18 7. The Town of Newbury seeks to protect all lakes, perennial streams, rivers, and their adjacent
19 wetlands and floodplains by requiring that riparian and wetland vegetative buffers be calculated
20 into development plans.
- 21 8. Providing appropriate riparian buffers maintains the integrity of these areas while allowing the
22 use and enjoyment of the town's natural resources. The Vermont Agency of Natural Resources
23 adopted practices and procedures that provide guidance on riparian buffers for specific purposes
24 such as the maintenance of water quality. The practices and procedures contained in the Riparian
25 Buffer Guidance (dated January 20, 2005) should be followed in Newbury.

26 **Recommendations**

- 27 1. A complete Natural Resource Inventory for Newbury is a project that is under consideration by
28 the Conservation Commission. Much information currently exists, but it is in piecemeal form. A
29 formal inventory would aid in preservation of these natural assets and offer valuable information
30 on which to base decisions regarding development intensity, environmental impact and potential
31 imbalances between development and the environment.
- 32 2. Public Access - Often natural resource planning includes a recommendation to "improve and/or
33 increase opportunities for public access to riparian lands or remote, scenic highlands." The
34 extensive network of "legal trails" that presently exists throughout the town provides access to
35 otherwise remote areas. Newbury should selectively, as part of the inventory above, identify
36 existing access points to the Connecticut River and other valuable natural areas, and protect and
37 expand access opportunities for recreational, agricultural or forestry use.
- 38 3. The Town of Newbury Planning and Conservation Commissions will work together to:
39 a. assist landowners with desirable riparian buffer maintenance practices;
40 b. promote Acceptable Management Practices (AMP) and Best Management Practices
41 (BMP) for maintaining water quality for farmers, loggers and landowners;
42 c. establish guidelines for nature, recreational, and educational trails.

43

B. Flood plains and Flood Resiliency

Floods are inevitable and uncontrollable natural events which occur sporadically and affect lands adjacent to watercourses. It is therefore in the public interest to plan for floods, and to implement land use strategies which will protect these areas and minimize the risks to public health, safety, and property. Floodplains, lands adjacent to watercourses (rivers, streams and brooks), are periodically inundated by heavy rains or during spring thaws. They are porous and can absorb considerable water before reaching flood stage. Floodplains make excellent agricultural land but are poorly suited for development, both because of their propensity for flooding and because of their proximity to watercourses, which creates the potential for pollution. In area 2216 acres in Newbury are within the floodplain area, which is 6% of the total land in the community. Vermont has experienced more than twenty-seven statewide and regional floods since 1973. All but one of these was declared federal disasters, and economic losses were significant. Damage was not limited to designated floodplains, but often occurred along unstable river systems and steep streams, and in areas where stream debris was excessive. Public interest dictates that every reasonable attempt should be made to avoid or reduce such exposure to flood damage.

National Flood Insurance Program (NFIP)

Under the provisions of the National Flood Insurance Act (1968), the Federal Emergency Management Agency (FEMA) has conducted a series of evaluations and hydrologic engineering studies to determine the limits of flood hazard areas along streams, rivers, lakes, and ponds expected to be inundated during the 100-year base flood, meaning that the flood level has a 1% chance of being equaled or exceeded in any given year. The calculations do not take into account the impact of ice dams, debris, or climate instability and may, therefore, actually underestimate the areas which are subject to flooding damage. FEMA has prepared a Flood Hazard Boundary Map for the Town of Newbury, which includes flood hazard areas for: Connecticut and Wells Rivers as well as Scott, Peach and Halls Brooks, wetland off Fish Pond Rd and along Harriman Pond. Just the Connecticut and Wells Rivers have flood elevations.

This map is on file at the Town Office and at the Two Rivers-Ottawaquechee Regional Commission. The Flood Hazard Area is indicated on Map #2, Future Land Use. If in doubt when developing, contact the Newbury Zoning Administrator. FEMA also administers the National Flood Insurance Program, which provides flood hazard insurance at subsidized rates for property owners in affected areas. In order to qualify for federal insurance, towns must adopt and retain a by-law to control land development within these areas. Minimum standards must be included and approved by FEMA. Coverage is only available to landowners in Town if a Town elects to participate in the program. The Town of Newbury incorporates Flood Hazard regulations as part of its Zoning Regulations, and is recognized as a participating community in the National Flood Insurance Program. Two Rivers-Ottawaquechee Regional Commission has determined that 42 residences and 3 commercial/public buildings in the floodplain with 24 flood insurance policies insuring \$3.6m. have been identified as being located within the mapped flood hazard areas. Mortgage lending institutions require as a prerequisite to financing that flood insurance be purchased on property subject to flooding. In 2013, federal rules regarding flood insurance premiums changed to reflect actual costs rather than the traditional subsidized cost of flood hazard insurance. The result of this change is that premiums will rise 25% per year until actual risk rates are reached after 2013.

1 It is estimated that a typical flood insurance premium would be \$4,000/year for \$170,000 in insured
2 value.

3 **River Corridor Areas**

4
5 Much flood damage in Vermont is associated with stream channel instability, also known as the fluvial
6 erosion hazard (FEH) or river corridor area, as opposed to inundation related losses. This is a reflection of
7 Vermont's natural geography and its man-made landscape consisting of steep, relatively narrow valleys
8 with agricultural land uses, highway infrastructure, private residences and commercial properties located
9 in close proximity to stream channels. River channels that are undergoing an adjustment process as a
10 result of historic channel management activities or floodplain encroachments oftentimes respond
11 catastrophically during large storm events. Historically, landowners and local government have relied on
12 the standards and the flood hazard boundary maps provided by FEMA through the National Flood
13 Insurance Program (NFIP) to determine areas within river corridors susceptible to flood damage. The
14 maps are also used to delineate the allowable (floodway) limits of river corridor encroachments and
15 human land use investments. However, the NFIP maps address only inundation issues by applying a
16 water surface elevation based standard. For this reason the NFIP maps are often inadequate as an
17 indicator of flood hazards, especially erosion. The NFIP standards do not recognize the danger present in
18 unstable channels which may be undergoing a physical adjustment process. The stream bed may be
19 eroding or it may be actively aggrading due to erosion occurring upstream. The NFIP standards often
20 allow for significant encroachment within floodplain areas and river corridors that may prevent the stream
21 from ever reestablishing its stability. Special mapping and geomorphic assessments can identify FEH
22 areas along rivers, more comprehensively defining high-hazard areas. FEH (or RCA) Data is now
23 available statewide.

24 **Flood Resiliency**

25
26 Since the 1990's the number of federally declared disasters has increased substantially in Vermont.
27 Between 2000 and 2009 there were 11 federally declared disasters, 9 of which were severe flooding
28 events. Between 2010 and 2013, Vermont has experienced 8 federally declared disasters , all but one a
29 severe flooding event. If this trend continues, the number of severe flooding events in Vermont will
30 double during this decade. The extreme severity of 2011's Tropical Storm Irene, which inundated some
31 parts of Vermont with heavy rains and severe flooding, has made it clear that Vermont's communities
32 need to plan for flood hazard events. It is important to recognize that severe flooding hazards do not
33 always occur within the area mapped by FEMA as flood plain or fluvial erosion hazard areas. Instead,
34 flood waters can do substantial damage along upland brooks. These upland stream valleys are common
35 locations for rural roads, which puts them at risk of damage during such an event.

36 Communities can plan for improved flood resiliency in several ways:

- 37 • **Build infrastructure to withstand severe flooding events** - This can be achieved through road
38 design and by increasing the size of culverts and bridges so that they can accommodate large
39 quantities of water. This can also include moving roads when possible or abandoning redundant
40 bridges.

- 1 • Encourage a strong emergency response - A municipality can put hazard response plans in
2 place that will allow them to be better prepared to help its citizens in the event of a severe hazard
3 event. These are discussed in more detail in chapter XX, Health and Emergency Services.
- 4 • Reduce the amount of development within the Floodplain – Newbury's current policy to
5 prohibit new development within the floodplain continues to maintain the community's flood
6 resilience.

7

8 **Flood Hazard Regulation**

9

10 Newbury's adopted Flood Hazard Regulations prohibits new development within the mapped floodplain
11 which is stronger than the minimum standards allowed by the NFIP. While a limited amount of Newbury
12 is located within the Flood Hazard Area (FHA), there are benefits to maintaining these regulations.
13 Clearly, protecting development from future harm is a priority for any community. But, it should also be
14 noted that communities who have stronger FHA regulations are eligible to receive greater Emergency
15 Relief Assistance funding from the state in the event of a disaster declaration.

16 **Goals**

- 17 1. To enhance and maintain use of flood hazard areas as open space, greenways, non-commercial
18 recreation and/or agricultural land.
- 19 2. To ensure no net loss of flood storage capacity in an effort to minimize potential negative
20 impacts. These impacts include the loss of life and property, disruption of commerce, and demand
21 for extraordinary public services and expenditures that result from flood damage.

22 **Policies**

- 23 1. The preferred uses for flood hazard areas shall be for open space, greenbelts, pastureland,
24 recreational and agricultural uses.
- 25 2. Any land use activity (filling, or removal of earth or rock) within flood hazard areas which would
26 result in net loss of flood storage or increased or diverted flood levels or increased risk to adjacent
27 areas shall be prohibited.
- 28 3. Utilities or facilities serving existing development (e.g. water lines, electrical service, waste
29 disposal systems, roads, and bridges) may be located within these areas only when off-site
30 options are not feasible and provided that these utilities or facilities meet the flood proofing
31 requirements in Newbury's Zoning Regulations.
- 32 4. It is the policy of the Town to maintain its membership in the National Flood Insurance Program.
- 33 5. It is the policy of the Town to recognize that upland areas adjacent to unstable rivers and to steep
34 streams may be at risk of erosion during floods.
- 35 6. No new structural development (except development exempted by state law, such as agriculture)
36 shall occur in the Flood Hazard Area.

37 **Recommendations**

- 1 1. The Planning Commission should update the Newbury Zoning Regulations to ensure that it meets
- 2 the standards required by the Federal Emergency Management Agency so that Newbury may
- 3 continue to participate in the NFIP.
- 4 2. The Planning Commission should maintain the Newbury Zoning Regulations prohibition on new
- 5 development within the floodplain, only allowing, recreational and agricultural uses.
- 6 3. FEMA should revise Newbury's Flood Hazard maps to accurately reflect the locations of flood
- 7 hazard areas to assist in appropriate land use decisions.
- 8 4. The Planning Commission should consider adding River Corridor Area protections to mapped
- 9 areas and unmapped upland streams.
- 10 5. The Selectboard should update the Local Emergency Operations Plan at least once a year or when
- 11 key emergency management personnel change.
- 12 6. The Selectboard should adopt a Hazard Mitigation Plan with assistance from the Two Rivers-
- 13 Ottawaquechee Regional Commission
- 14 7. Newbury should consider enacting river corridor protections; which would enable Newbury to
- 15 receive the largest amount of Emergency Relief Assistance funding available from the State.

16 **C. Historic Districts and Resources**

17
 18 According to the Vermont Division of Historic Preservation, the Town of Newbury provides one of the
 19 most numerous and diverse combinations of historic districts, structures and relics in the State of
 20 Vermont, including the former location of Newbury Seminary, the first Methodist Theological School in
 21 America, from which sprang Boston University and Vermont College in Montpelier, VT. The formally
 22 designated districts are:

- 23 • Newbury Village Historic District.
- 24 • The Farnham Atkinson Historic District
- 25 (The Little Plain).
- 26 • Bayley Historic District.
- 27 • Oxbow Historic District.
- 28 • The Wells River Village Historic District.
- 29 • West Newbury Village.
- 30 • South Newbury Village.



Figure 4 - Newbury Seminary complex, 1866
 Source: UVM Land Use Change Program

1 These districts are spread along US Route 5
2 and the first four are within the village limits
3 of Newbury Village. The Wells River Historic
4 District provides examples of early 19th
5 century commercial architecture. The bridge in
6 Wells River that spans the Connecticut River
7 to New Hampshire is the longest Pratt truss
8 structure remaining in Vermont.

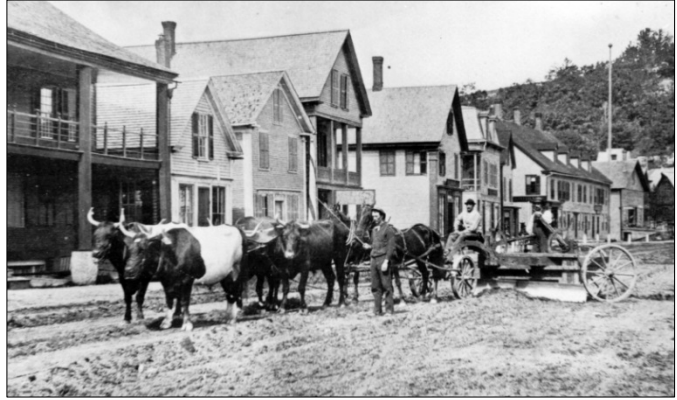


Figure 5 - Main St. in Wells River, 1880's
Source: UVM Land Use Change Program

9 Though too numerous to list here, most of
10 Newbury's historic treasures are catalogued in
11 the town histories. Recorded with pictures and
12 descriptions are not only the districts named
13 above, but also sites and structures throughout the town in Newbury Center, South Newbury and West
14 Newbury.

15 The Town Goals section of Newbury's Town Plan sets forth Newbury's desire to protect, preserve and to
16 the extent possible, restore and maintain the town's historic heritage. The Land Use Section of this plan
17 establishes some specific standards to apply to historic structures in historic districts. The
18 recommendations that follow are to some degree a restatement of Land Use Plan initiatives.

19 **Policies and Recommendations**

20 **Policies**

- 22 1. Designs of new or rebuilt buildings within historic districts or adjacent to historic buildings
23 should be compatible.
- 24 2. Restoration and rebuilding of historic structures should be encouraged providing attention is paid
25 to design characteristics of the building and within the context of its immediate surroundings.
- 26 3. Newbury has an active Historical Society with an archive of materials and artifacts in West
27 Newbury. The DAR (Daughters of American Revolution) also maintains a small museum in
28 Newbury Village. These societies should be recognized and encouraged. The maintenance of a
29 photographic record of historic structures should be encouraged, especially any structures which
30 may be dismantled or altered.

31 **Recommendations**

- 32 1. At some point in the future, the town should incorporate Newbury's archaeological sites, historic
33 districts and structures in their entirety in the geographic information system (GIS) mapping for
34 the town.

35 **D. Outdoor Lighting and Scenic Impacts**

36
37 This section of the Town Plan provides clear policy statements for evaluation of lighting installations
38 planned for both public and private property, residential and commercial. Newbury's historic villages

1 and other areas planned for concentrated mixed use will be best served by lighting designs that enhance
2 the rural nighttime atmosphere.

3 Development in Newbury has brought about an increase in the use of outdoor lighting including: parking
4 lots, brighter street lighting, floodlights on commercial/industrial complexes, lighted gas station
5 canopies, and excessive use of light on residential properties. While increased lighting may be an
6 inevitable result of growth, excessive or poorly planned lighting results in wasteful energy use,
7 contributes to "light pollution", affects the ability to view the night sky and landscape, and creates an
8 adverse impact on the character of historic villages.

9 With the advent of new lighting technologies in recent decades, sufficient light can be provided without
10 negatively impacting the rural night sky. Newer lighting installations are attractively designed, provide
11 for safe night vision at reasonable levels, and fit well into their surroundings. These newer fixtures
12 eliminate the problems of over-lighting, glare, skyglow, and energy waste.

13 Necessary light levels vary according to use. Using the minimal amount of light necessary decreases
14 skyglow and avoids escalation of light levels. Skyglow, or reflected light from surfaces, is visible in the
15 night sky over villages or large commercial/industrial complexes, and is a form of "light pollution".
16 Skyglow limits the ability to see stars and other aspects of the nighttime landscape.

17 Glare is another problem created by excessive brightness, or by unshielded lamp sources or misdirected
18 fixtures. Light that is not directed towards the ground or towards the surface to be illuminated can shine
19 into the viewer's eyes, impairing vision and causing potential safety problems.

20 Policies

- 21 1. Illumination that will adversely impact the night sky shall employ mitigating steps to improve
22 harmony with the surroundings, taking into consideration the type and density of present land
23 use, the topography, and whether the area has scenic value.
- 24 2. Nighttime ambiance and aesthetic qualities of the village and rural areas shall be preserved by
25 illuminating them for safety and convenience in ways that enhance the streets, buildings, and
26 public spaces.
- 27 3. Outdoor lighting systems should be creatively and functionally designed to conserve energy and
28 minimize life cycle costs.

29 **E. Scenic Evaluation Criteria**

30

31 This Plan refers to the scenic attributes, amenities, areas, views, values, quality, highlands, and byways
32 of Newbury. The Scenic Evaluation Criteria provide a method for defining "scenic". There are several
33 types of scenic landscapes, ranging from the built environment of the village to sparsely settled rural
34 residential areas and remote roadless ridgelines. Their relative importance is dependent on several
35 characteristics:

- 36 1. Dramatic Focal Points: natural or manmade landscapes which include clear and dramatic focal
37 points are more sensitive to scenic disruption.

- 1 2. Landscape Diversity: a combination of elements which increases the scenic effect, may include
- 2 elements of topographic variation, mixture of open meadows and woodlands, water, distant
- 3 views, mixture of vegetative types.
- 4 3. Order, Pattern, Scale, and Design: landscapes should have a sense of order or logic, with a clear
- 5 progression from the village, to clustered residential settlements, and then to surrounding rural
- 6 countryside. Order is heavily influenced by scale and pattern of buildings, and architectural
- 7 similarities of form, size, and design.
- 8 4. Intactness: landscapes that have retained traditional patterns or forms, or have absorbed
- 9 development with minimal disruption, are more likely to add to the scenic quality of an area.

10 In Newbury, areas of scenic significance that are most likely to be affected by development include the
 11 following:

- 12 1. Shorelands and riparian areas adjacent to the Wells River and Connecticut River;
- 13 2. Prominent ridgelines, mountain or hilltops, or steep slopes which are highly visible from public
- 14 corridors and other vantage points throughout the town;
- 15 3. Agricultural lands, river bottom lands, and areas within or adjacent to natural areas;
- 16 4. Historic areas, including Newbury Village and Wells River Village;
- 17 5. Other areas recognized by the Newbury community as being of high scenic quality.

18

19 **F. Agricultural Land and Farming**

20

21 Located in the Connecticut River Valley, Newbury is a town with an agricultural heritage. Agricultural
 22 land use will continue to influence the pattern of development in Newbury and the elements necessary in
 23 agrarian life (farmers, farm equipment, manure, livestock, etc.) must be respected by residents and
 24 businesses. For the purposes of this plan, the category of lands falling under agriculture and forestry uses
 25 cross reference under three planning headings: Land Use, Natural Resource, and Community-Economic
 26 Development. As have many other Vermont communities, Newbury recognizes the value of its
 27 agricultural lands and historic agricultural structures. However, like many towns, Newbury has limited
 28 financial resources to commit toward the conservation of these lands, the open spaces they provide, and
 29 the preservation of farms under active operation. As of 2015, 16,481 acres in Newbury were enrolled in
 30 the Current Use Appraisal Program. This represents nearly 40% of Newbury’s total land mass of 41,302
 31 acres. Newbury also has a substantial number of acres with Conservation Easements already placed on
 32 them. As of 2014, there are 6,160 acres conserved with the VT Housing and Conservation Board
 33 (VHCB) through Upper Valley Land Trust (UVLT) and Vermont Land Trust (VLT). This represents
 34 14.9% of Newbury’s total land mass.

35 **Diversified Agriculture**

36

37 From forage crops to sheep to dairy, Vermont farmers have adapted to changing markets over time.
 38 Today, many are adapting again, diversifying their farms to include uses ranging from farm cafes to
 39 “pick your own” operations and from agritourism to hosting weddings. Adding these kinds of
 40 “agripreneurial” activities to a farm’s operation can help bolster farm viability, keep land open and in
 41 production, and maintain or enhance a community’s sense of place through the farm’s contributions to

1 the community and the landscape. Existing farms with underutilized infrastructure (such as barns) may
2 be able to add to their income and increase sustainability if they are able to re-purpose these facilities for
3 agritourism or agripreneurial activities. It is in the best interest of Newbury to support these on-farm
4 activities provided that they are consistent with the character of the area.

5 **Land Protection Strategies**

6
7 Methods of protecting significant lands are varied. In general, there are two ways to encourage the
8 preservation of culturally and naturally significant areas: regulatory & voluntary. Voluntary methods
9 include:

- 10 • Preserving land by placing restrictions on its use, through such tools as conservation easements
11 or mutual covenants.
- 12 • Transferring land to a conservation organization (such as the Vermont Land Trust or The Upper
13 Valley Land Trust) through donation.
- 14 • Selling or donating land with conditions attached, like deed restrictions or conditional transfers.

15 Newbury could become an active participant in land conservation through the creation of a conservation
16 fund. This fund, which is generally funded on a yearly basis, would contain funds that a Conservation
17 Commission could use to purchase land outright, or assist a land conservation organization with the
18 purchase of a conservation easement. It is safe to assume that there will never be sufficient funding for
19 land protection strategies to acquire conservation easements or ownership for all of the unprotected
20 identified areas of value. Regulatory methods use zoning and/or subdivision rules to regulate the
21 location, density and design of development within selected areas to minimize harmful impacts while
22 allowing for a reasonable level of development. Regulatory methods include:

- 23 • **Overlay Districts** - The creation of overlay districts is the most common method of regulating
24 specific areas for the purpose of protecting cultural or natural resources. Overlay districts can be
25 used to exclude development on or to impose resource protection or conservation standards
26 within overlay areas. These districts can be used to protect many types of resources.
- 27 • **Resource Protection Districts** - protect resource and open space areas or resource-based uses
28 such as farming, forestry, recreation from incompatible development.
- 29 • **Large Lot Zoning** - Large lot zoning refers to the designation of a very large minimum lot size
30 within certain zoning districts to accommodate resource-based uses, such as farming or forestry,
31 or to require a pattern of very scattered, low-density development to limit, for example,
32 impervious surfaces and protect surface and groundwater quality.
- 33 • **Fixed Area & Sliding Scale (Density-based Zoning)** - Fixed area and sliding scale zoning are
34 two zoning techniques (typically applied in association with subdivision regulations) that are
35 used to differentiate allowed densities of development from district lot size requirements.
- 36 • **Conservation (Open Space) Subdivision Design** - Conservation or open space subdivision
37 design is a subdivision design process wherein subdivisions are intentionally designed to protect
38 rural character and open space.

39 Each of these methods has its own set of benefits and pitfalls and all of them should be thoroughly
40 evaluated before they are implemented. However, there are many examples of successful regulatory land

1 protection strategies in Vermont. The key to success is to ensure that the community on a whole supports
2 the regulations.

3 **Goals:**

- 4 1. Maintain and expand Newbury's traditional and alternative elements of agricultural industries as a
5 prime economic base.
- 6 2. Direct planning efforts at sustaining agriculture and forestry pursuits by supporting the
7 development of value-added farm and forestry products.
- 8 3. Encourage farmers, loggers, and foresters are to use the VT Agency of Agriculture's Accepted
9 Agricultural Practices (AAP) and are encouraged to implement Best Management Practices
10 (BMP) in their operations and to minimize point and non-point source pollution.

11 **Policies:**

- 12 1. To ensure careful review of all development projects to minimize the impact on Newbury's
13 natural and cultural resources.
- 14 2. To protect unique resources through careful planning.
- 15 3. Public investments should be planned so as to minimize pressure on agriculture and forest land.
- 16 4. Diversified agricultural operations that include uses generally not considered agricultural in
17 nature such as food manufacturing, event hosting, farm stays and on-farm education should be
18 encouraged provided that they do not have an undue adverse impact on the health, welfare or
19 safety of nearby residents.

20 **Recommendations:**

- 21 1. The Town should investigate methods of permanently preserving open lands.
- 22 2. The Town should promote opportunities for local buyers to utilize locally produced farm
23 products.
- 24 3. To promote a better understanding of the farming and forestry practices and natural resource
25 management in general, the agricultural industry, conservation organizations, public schools and
26 the tourism and recreation industries should sponsor continuing educational opportunities to the
27 public.

28 **V. LAND USE**

29

30 **Preface:**

31

32 It should be noted here that prior to undertaking its review, the Planning Commission for the Newbury
33 Town Plan researched other town plans in Vermont as well as our own region's plan drafted by Two
34 Rivers-Ottawaquechee Regional Planning Commission. This review of the literature was conducted to aid
35 the Planning Commission in constructing what it felt would be the most appropriate format for the
36 Newbury Town Plan Land Use Section.

37 The Planning Commission decided to use the Regional Plan as the model for format and language for
38 three reasons:

- 1 1. it provided useful background for our decisions;
- 2 2. it provided continuity between Newbury's Plan and those of our immediate neighbors;
- 3 3. the format is clear and logically developed.

4
5 The Land Use section that follows has been drafted with considerable input from the community at large,
6 data collected from interest groups and vigorous debates within the Planning Commission. The concepts
7 and recommendations presented in the Land Use Plan are intended to address the stated concerns of the
8 citizens and landowners of Newbury about the future of the town.

9 **Background Issues:**

10
11 The character of Newbury is a composite of its landscape, people, institutions, and history. The people of
12 Newbury believe that the town can continue to grow culturally and develop economically. The special
13 character of Newbury's landscape and quality of life can only be retained through the concerned
14 involvement of its citizens and solid local planning.

15 **Goals - The Future Pattern of Settlement:**

16
17 First in importance in formulation of the proposed land use pattern for Newbury is consideration of the
18 existing settlement pattern. The town has already been settled into areas of residential uses and other
19 activities in the form of villages and hamlets surrounded by rural areas of lower densities. This existing
20 settlement pattern has demonstrated itself to provide a system of centers both efficient and economical for
21 the conduct of business enterprise and for the provision of social and community facilities and services.
22 This pattern should, therefore, be protected and enhanced. The continued use of this existing pattern in
23 guiding future development of the town should be adopted as policy.

24 Due to severe physical site limitations and the relatively high costs associated with land development in
25 certain areas, much of the town is not readily available for intense development. Accordingly, major
26 growth or investments should be channeled into, or adjacent to, existing or planned settlement centers and
27 to areas where adequate public facilities and services are planned or are available. These growth areas,
28 including both villages and hamlets, should include plans for open space for parks, recreational areas, and
29 similar uses. Land development adjacent to and surrounding such areas should be at low and moderate
30 densities to provide diversity in the landscape and a range of choice in rural living environments.
31 Concurrently, owners of lands not suitable for intense development should be encouraged, through public
32 and private means, to maintain valuable resource lands in productivity or for conservation. The land use
33 goals outlined within this section are of primary importance to this Plan. They represent the foundation of
34 the planning and development program for Newbury and are intended to be applied uniformly throughout
35 the town.

36 The goals outlined within this section are as follows:

- 37
- 38 1. to protect and preserve agriculture, forestry and natural resources;
 - 39 2. to encourage full use of existing and designated future growth centers;
 - 40 3. to maintain and improve the accessibility and economic viability of existing built up centers;
 - 41 4. to protect the character of rural areas and their natural resources by avoiding scattered
42 development and incompatible uses;

5. to provide for concentrated development only in areas where adequate public services and facilities are available or planned to adequately support such development;
6. to protect the natural environment by wise use of natural resources;
7. to promote and protect the town's historical heritage and unique features;
8. to continue to research and develop mechanisms for local regulation on issues of local concern; and,
9. to identify and evaluate appropriate locations for future light industrial uses.

A. Future Land Use Areas

For the purposes of this Plan, a basic framework has been adapted to fit the situation as it presently exists in Newbury. Several types of land use settlement areas have been identified as defined by the Two Rivers - Ottaquechee Regional Commission. These areas have certain existing characteristics that identify them within the town. These areas are:

1. Town Growth Center - Wells River.
2. Village Settlement - Newbury Village.
3. Hamlet Areas - West Newbury, South Newbury, and Newbury Center;
4. Rural Areas - R1, R2, and R5 Areas.
5. Conservation and Resource Areas - Con 10.
6. Interstate Interchange Area (I-91 at US 302) and Mixed-Use Commercial Areas.
7. Industrial and Mixed-Use Commercial Areas - those that are existing and others that are yet to be identified and designated.

Wells River Village Area (WRVA)

The Village of Wells River is considered a town growth center, providing central public utilities for water and sewer. It is a location where commercial, cultural and civic activities are available for the town and the surrounding communities. The purpose of the Wells River Village Area is to provide a location for a dense mix of commercial, civic and residential uses in Wells River that sustain and improve the vitality of the community's core. Because Wells River has municipal sewer and water, density can be at the highest allowable where there is access to these services – roughly ¼ acre. In areas not served by municipal sewer and water density should be no greater than 1-2 acres depending on the type and intensity of use. Uses that are appropriate in this area include commercial (including primary retail), civic, municipal and residential. It is preferred that commercial uses that require a large amount of land for storage of materials or products locate outside the Village Area. Multi-family dwellings are appropriate within the Village Area. The design of development within the village should occur in a way that encourages walkability. The location of buildings should reflect the traditional pattern of a Vermont village, which can be achieved by limiting setbacks from pedestrian areas.

Policies:

1. Wells River supports the broadest mixture of single family, two family, and multiple family structures in the town and these uses occur at higher densities than elsewhere.

- 1 2. Conversion of larger older homes, particularly those with historic merit, should be encouraged for
2 new, more economical use to avoid structural obsolescence and deterioration.
- 3 3. Commercial uses, small-scale retail sales, restaurants, services, offices, wholesale business, and
4 community facilities and services should be encouraged to locate here and to provide the broadest
5 possible range of employment.
- 6 4. A balance of public and private capital investment determines the economic well being of a town
7 or region. In town centers, intense growth is encouraged when adequate public services such as
8 water, sewer, and highways are available. Continued maintenance or expansion of such facilities
9 must be encouraged in relation to available tax revenues and reasonable levels of public and
10 private capital investment.
- 11 5. Local capital planning programs and public investment strategies should encourage renovation of
12 and in-filling within existing village or hamlet areas.
- 13 6. To help maintain the rural character of the area, and to minimize the blighting effects of sprawl
14 and strip development along Routes 5 and 302, principal retail establishments should be located
15 only in Village and Hamlet Areas.
- 16 7. In Wells River's Historic District, which contains structures and buildings of architectural or
17 engineering significance, new development should be planned to be compatible with existing
18 development and not to impact significantly the general and special character of the area.
- 19 8. In order to maintain the long-term viability of the Wells River commercial district, traffic patterns
20 through the should not be significantly altered. No alteration of traffic patterns through Wells
21 River should take place without the approval of both Wells River Village and the Town of
22 Newbury.
- 23 9. The Planning Commission should work with Village Trustees to investigate the benefits of
24 reducing lot coverage and setbacks within the Wells River Area.

25 **Newbury Village / Historic District (NVHD)**

26
27 A Village Settlement is an area that has developed into a small community center and consists of mixed
28 land uses at medium densities. Generally a village settlement has consolidated groups of structures
29 located on a major regional highway and is not an area usually afforded direct access to the Interstate;
30 Newbury Village fits this category. The purpose of the NVHD is to encourage a mix of commercial,
31 civic and residential development that is in keeping with the historic pattern of settlement. Newbury
32 Village has municipal water (but no sewer service), as such maximum density should be no less than one-
33 acre. Uses that are appropriate in this area include small-scale commercial (including primary retail),
34 civic, municipal and residential. Commercial uses that require a large amount of land for storage of
35 materials or products are not appropriate within the Newbury Village Area. All development within the
36 NVHD should be designed so as to fit appropriately with the historic character of the area. The design of
37 development within the village should occur in a way that encourages walkability.
38

39 **Policies:**

- 40 1. Newbury Village should support housing types at lower densities than Wells River. Newbury
41 Village has a public water system but no public sewer. Moderate densities are recommended to
42 reduce any potential for ground and surface water contamination.

2. Conversion of larger older homes and particularly those with historic merit should be permitted for new, more economical use to avoid structural obsolescence and deterioration.
3. Retail shops and services, tourist business, restaurants, lodging, professional offices and public facilities at a small scale with appropriate design characteristics are encouraged.
4. New development in Newbury Village should be coordinated with regard for location of existing structures. New development should not place undue burdens on municipal facilities, utilities and services, including transportation systems. To provide for a concentration of land uses and the maintenance of open space, larger or more intense development proposals should be encouraged to locate in areas that have central water systems.
5. Because Newbury Village contains structures and buildings of architectural significance, new development should be planned to be compatible with existing development should have no adverse impact on the historic character of the area.

South Newbury and West Newbury Hamlet Areas

Hamlet Areas consist of groupings of buildings, smaller in scale than village settlements. They historically have served as the location for single-family homes, with few stores and businesses supported primarily by local residents. These areas generally do not contain a community water supply or sewer system. Minor community facilities and services sometimes are located in these areas. Of the two hamlets listed above, South Newbury is more residential, less defined in boundary, and quieter in terms of non-residential activity than is West Newbury.

The Purpose of the Hamlet Areas is to allow for small-scale mixed-use development outside of Wells River and Newbury Village while maintaining the historic pattern of densely populated centers surrounded by open countryside. Density within these Hamlet areas should be consistent with the historic pattern of development, usually no greater than one to two acres. Uses should remain primarily residential with some appropriately scaled commercial businesses (including principal retail).

Policies:

1. The density of development in hamlet areas should reflect the existing settlement patterns, physical land capability, and the availability of utilities for expansion. Particular densities for development shall be designated within the town plan for each of these areas.
2. Hamlets should consist primarily of single and two family homes in rural locations and mixed dwelling types and home occupations in the more developed areas. Commercial development (including principal retail) should be limited in scale, and should not be the dominant type of use in these areas.
3. Major traffic thoroughfares should be planned and constructed around hamlets and should not divide them.
4. Buildings should be sited to encourage open space. Where unusual natural features, soil limitations, or special resources including areas of scenic value or prime agriculture land are identified, (the open areas of West Newbury and the river bottom lands of South Newbury, for example) location and arrangement of structures in relation to the land is especially important to protect such resources from unnecessary or unsightly development.

- 1 5. Where adjacent subdivisions are planned, each should provide for common open space systems to
2 link active recreation areas such as playgrounds, playfields, and natural areas.
- 3 6. Where adjacent subdivisions are planned, each should provide for common open space systems to
4 link active recreation areas such as playgrounds, playfields, and natural areas.
- 5 7. Design features which contribute to the aesthetic value of residential areas, including open
6 spaces, trees, natural ground cover, stream valleys, historic landmarks and structures, should be
7 considered in planning subdivisions.

8

9 **Rural Areas**

10

11 Most land in the Town of Newbury lies outside of established villages and hamlets. These areas are
12 generally rural in character and consist primarily of a mixed pattern of low-density residential,
13 agricultural, forestry, small service businesses, home businesses and recreation uses. Traditional
14 settlement patterns have concentrated development in the villages and hamlets with farms or undeveloped
15 tracts of forest located along the connecting roads. However, recent zoning regulations have encouraged
16 residential growth along most Class 3 roads, despite relatively high costs of infrastructure development
17 and maintenance.

18

19 **Policies:**

20

- 21 1. Maintenance or enhancement of the rural environment or setting is the primary goal for rural
22 areas. Dispersal of residential growth into rural areas should be avoided. Where residential
23 growth does occur, it should be sited to cause minimum intrusion and impact.
- 24 2. Rural lands adjacent to villages and hamlet areas that are readily accessible and have
25 appropriate soil characteristics, should be considered as locations for residential development
26 to a density of one dwelling per acre. Such lands should be close to developed areas and may
27 be viewed as expansion areas for villages and hamlets. [R1]
- 28 3. Rural lands away from existing settlements should accommodate residential uses at lower
29 densities. It is suggested that rural areas located along main town highways but located away
30 from established population centers, should have a residential density of one dwelling per
31 two acres. [R2]
- 32 4. The special scenic values of certain areas should be protected by maintaining the existing
33 pattern of low-density residential development. Rural roads that are recognized as having
34 exceptional scenic qualities should have residential densities not to exceed one dwelling per
35 five acres. [R5]
- 36 5. It is suggested that all rural districts (R1, R2, R5) be defined based on their perpendicular
37 distance from the centerline of a numbered town highway.
- 38 6. Rural areas should support primarily residential, agricultural forestry, home businesses and
39 recreational uses. Primary retail establishments are not appropriate in rural areas.
- 40 7. Non-residential uses, including small service businesses, small offices and inns are
41 acceptable land uses for Rural areas, provided that they are planned as relatively small in
42 scale or size, are not primary or dominant uses in an area, do not unduly conflict with

1 existing or planned residential, forestry or agricultural uses, do not unduly affect rural
2 character or have an adverse impact on municipal infrastructure (roads).

3 **Recommendation:**

- 4
5 1. Convene public discussions to reevaluate the suitability of established zoning districts.

6
7 **Conservation and Natural Resource Areas**

8
9 Forests are an important part of Newbury, and have traditionally been used for recreation, wildlife habitat
10 and as a source of firewood, maple syrup and lumber by landowners. Roughly seventy percent (70%) of
11 the total area of the town is made up of parcels of forestland that are twenty or more acres in size. Large
12 tracts of undeveloped land are found throughout the town and have an impact on the character and
13 appearance of the landscape.

14 The forest provides a more-or-less unbroken area with many important elements of wildlife habitat, such
15 as food, visual cover, and protection from the elements. Some areas contain dense softwood stands that
16 provide winter cover for deer. Other areas are overgrown pasture lands with aspen, apple, cherry and
17 serviceberry that provide food to many birds and animals. Oaks and beeches provide nuts in autumn that
18 help to fatten animals for the long winter.

19 Areas that have experienced recent logging often have an abundance of young hardwood trees that are
20 browsed by deer and moose. Parts of Newbury are classified as seasonal bear habitat by the Vermont
21 Department of Fish and Wildlife, and several areas of town are mapped as critical deer habitat. There are
22 at least three locations in town that are recognized by the Vermont Natural Heritage Program as having
23 rare or endangered plant or animal communities.

24 An extensive system of old town roads and logging trails provide excellent access for outdoor recreation
25 activities such as hiking, horseback riding, cross-country skiing and snowmobiling. (See Transportation
26 Plan)

27 The eastern portion of Newbury is dominated by forests of hemlock, white pine, oak and red maple. The
28 western part of the town has less oak and more sugar maple, American beech and white ash. All of these
29 species have value and can be sold for pulpwood, firewood or sawlogs to generate income. This ability to
30 draw economic value from forestland has encouraged its maintenance as undeveloped land. This forest
31 resource provides a long-term, stable source of jobs and income to landowners, loggers, foresters, sawmill
32 workers and indirectly to the rest of the community involved in supplying equipment or services to the
33 forest industry.

34 The purpose of the Conservation and Natural Resources area is to allow limited low-density development
35 that is primarily agricultural, forestry or residential in nature. Density in this area should not be greater
36 than ten acres.

37
38 **Recommendations:**

- 1 1. Conservation and Natural Resource areas should be all lands that front on Class IV Roads, or
2 legal trails, or are greater than 1,000 feet from other public roads.
- 3 2. Significant commercial or residential development is not appropriate in Conservation and Natural
4 Resource areas. Residential density should not exceed one dwelling unit per 10 acres. [Con 10]
- 5 3. As a means to mitigate potential financial hardship such a density might cause to landowners, a
6 density bonus percentage for Planned Unit Developments (PUD) should be included in the zoning
7 regulations. This would reward developers using PUDs with the bonus of additional, above what
8 is as-defined by the density requirements of the district, but with smaller lot size requirements,
9 thereby allowing for both development and preservation of open space or actively farmed areas.
10 Instead of a ten-acre requirement per dwelling, a Planned Unit Development density bonus would
11 allow for a recommended lot size of 1 acre leaving the 9 remaining acres in open land
- 12 4. It is in the interest of the Town of Newbury to control scattered residential or commercial
13 development in areas now used primarily for traditional forest uses. Development should instead
14 be directed towards established villages and hamlets.
- 15 5. Important wildlife habitat should be protected from development, in order to maintain healthy and
16 diverse wildlife populations.
- 17 6. No development should be allowed within certain reasonable distances of streams, rivers, ponds
18 and lakes.
- 19 7. Due to their critical ecological importance, significant wetlands (including vernal pools) should
20 not be drained or filled.
- 21 8. Appropriate development should be sited in such a way that negative effects on rare plant or
22 animal communities is avoided.
- 23 9. Subdivision of existing parcels should be reviewed to assure that new parcels are accessible and
24 have reasonable configuration to allow long-term, productive use of the land.

25 **Agricultural Land and Farming**

26
27 For the purposes of this plan, the category of lands falling under agriculture and forestry uses cross
28 reference under three planning headings: Land Use, Natural Resource, and Community-Economic
29 Development.

30 As have many other Vermont communities, Newbury recognizes the value of its agricultural lands.
31 However, like many towns, Newbury has limited financial resources to commit toward the conservation
32 of these lands, the open spaces they provide, and the preservation of farms under active operation.

33 Located in the Connecticut River Valley, Newbury is a town with an agricultural heritage. Agricultural
34 land use will continue to influence the pattern of development in Newbury and the elements necessary in
35 agrarian life (farmers, farm equipment, manure, livestock, etc.) must be respected by residents and
36 businesses.

37 **Policy:**

- 38
39 1. Encourage the maintenance of Newbury's traditional elements of agricultural industries as a
40 prime economic base.

1 **Recommendations:**

- 2
- 3 1. The Town of Newbury should investigate methods of permanently preserving open lands.

4 **Mixed Use Commercial Area**

5

6 The purpose of this land use area is to provide a location for a mix of uses that will benefit from access to

7 Route 5 and Route 302 while discouraging the types of commercial uses that will have a negative impact

8 on the economic viability of Newbury's villages and hamlets. Appropriate uses include commercial

9 (excluding most primary retail) and residential uses. Commercial primary retail uses that require

10 substantial space for outdoor storage, such as lumberyards or tree sales, could be considered appropriate

11 for this area, but only if they did not encourage sprawl. Professional offices, light manufacturing, service

12 businesses, home businesses and secondary retail are encouraged in these areas. Density should be a

13 minimum of roughly an acre. Home occupations and home businesses are encouraged in this area.

14

15 **Policies**

- 16
- 17 1. New commercial development within the Mixed Use Commercial Area should be designed in
- 18 such a fashion that it:
- 19 • creates compact and densely developed projects which utilize land efficiently;
 - 20 • reduces the impact of parking and integrates landscaping;
 - 21 • provides pedestrian and vehicular links between developments;
 - 22 • utilizes screening between the project and the street to reduce visual impacts and to diminish
 - 23 other impacts such as noise, including use of large trees;
 - 24 • discourages strip development and sprawl;
 - 25 • and includes signage that effectively communicates the desired message without being
 - 26 inappropriate.
- 27 2. Sound access management technics, including shared access points should be incorporated into
- 28 all commercial developments in an effort to ensure traffic safety and to minimize the number of
- 29 curb cuts.
- 30 3. Primary retail establishments (excluding those that require a substantial amount of outdoor space
- 31 for storage of materials) should be located within Newbury's villages and Hamlets.

32 **Recommendations**

- 33
- 34 1. The Planning Commission should create Mixed Use Commercial zoning districts as indicated by
- 35 this plan's future land use map.
- 36
- 37 2. Clear standards (possibly including performance standards) with regard to the types and sizes of
- 38 appropriate light industrial and commercial development and access management should be
- 39 developed for conditional use review.
- 40 3. The Planning Commission should consider amending the Newbury Zoning Ordinance to provide
- 41 guidance as to how landscaping can be used to maintain the character of the Mixed Use
- 42 Commercial Area.

1 **Industrial Area**

2
3 Newbury has one industrial site located off Route 302 near the I-91 interchange. This Industrial Park is
4 fully tenanted. The purpose of this area is to provide for an area for the manufacture or assembly of
5 products which will have the ability to accommodate expansion of commerce and to facilitate commercial
6 needs generated from Interstate 91. Appropriately scaled light industrial and manufacturing is the
7 preferred use within this area, but services, professional offices, trucking and traveler’s services are
8 appropriate within the Industrial Area. Primary retail development is not appropriate within this area.

9
10 **Policies**

- 11
12 1. That corporate offices, service businesses, renewable energy generation and small-scale
13 commercial or light industrial companies are appropriate in the Industrial Area.
14 2. To minimize the visual impact of any businesses located there. Development should be designed
15 so as to be appropriate in design and scale. Landscaping and screening should be used to reduce
16 the impact of buildings, parking areas and storage.

17 **Recommendation**

- 18
19 1. The Planning Commission should consider expanding the Industrial Area in order to allow for
20 additional industrial development in Newbury. If expanding at the existing location is not
21 possible, other locations should be considered.

22 **B. Other Land Use Areas**

23
24 **Public Lands:**

25
26 The State of Vermont owns approximately 376 acres within Newbury and of those 336 are attributable to
27 the Pine Mountain Wildlife Management Area. Wells River Village owns approximately 86 acres;
28 Newbury Village, 218 acres, 188.4 of which are reserved for the Newbury Village Water Protection
29 District, mentioned under the section in this plan for Community Facilities and Utilities. Newbury Town
30 has approximately 161 acres, including three town forest tracts.

31
32 **Shoreland Areas**

33
34 Among Newbury's natural resources are several lakes and ponds. These areas are detailed under the
35 section on Natural and Cultural Resources. The lands around these water bodies are subject to shoreland
36 regulations in Newbury's Zoning Regulations.

37
38 Protection strategies should be continued to preserve the quality of these important and tenuous land
39 areas. At the north end of the Lake, a recommendation calls for the road to be moved from its current path
40 bordering the existing beach area and relocated behind the existing cabins.

1 **Recommendation:**

2

- 3 1. The Selectmen should lay out a new Halls Lake Road.

4 **Reservoir Protection Areas**

5 The purpose of this district is to maintain a quality source of public water to the Villages of Newbury
6 and Wells River. In addition, it is the purpose of the District to accommodate development and use of
7 such land and waters in ways as not to diminish the value and availability of water for public use and
8 to protect the public investment in the water system. Uses that are appropriate for these land use
9 areas are limited exclusively to low impact recreation such as hiking, cross-country skiing, wildlife
10 sanctuaries, hunting and similar activities.

11 **Flood Hazard Areas**

12 Some lands adjacent to the Connecticut River as well as its tributaries are subject to periodic flooding.
13 Floodplains and Fluvial Erosion Hazard Areas are unsuitable for development because of the high loss
14 potential for life and property as well as the limited ability of septic systems to perform adequately during
15 periods of high water. For more specific information about the function of Floodplains, see Chapter __,
16 Flood Resiliency.

17

18 It is the purpose of this land use area to:

- 19 • Avoid and minimize the loss of life and property, the disruption of commerce, the impairment of
- 20 the tax base, and the extraordinary public expenditures and demands on public services that result
- 21 from flooding related inundation and erosion;
- 22 • Ensure that the selection, design, creation, and use of development in hazard areas is safe and
- 23 accomplished in a manner that is consistent with public wellbeing, does not impair stream
- 24 equilibrium, flood plain services, or the stream corridor;
- 25 • Manage all flood hazard areas designated pursuant to 10 V.S.A. Chapter 32 § 753, the municipal
- 26 hazard mitigation plan; and make the Town of Newbury, its citizens, and businesses eligible for
- 27 federal flood insurance, federal disaster recovery funds, and hazard mitigation funds as may be
- 28 available.
- 29 • To protect the environmental and recreational value of Newbury’s rivers and streams.

30 Uses that are appropriate within the Flood Hazard Area include agriculture, forestry, outdoor
31 recreation, wildlife refuges and appropriately designed mineral extraction operations.

32

33 **VI. Transportation**

34

35 The Transportation Plan for Newbury is based on two primary goal concepts:

- 1 1. That people and goods be able to move freely, safely and efficiently. This includes consideration
- 2 of highways, railroads, back roads, pedestrian routes, trails and public transportation, although
- 3 modes of public transportation in Newbury are limited to school bus routes and a seniors'
- 4 transportation service; and;
- 5 2. That plans for transportation routes through Newbury will have a major impact on guiding growth
- 6 to appropriate locations. Growth management can occur by directing construction or
- 7 improvements of roadways into areas favorable for growth and away from environmentally
- 8 sensitive areas.

9 It is the intent of this transportation planning element that there be close correlation between road
 10 development policies and the land use plan element policies to ensure appropriate and well directed
 11 growth throughout the town. Present service is good and there is room for growth on existing roads. The
 12 town does not anticipate the need for creation of any new significant roadways.

13 **A. Roads**

14
 15 Interstate 91 bisects the town on a north/south axis roughly
 16 paralleling Route 5. A segment from the 1971 transportation
 17 plan reads as follows: "The impact of I-91 will not only be
 18 one of heavy generation of traffic but also will affect the
 19 land use. It is therefore envisioned that Route 302 will be
 20 subject not only to considerable improvement, but
 21 realignment as well, accommodating the White Mountain
 22 traffic coming from Interstate 91." The above statement
 23 remains true, although resulting impacts have been slower to
 24 evolve than were envisioned. In 2015, as stated above and in
 25 sections of the land use plan, Interstate 91 has had and will
 26 continue to have a major effect on traffic and land use
 27 planning concerns in the Town of Newbury. The street and
 28 highway network serving the Town of Newbury and its
 29 villages consists of 115.17 miles of Town-owned highways,
 30 and 28.86 miles of State and Federally owned highways.

31 Surface conditions on roads in Newbury vary by type of
 32 road, they include:

- 33 • Town Highways – Dirt and improved gravel
- 34 • State Aid Highways #2 & #3 – Complete with hard
- 35 surface.
- 36 • State Aid Highways #1 and #4 – Part hard
- 37 surface/part improved with gravel. #4 is due to be
- 38 hard-surfaced as funding becomes available.
- 39 • State & Federal Highways 5 & 302 – Hard Surface

Class	Mileage
Newbury Town	
Class 2	22.24
Class 3	63.64
Class 4	8.42
Legal Trails	10.43
Total Mileage	104.73
Newbury Village	
Class 2	1
Class 3	3.85
Class 4	0
Legal Trails	0
Total Mileage	4.85
Wells River Village	
Class 2	0
Class 3	4.3
Class 4	0.21
Legal Trails	0.92
Total Mileage	5.43
Grand Total	115.17
Federal Roadways	
US Highway (302/5)	18.832
Interstate 91	10.03
Total Mileage	28.862

Figure 6 - Roads in Newbury & Villages
 Source: VTrans

1 Tyler Farm Road, Swamp Road, Scotch Hollow Road, and Boltonville Road are considered regional
2 connectors. These roads have been that designation because they provide a direct conduit to adjacent
3 municipalities.

4 **Road Maintenance**

5
6 Apart from education costs, public roads have been and will continue to be Newbury's largest town asset
7 requiring significant financial investments paid through municipal taxes. Transportation funding sources
8 come from numerous combinations of the local tax base, state and federal gas tax receipts, state and
9 federal allocations and registration fees. The most significant funding resource comes from the federal
10 transportation bill, which passes through the State of Vermont and is distributed to towns by the Agency
11 of Transportation. The federal and state government pays a percentage of project costs and the
12 community pays the remainder. This funding applies only to Class 1-3 roads. Maintenance of Class 4
13 roads is funded exclusively by the community. The Two Rivers-Ottawaquechee Regional Commission has
14 compared programs throughout the region and recommends a program of early intervention using
15 preventative maintenance because such a program has proven to be 75-85% less costly than larger
16 reconstruction work after significant deterioration has occurred.

17 Proper and timely road and drainage system maintenance can help protect systems from most severe
18 weather events. Maintaining a reliable and up-to-date inventory of existing culverts and structures,
19 coupled with a short and long range plan for replacement and upsizing, is essential. Replacing deficient
20 culverts and bridges also helps protect water quality – installing appropriately scaled and designed
21 structures that can handle flood events, stormwater runoff, promote fish passage, and minimize the
22 discharge of road sediment. These upgraded culverts and bridges, operating in greater harmony with the
23 natural environment, will also be less likely to fail during storm events.

24 **Access Management**

25
26 Access management planning and regulation can preserve the public's investment in town and state roads,
27 and ensure that private investment in property results in the most desirable land use for the Town.
28 Through the design and control of access cuts or improvements on Newbury's major roads (mainly Routes
29 5 and 302 and Class 2 Town highways), traffic flows and the carrying capacity of the road can be better
30 managed. Research shows that there is a direct correlation between the number of access points onto a
31 highway and traffic related crashes.

32 The greater the degree of access on a road, the higher the number accidents. This not only includes motor
33 vehicles, but pedestrians and bicyclists. Using accepted management techniques for new development
34 makes for safer and more efficient travel. In addition, it provides a responsible way to link transportation
35 access with land use. Regulatory authority for access on state highways rests with the Vermont Agency of
36 Transportation and with the Selectboard for town roads.

37 Vermont highway law (19 V.S.A. Section 1111) requires access permits for any private or public access
38 connecting to any State or Town highway. The law provides that permits must be granted to access
39 property. The Town access permit policy ensures that the access satisfies the test of reasonableness and is
40 compatible with a locally adopted access management plan. Accordingly, it is the primary objective of
41 this section to provide transportation and land use goals and policies that will guide the Agency of

1 Transportation, Planning Commission, Selectboard, and project designers in planning for development
2 that involves highway access in Newbury.

3 **Scenic Roads**

4
5 Newbury town roads extend through rural farmlands, hill country and forest land. Four of these roads
6 have been specifically identified by the Planning Commission and the transportation committee for
7 designation as "scenic" because they all open on scenic panoramas:

- 8 • Rogers Hill Road
- 9 • Jefferson Hill Road
- 10 • North Road
- 11 • Wallace Hill Road

12 Finally, Newbury has several unused highways altered to the status of trails. These trails are not
13 maintained and may be used for recreational purposes. A recommendation is made for identification of
14 some of these trails as an interconnected system of walking trails. The Newbury Conservation
15 Commission and /or other interested groups or persons might assist the Town to accomplish this.

16 **B. Other Transportation**

17 18 **Rail**

19
20 In addition to the road network in Newbury, the Vermont Rail System provides heavy haul freight rail
21 service to Vermont, New Hampshire, and Upstate New York through its five affiliated short lines:
22 Vermont Railway, Green Mountain Railroad, Clarendon & Pittsford Railroad, Washington County
23 Railroad, and New York & Ogdensburg Railway. Washington County Railroad operates the line that
24 passes through Newbury. While there is presently no passenger service along the Washington County
25 Railroad line nor access to freight service, Newbury recognizes that access to rail in the village could
26 have a beneficial economic effect for local forestry, silviculture, agriculture and individuals. The ability
27 for residents to utilize rail to commute to job centers in the Upper Valley would be a valuable commodity
28 that might attract new residents, as well as reducing local use of automobiles, and thru heavy truck traffic
29 which would help reduce greenhouse gas emissions.

30 **Public Transit**

31
32 Newbury is fortunate to have access to a small regional public transportation system, Stagecoach, Inc.
33 Stagecoach offers regular transportation to West Lebanon, NH. Their route to West Lebanon (the River
34 Route) begins in Wells River, with a stop in Newbury village as it heads south. The River Route has
35 stops at the VA Hospital in Hartford, and connects with Advanced Transit (which offers service in NH)
36 and Dartmouth Hitchcock Medical Center. Stagecoach also offers limited public transportation in the
37 form of special requests for individuals who need transportation for medical reasons.

38 Newbury residents can take advantage of Stagecoach's "Ticket to Ride" Program, which helps pay a
39 substantial percentage of the cost of rides for senior citizens (60+) and persons with special needs when

1 there is not available transportation in the household or the person requesting the trips is unable to drive
2 on the day of the trip. Ticket to Ride is available for a broad array of destinations, such as medical
3 services, shopping, errands, and social purposes.

4 Given that Newbury's elderly population is growing, the need to maintain an affordable source of public
5 transportation that can bring the elderly to major medical facilities like Dartmouth-Hitchcock and larger
6 commercial centers for day-to-day shopping needs is important.

7 **Bicycles and Pedestrians**

8
9 Many residents bike or walk on town roads in Newbury. Newbury does not have a consistent system of
10 sidewalks within the Town or Village Areas. In addition to sidewalk improvements, other possible ways
11 to encourage expanded economic development within the village is to improve the village's aesthetics and
12 to add traffic calming measures that would make the villages more pedestrian friendly. Returning it to its
13 original capacity and improving the quality of design would improve pedestrian travel throughout the
14 Village Centers.

15 **Goals:**

- 16 1. To ensure the safety of all highway users.
- 17 2. To maintain roads to extend their designed life.
- 18 3. To strictly manage access that ensures and supports growth center development.
- 19 4. To reduce carbon footprint, the town should investigate additional park and ride locations
- 20 5. Zoning and subdivision regulation should consider safety and input on public infrastructure when
21 reviewing access.

22 **Policies:**

- 23 1. The Town of Newbury shall continue in the update of its Highway Ordinance.
- 24 2. Providing year round maintenance for Class IV Roads, beyond the boundaries now served is not
25 an option envisioned by the town at this time.
- 26 3. Private roads should be constructed and maintained to meet current and future fire & life safety
27 access.
- 28 4. Guardrails should be installed wherever there is a serious threat to travelers.
- 29 5. The Town possesses rights-of-way over pent roads and legal trails. These shall be retained by the
30 town for the purposes of maintaining a recreational trail system and for agricultural or forestry
31 access.
- 32 6. The Town should embrace Complete Streets design concepts especially related to pedestrian and
33 bicycle paths.
- 34 7. Newbury supports the development of the Cross Vermont Trail (CVT) through the Wells River
35 Valley. When the CVT is completed this 75-mile trail will be a safe bicycle and pedestrian route,
36 an alternative to cars, a recreation resource for communities and a contributor to local economies.
37 The Town should actively participate in the integration of the Cross Vermont Eastern Trailhead
38 into Wells River Village.

- 1 8. Newbury should continue to maintain an open policy towards rail; with regard to efficient and
- 2 more frequent utilization of this mode of transport and encourage the development of commuter
- 3 rail specifically.
- 4 9. The Town should not take on any new roads.

5

6 **Recommendations:**

- 7 1. The Town should incorporate complete street planning.
- 8 2. The Town should investigate unifying all highway districts in the town under one department.
- 9 3. The Town should explore public-private partnerships to upgrade existing town roads to meet
- 10 current and future fire & life safety access.
- 11 4. The Planning Commission should examine zoning district frontage requirements with an eye to
- 12 access impact on Town infrastructure.
- 13 5. The Planning Commission should revise zoning and subdivision to ensure that public input and
- 14 traffic safety is considered when granting road access.
- 15 6. The Town should explore unifying all highway districts within the town.
- 16 7. The Town should explore Class 1 road designation within the Village centers.

17 **VII. Community Utilities, Facilities and Services**

18

19 Community facilities are the public's investment and should provide for such services and facilities as
20 municipal buildings, libraries and schools, public water and sewerage facilities, solid waste facility, fire,
21 police and ambulance services. The following provides an inventory of Newbury's existing facilities and a
22 plan for future expansions. For the purposes of this section, public water and utilities will be treated first
23 because of their very direct relation to land use planning.

24 **A. Capital Budget and Program**

25

26 State statutes enable communities to create a Capital Budget and Program (CP&B) for the purposes of
27 planning and investing in long-range capital planning. Although most communities have some form of
28 capital account where they save money, many do not have a Capital Budget and Program as described in
29 state statute (24 V.S.A §4443). A capital budget outlines the capital projects that are planned to be
30 undertaken in the coming fiscal years over a five year period. It includes estimated costs and a proposed
31 method of financing those costs. Also outlined in the Program is an indication of priority of need and the
32 order in which these investments will be made. Any Capital Budget and Program must be consistent with
33 the Town Plan and shall include an analysis of what effect capital investments might have on the
34 operating costs of the community. An adopted Capital Budget and Program must be drafted with
35 assistance from the Planning Commission to ensure consistency with the Town Plan. While the Planning
36 Commission is designated in statute as the “preparer” of the Capital Budget and Program, it is essential
37 that members of the Selectboard and budget committee (if one exists) are part of the team that develops
38 the CB&P. The Selectboard has the ultimate decision as to whether or not such a budget and program is
39 adopted.

1 When planning for routine major facilities investments, such as roof replacements, foundation repairs,
2 etc., it is important to also consider making energy efficiency improvements at the same time. The cost to
3 replace or renovate a community facility will only be slightly higher if energy efficiency improvements
4 are done at the same time, rather than on their own.

5 At present, the town of Newbury has not adopted a formal Capital Budget and Program (as described in
6 §4443) to help guide investments in community infrastructure and equipment. The Planning Commission
7 may make recommendations to the Selectboard with regard to what capital investments should be
8 considered annually.

9 **B. Water Supply and Sewerage Facilities**

10
11 Newbury Village and Wells River Village both have municipally owned water systems. In recognition of
12 the importance of the lands providing water sources for both the Villages of Newbury and Wells River,
13 the Newbury Planning Commission created aquifer protection language in the Newbury Zoning
14 Regulations, to address protection of the quality of these water supplies under a district known as the
15 "Reservoir Protection District". For Newbury Village, this protection district has been entered into the
16 G.I.S. Mapping System for the Town. Apart from these two village systems, landowners throughout the
17 town develop private facilities for water and septage.

18 **Newbury Village Water System**

19
20 The Newbury Village Water system now consists of an infiltration system located on the Newbury
21 Village property that lies on the north side of Moore Hill Road. There are two lines approximately 200
22 feet in length which collect the underground water which is then carried to the storage reservoir by a
23 transmission line.

24 The storage reservoir is an in-ground concrete tank which consists of two cells that can be separated for
25 maintenance. Total capacity is 350,000 gallons. Incorporated into the system is the valve structure which
26 contains metering and valving as needed for operation and also equipment for chlorine and fluoride
27 introduction.

28 A transmission line connects the present system to an originally installed line through valving thereby
29 making it possible to maintain and use the original open reservoir for emergency standby. The system was
30 put into service in November 1987, and currently serves 214 units.

31 In 2014 Newbury Village's average daily use was approximately 44,000 gallons. Slightly over one tenth
32 (1/10) or 5,100 gallons of the daily consumption are allocated to agricultural uses within the Village
33 District. The continuing maintenance and upgrading of this system is an obvious priority for the Village.
34 Notably, the Newbury Elementary School is one of the users on the system.

35 The Newbury Village Trustees hired an engineering and well-drilling firm in the winter of 2005 to
36 evaluate the potential water supply on the Drugach's property located below the Village. Although a deep
37 channel producing over 1,000 gallons per minute was found, testing proved the water to contain fifty
38 times higher concentration of manganese and iron than allowed by the US EPA, and the arsenic
39 concentration was close to the limit. Otter Creek Engineering advised the Trustees to abandon the idea of

1 using this site as a public water supply because of the complexity of the operating and filtering
2 procedures.

3 The Newbury Village Water Commissioners will continue to evaluate options for funding the necessary
4 development of a new water source as well as looking into purchasing additional lands for the purposes of
5 watershed protection.

6 **Wells River Village Water System**

7
8 Groundwater from a well-developed in 1956 is the current source of supply in this village, delivering a
9 yield of 350 gallons per minute. Water is pumped to a 275,000 gallon reservoir about 180 feet above the
10 Village to the southwest. This reservoir is ledge with a wood frame and metal roof. Distribution is
11 through a 10 inch cast iron main leading from the reservoir to Main Street. A 8 inch main extends south to
12 Elm Street near the southern end of the system. Service to the area north of the Wells River is via 6 inch
13 and 4 inch pipes and pipes of similar sizes branch off the 10 inch main in the central and southern parts of
14 the Village. Fire protection is also provided by the Wells River Village water system.

15 Average daily use is approximately 35,000 gallons/day. When the original Town Plan was drafted for
16 Newbury in 1971, it was estimated that the water supply in Wells River Village was adequate for at least
17 20 years, to meet both domestic and fire protection uses. In 1979, a new, more efficient pump was
18 installed. An old well, sited near the present water source is available for additional capacity should the
19 need ever arise. Presently the Wells River water system serves about 130 residential and commercial
20 users.

21 The source and system are thought to be ample and sufficient for any future anticipated demands.
22 However, aging distribution infrastructure is a growing concern as some parts of the system are from the
23 early 1900's. Funding will eventually need to be secured to upgrade these systems.

24 **Wells River Village Sewer System**

25
26 The Wells River water system was established in 1869. In 1983, Wells River began operation of a new,
27 sanitary, sewer system completely separated from the stormwater system. There are approximately 110
28 users on the system. Sewage is collected at an underground pumping station located near the Woodsville
29 Bridge on US 302 and is pumped to the Woodsville, New Hampshire Wastewater Treatment Facility.

30 The Village of Wells River owns 23% of the Woodsville treatment plant's capacity. Presently Wells
31 River only uses 50% of that allotted capacity. The Village is assured a 65,000 gallon-per-day capacity that
32 more than covers the 36,000 gallons-per-day that are pumped through the system. The plant in
33 Woodsville, New Hampshire was designed to accommodate future demand of both communities and in
34 1993, the treatment facility is operating at less than 50% of its design capacity. The contract agreement
35 between the two municipal entities provides an opportunity to obtain more capacity if necessary. After the
36 initial hook-ons, there have been few increases in connections to either water or sewer lines because very
37 little land remains available for expansion within the Village.

38 The Utilities, Facilities, and Education map (GIS mapping) that is required for this section of the Town
39 Plan includes sites showing Reservoir Protection Areas for Newbury Village.

1 **Goal:**

- 2 1. To provide adequate services, facilities and amenities as the Town can reasonably afford.

3 **Policies**

- 4 1. While the Town of Newbury and its respective villages of Wells River and Newbury are under
5 separate and distinct governing bodies and charters, mutual coordination and collaboration should
6 be encouraged. Unification of effort in identified areas of service could result in financial benefits
7 to all.
- 8 2. 24 V.S.A. Section 4413 states that unless reasonable provision is made for public necessities such
9 as public utility power generating plants and transmission facilities lines; state or community
10 owned institutions and facilities; public or private schools and other educational facilities;
11 churches and other places of worship, convents, and parish houses; public and private hospitals;
12 and regional solid waste management facilities; and hazardous waste management facilities, the
13 town cannot regulate their location. It is recommended that uses of this type which are not
14 specifically covered elsewhere in this plan be located so as to be the most compatible with present
15 and planned private facilities, and that future revisions of the zoning regulations make provisions
16 so these uses can be regulated.

17 **Recommendation**

- 18 1. The Town of Newbury should begin work on a Capital Budget Program which would aid the
19 town in budgeting for those major expenditures associated with town facilities and services,
20 whether such capital outlay be made for a new playing field, or a new fire engine.

21 **C. Recreation and Open Space**

22

23 The Town of Newbury has an active recreation department which organizes community events. At many
24 of the past meetings held for the town plan, a common theme was expressed that the town might expand
25 its service in these areas without a great deal of expense and provide some additional amenities for
26 residents especially younger members of the community as an added incentive for them to remain in or
27 come to the community. Such amenities could also add to the town's tourist/recreation economy by
28 preserving the quality of the environment and providing facilities that could possibly generate some
29 income for the town. From this basic theme, the following recommendations are made.

30 **Town/State Owned Properties**

- 31
- 32 • **Newbury Town Forest** – The Newbury Town Forest is located on the northern slope of
33 Woodchuck Mountain. This property has roughly 115 acres, all of which are available to the
34 public for outdoor recreation activities.
 - 35 • **Newbury Village Watershed Property** – To ensure that Newbury Village maintains clean and
36 safe drinking water, roughly 189 acres of property has been conserved by the town. This area,
37 located on the Southwest side of Mt. Pulaski is open to low-impact outdoor recreation.

- 1 • **Pine Mountain Wildlife Management Area (WMA)** – A portion of the State designated Pine
2 Mountain Wildlife Management Area is located in the Northwest corner of Newbury. Direct
3 access to this WMA is available from other communities.
- 4 • **Halls Lake Beach** – The Town of Newbury maintains a beach access on Halls Lake which is
5 open to the public during the summer.

6 **Recommendations:**

- 7 1. Based on current activity and interest in trail sports (i.e. snowmobiling, cross-country skiing,
8 hiking, horseback riding, etc.) within the town, it is proposed that the town attempt to develop a
9 town system of interconnected trails. Some of the network, in terms of both space and committee
10 members for such a proposal, already exists. Such a system could be used throughout the seasons
11 for various planned events such as ride-ins, educational nature hikes. Such a plan could be
12 implemented through the Newbury Recreation Committee and Conservation Committee.
- 13 2. Continue to pursue recreational opportunities.

14 **D. Educational Facilities and Services**

15
16 Newbury Town and Wells River are part of two different Supervisory Unions (Newbury Town – SU27,
17 Wells River – SU57), sending their school age children to different schools.

18 **Education in Wells River**

19
20 The Blue Mountain Union School is located in Wells River on Route 302 just east of the I-91 exit 17
21 interchange. The school opened in 1969 and is a pre-K through 12 facility serving Wells River and the
22 towns of Ryegate and Groton. The school currently has a total of 404 students, 64 of whom are from
23 Wells River. The school was constructed to accommodate the open classroom concept in education which
24 was popular in the 1960's. A long-range study was completed in 1993 by a committee of school and
25 community members.

26 **Education in Newbury Town**

27
28 The Newbury Elementary School is located in Newbury Village and provides K-6th grade education.
29 Enrollment for the 2014-2015 school year totaled 145 students (compared with 142 students in 2013-
30 2014). The current facility, which was built in 1917, has undergone physical expansion that provided
31 much needed additional space and more flexibility in programming. With the construction of the addition
32 to and renovations of the Newbury Elementary School, it is anticipated that Newbury's school system will
33 adequately provide for our children for the next several years.

34 Secondary education for grades 7 through 12 is also provided by the Oxbow Union High School that is
35 located in Bradford, Vermont. During the 2014-2015 school year, 108 Newbury students attended
36 Oxbow. Completed in 1971 as a regional secondary facility to serve several towns, Oxbow still has
37 capacity remaining. In addition to its regular curriculum, Oxbow offers vocational/ technical training to
38 adults as well as high school students.

1 **Adult Education**

2
3 Adult Basic Education is available in Newbury through Central Vermont Adult Basic Education. They
4 maintain an office in Bradford and have outreach locations in both of Newbury’s town libraries – Tenney
5 Memorial Library and Baldwin Memorial Library. Central Vermont Adult Basic Education works hand-
6 in-hand with local volunteers and coordinates with statewide agencies to provide effective educational
7 services. The majority of work done in Newbury focuses on GED preparation for adults. Adult literacy
8 programs are made available on site at the Tenney Memorial Library and Baldwin Memorial Library.

9 The people of Newbury will continue to make every effort in providing the best educational opportunities
10 available. The school budget is the greater portion of the yearly town budget and townspeople must
11 continually attempt to find solutions to keep the cost of education within the taxpayers’ ability to pay.

12 **E. Public Buildings**

13
14 Newbury Village is the site of public administration for the Town. The building that houses the Town
15 Clerk's Office and Post Office is located at the north end of the common. This building also includes the
16 Listers’ Office, the Zoning Administrator’s Office and a Public Meeting Room used by various town
17 boards. Known as the Town Clerk's Office, the building has undergone renovations to bring it into
18 compliance with Americans with Disabilities Act (ADA) and provide more efficient use space.

19 The Town Hall where Town Meeting is held every year is on the west side of the common annexed to the
20 elementary school. In addition, the Newbury Village Trustees hold title to a small, beautifully restored
21 brick building on the east side of Route 5 just south of the common, the Horace W. Bailey Club, which
22 provides another area meeting place for official and social groups. Other publicly owned buildings
23 include the old town meeting house in Newbury Center, the DAR building in Newbury Village, the town
24 highway garages and the new Wells River Village office and highway garage. The Town also has three
25 fire stations that house the Wells River, West Newbury and Newbury Village Fire Departments. The
26 Town also owns brick building just to the north of the Town Clerk’s Office was formerly a bank and has
27 been given to the Town.

28 **F. Libraries**

29
30 The historic Tenney Memorial Library is located in Newbury Village on U.S. Route 5. This library has
31 approximately 13,000 volumes. In Wells River Village, the Baldwin Memorial Library serves the reading
32 public with over 10,000 volumes. Both libraries are connected to other state educational and
33 administrative programs through a computer link, and both libraries provide neighborhood programs and
34 special reading hours for children. Between Newbury’s two libraries, residents have access to library
35 services seven days a week.

36
37 **G. Fire Protection and Public Safety**

38 **Fire Protection**

1 Newbury has a volunteer fire department with three fire stations. The first is located just off the Newbury
2 Village green. The second is located in Wells River Village at the north end of the Village; and, the third
3 is located in West Newbury just east of the Post Office. Volunteers receive training in CPR, LPG
4 emergencies and Water Rescue Tactics and Procedures as well as continuing education in firefighting.
5 Newbury is a member of the Twin State Mutual Aid System.

6 **Emergency Medical Services**

7
8 Emergency Medical Care/Ambulance is provided to Newbury from the Woodsville Ambulance Service,
9 Woodsville, New Hampshire.

10 **Police Protection Services**

11
12 Police protection is provided by the Vermont State Police. The state police barracks is located in
13 Bradford, Vermont, seven miles south of Newbury Village. Newbury also has two constables. Additional
14 police coverage is provided through a contract with the Vermont State Police.

15 **Emergency Management Planning**

16
17 The impact of expected, but unpredictable natural and human-caused events to the region can be reduced
18 through proper emergency management. Emergency management is generally broken down into four
19 areas: preparedness, response, recovery, and mitigation.

- 20 • Preparedness includes emergency personnel acquiring suitable equipment, and conducting
21 training and exercises. Preparedness is also a responsibility of residents, business and
22 government. Simple preparedness measures, like having disaster supplies on hand, installing
23 smoke detectors and generators, having emergency fuel for generators and vehicles and knowing
24 basic first aid will all help to lessen the impact of a disaster. Preparing emergency plans is also a
25 preparedness activity.
- 26 • Response is the initial emergency response to save life and property during and immediately after
27 the disaster, and is initiated by local emergency crews and then followed up by outside forces if
28 necessary. Response operations are greatly enhanced by proper preparedness. Most emergencies
29 of any scale will require towns to work together, and often to work with state or federal agencies.
30 Practicing with all of these partners before an actual emergency is critical to smooth emergency
31 operations.
- 32 • Recovery is the more long-term process of putting life back to normal, and includes many state
33 and federal agencies, especially the Federal Emergency Management Agency (FEMA) in large
34 disasters. As events like Tropical Storm Irene showed, recovery can take a long time and is
35 hindered if a disaster is severe or widespread.
- 36 • Hazard mitigation means any sustained action that reduces or eliminates long-term risk to people
37 and property from natural or human-caused hazards and their effects. Mitigation planning begins
38 with an assessment of likely hazards, and then targets activities to reduce the effects of these
39 hazards. Given that the largest threat in Vermont is flood related, good mitigation measures
40 include proper road and drainage construction, as well as limiting development in flood prone
41 areas.

1 **Local Emergency Operations Plan**

2
3 Newbury, like every town in Vermont, maintains a Local Emergency Operations Plan (LEOP). This plan
4 contains contact information that is available to authorized users, but is not available to the public. The
5 Selectboard should continue to keep the LEOP up-to-date and ensure that all parts of municipal
6 government that are active during a hazard event are aware of what is in it. This includes the Selectboard,
7 Fire and Rescue, Road Crew, and Shelter coordinators.

8 The LEOP covers the procedures for Newbury’s response to a disaster. In the event of a disaster, the
9 Selectboard will formally declare a state of emergency if the Board feels it exceeds the Town’s
10 emergency management capacity. This declaration will be faxed to Vermont Emergency Management,
11 and a local emergency operation center will be set up in the Newbury Fire Station and/or the Newbury
12 Town Offices. Several people have been identified in the LEOP as Points of Contact for coordinating the
13 Town’s response to a disaster, including the current Selectboard Chair, Fire Chief, and the Town’s
14 Emergency Coordinators. The LEOP is updated on a continual basis to ensure that personnel and roles
15 remain accurate.

16 In order to avoid disasters as much as possible, the Local Emergency Planning Committee and the
17 Regional Planning Commission have developed an all-hazards plan which addresses mitigation and
18 education needs.

19 **Hazard Mitigation Plan**

20
21 Disaster mitigation covers actions taken to reduce the effects of a disaster. For Newbury, the primary
22 hazard is flooding (often the result of severe weather patterns that include heavy rain, lightning, high
23 winds, and hail), with a variety of other lesser hazards, including structure fires, extreme winter weather,
24 and hazardous material spills. There are many ways that the town can reduce damages, and since a
25 disaster does not always result in state or federal assistance, the town should take sensible steps that can
26 reduce disaster costs, damage to property and loss of life. Newbury’s Hazard Mitigation plan has lapsed
27 and is due to be revised.

28 **Emergency Access**

29
30 Any new property development in Newbury should be designed to allow safe access for emergency
31 services. Poorly designed roads and driveways that are too steep or too narrow can limit access,
32 particularly in the winter, and may represent a safety hazard for the emergency responder.

33 In new subdivisions, the design of roads and driveways should be consistent with town highway and
34 access policy. On major subdivisions, the Selectboard may require the provision of storage ponds and
35 dry hydrants necessary for adequate fire protection.

36 **Goal**

- 37 1. To ensure the safety and protection of the citizens of Newbury.

38 **Policy**

- 1 1. The Town of Newbury supports efforts to decrease response times for emergency services.
- 2
- 3 2. It is the policy of the Town that the Selectboard maintain an up-to-date Local Emergency
- 4 Operations Plan.
- 5 3. It is the policy of the Town to work with the Two Rivers-Ottauquechee Regional Commission to
- 6 properly plan for hazard events.

7 **Recommendation**

- 8 1. The Selectboard should adopt a Hazard Mitigation Plan with assistance from the Two Rivers-
- 9 Ottauquechee Regional Commission, and establish procedures for continued maintenance of the
- 10 Plan.

12 **H. Solid Waste Disposal**

13

14 Newbury is part of the Northeast Kingdom Waste Management District, a 49-town Solid Waste

15 Management District. Household solid waste removal is handled by each resident via private contractors

16 and is shipped to waste disposal facilities outside of the region.

17 Currently recycling is available in town at the pickup site in Newbury Village. This recycling effort

18 should be encouraged and expanded. Presently there is no operating solid waste transfer station or

19 disposal facility in the town. All solid waste is being collected and transported by non-public operators to

20 transfer stations and solid waste landfills in other areas. This is the preferred alternative and is working

21 well at this time.

22 **Goal:**

- 23 1. The first goal for Newbury should be to reduce the amount of solid waste generated in the town.
- 24 2. The Solid Waste Committee has the primary responsibility to increase the public awareness of,
- 25 and education about, alternatives that reduce the amount of waste. These alternatives include:
- 26 a. Making environmentally sound purchasing decisions; and
- 27 b. Reusing and recycling as appropriate, both individually and as a community through our
- 28 businesses, school system, and town government.

29 **Policies:**

30 If it becomes necessary to site a solid waste facility in Newbury, the following considerations should

31 apply:

- 32 1. For disposal of waste generated within the town, Newbury should consider:
- 33 a. Joining with an established district;
- 34 b. Joining with adjacent municipalities to form a new district; or,
- 35 c. Developing a municipal solid waste district or facility for only Newbury.
- 36 2. Strict siting criteria should be established in the Zoning Regulations for transfer stations and solid
- 37 waste disposal facilities. Conditions for operation as well as siting criteria should be established

1 in the town Solid Waste Implementation Plan. Like provisions of the zoning regulations ought to
2 complement and correlate with conditions and criteria set forth in the town solid waste
3 implementation plan. Any solid waste disposal facility proposed to be located in Newbury,
4 whether privately owned or publicly owned by Newbury and/or a regional district, should address
5 the following considerations:

- 6 a. All facilities should require conditional use approval.
- 7 b. All facilities should require at a minimum, compliance with all state laws and regulations
8 as well as the requirements of any town solid waste implementation plan and, if
9 applicable, the regulations of any regional solid waste implementation plan.
- 10 c. As there is not one magic number that can either be dependably or defendably applied to
11 different natural features for different types of facilities, siting criteria should be
12 considered on a case-by-case basis with attention to:
 - 13 i. all impacts, sensory or otherwise;
 - 14 ii. the specific characteristics of any proposed site;
 - 15 iii. the specific characteristics of all adjacent land, waters, uses and features which
16 may be impacted by any proposed facility.
- 17 d. Any on-site or off-site studies deemed necessary by the town and its consultants as part
18 of the review process ought to be separately contracted for by the town at the expense of
19 the applicant.

20 **Recommendations:**

- 21 1. A transfer station should be established in Wells River.
- 22 2. The Planning Commission, the Solid Waste Committee and other interested residents' groups
23 should work to identify, develop and refine solid waste management options for Newbury
24 through the town's Solid Waste Implementation Plan. It is appropriate that broadly defined
25 conceptual solutions to Newbury's solid waste issues as expressed in this town plan be further
26 expanded and resolved through amendments and revisions to the existing implementation plan, a
27 document expressly written to enact solid waste management practices for the town.

28 **I. Telecommunications Facilities & Internet**

29
30 Telecommunications have become increasingly important to the security and economic needs of the
31 residents and businesses of Newbury; this trend will continue. It will play a key role in the Town's
32 economic future, creating new opportunities for relocation and decentralized business operations.

33 The field of telecommunications is undergoing rapid change. Advancements in this technology will
34 continue to impact growth in the Connecticut River Valley. Under present standards, transmission towers
35 are necessary wireless communications facilities. As land uses, these facilities have raised planning
36 concerns. Most facilities (towers and antennae) are located on hilltops or high elevation areas for
37 optimum transmission signals. Thus, due to their higher visibility from multiple vantage points, conflicts
38 will scenic landscapes have become an issue.

39 **Section 248a**

1 Under Vermont’s Section 248a rule system, cellular telecommunications providers may apply for a
2 Certificate of Public Good for any proposed facility that is part of a network. Any application under
3 section 248 is entirely exempt from local land use regulations (such as zoning and subdivision). Major
4 cellular providers are continuously working to expand coverage, particularly along major transportation
5 corridors such as Interstates 91. Under the Section 248a permitting process, the Public Service Board
6 (PSB) must review the environmental, economic, and social impacts associated with a particular project,
7 similar to Act 250. In making its determination, the PSB must give due consideration to the
8 recommendations of municipal and regional planning commissions and their respective plans.
9 Accordingly, it is appropriate that this Plan address these land uses and provide guidance to town
10 officials, regulators, and providers.

11 For all cellular telecommunications facilities, the following policies shall apply:

- 12 1. **Preferred Locations:** New generation and transmission facilities shall be sited in locations that
13 reinforce the region’s traditional patterns of growth, of compact downtown and village centers
14 surrounded by a rural countryside, including farm and forest land.
- 15
16 2. **Prohibited Locations:** Because of their distinctive natural, historic or scenic value,
17 telecommunications facility development shall be excluded from the following areas:
 - 18 • Floodways shown on FEMA Flood Insurance Rate Maps (except as required for hydro
19 facilities)
 - 20 • Fluvial erosion hazard areas shown on Fluvial Erosion Hazard Area maps (except as required
21 for hydro facilities)
 - 22 • Wetlands as indicated on Vermont State Wetlands Inventory maps or identified through site
23 analysis.
 - 24 • Rare, threatened or endangered species habitat or communities.
- 25
26 3. **Significant Areas:** All new telecommunications facilities and related infrastructure shall be sited
27 and designed to avoid or, if no other reasonable alternative exists, to otherwise minimize and
28 mitigate adverse impacts to the following:
 - 29 • Historic districts, landmarks, sites and structures listed, or eligible for listing, on state or
30 national registers.
 - 31 • Public parks and recreation areas, including state and municipal parks, forests and trail
32 networks.
 - 33 • State or federally designated scenic byways, and municipally designated scenic roads and
34 viewsheds.
 - 35 • Special flood hazard areas identified by National Flood Insurance Program maps (except as
36 required for hydro facilities)
 - 37 • Public and private drinking water supplies, including mapped source protection areas.
 - 38 • Primary agricultural soils mapped by the U.S. Natural Resources Conservation Service.
 - 39 • Necessary wildlife habitat identified by the state or through analysis, including core habitat
40 areas, migration and travel corridors.
 - 41 • Locally significant areas as identified in other chapters of this Plan.
- 42

- 1 4. **Natural Resource Protection:** New telecommunications facilities and related infrastructure must
2 be sited to avoid the fragmentation of, and undue adverse impacts to the town’s working
3 landscape, including large tracts of undeveloped forestland and core forest habitat areas, open
4 farm land, and primary agricultural soils mapped by the US Natural Resource Conservation
5 Service.
6
- 7 5. **Protection of Wildlife:** Designers must gather information about natural and wildlife habitats
8 that exist in the project area and take measures to avoid any undue adverse impact on the
9 resource. Consideration shall be given to the effects of the project on: natural communities,
10 wildlife residing in the area and their migratory routes; the impacts of human activities at or near
11 habitat areas; and any loss of vegetative cover or food sources for critical habitats.
12
- 13 6. **Site Selection:** Site selection should not be limited to telecommunications facilities alone; other
14 elements of the facility need to be considered as well. These include access roads, site clearing,
15 onsite power lines, lighting, and off-site power lines. Development of these elements shall be
16 done in such a way as to minimize any negative impacts. Unnecessary site clearing and highly
17 visible roadways can have greater visual impacts than the energy generation facility itself. In
18 planning for facilities, designers should take steps to mitigate their impact on natural, scenic and
19 historic resources and improve the harmony with their surroundings.
20
- 21 7. **Aesthetics:** The developer shall make all efforts to minimize the aesthetic impact of the
22 telecommunications facility or infrastructure on the surrounding landscape. This includes options
23 such as the utilization of “stealth towers,” camouflage through paint scheme, or designs that blend
24 into the surroundings such as asymmetrical mono-poles.
25
- 26 8. **Height of Structures:** telecommunications facilities shall be designed to be the minimum height
27 necessary to achieve coverage.
28
- 29 9. **Colocation:** Applicants shall provide reasonable options for sharing space on existing towers or
30 tower sites prior to proposing new towers sites and related facilities. In making such a
31 determination on the feasibility of co-location, proposers should evaluate space available on
32 existing towers, the tower owners ability to lease space, geographic service area requirements,
33 mechanical or electrical incompatibilities, the comparative costs of co-location and new
34 construction, and regulatory limitations.
35
- 36 10. **Resiliency Support:** To support resiliency, applicants should make space available for municipal
37 communication systems to enhance or expand road and emergency service communication
38 networks.
39

40 **Internet**

41
42 The State of Vermont estimates that approximately 90% of Newbury has access to some form of
43 broadband internet. While these estimates are likely generous, parts of the community have access to

DSL (Fairpoint Communications) and Cable (Charter Communications). Residents in more remote areas are forced to utilize satellite internet provided that they have proper line of sight. Encouraging improved broadband internet access in Newbury is in the community's best interest. With the world economy moving toward a more digital and online model, access to the internet is essential.

Goals:

1. Preserve the rural character and scenic attributes of Newbury's landscapes;
2. Protect the historic, environmental, and natural resources in Newbury.

Policies

1. Provide standards and requirements for the operation, siting, design, appearance, construction, modification, and removal of telecommunications facilities as set forth in the Newbury Zoning Regulations.
2. Facilitate the provision of telecommunications services to the residents and businesses of Newbury.
3. Direct the location and design of towers and antennae in non-residential areas and away from sensitive areas, including schools and highly scenic areas.
4. To actively participate in the Section 248a process to ensure that all telecommunications facilities are developed in a manner that is consistent with this Plan.

VIII. Housing

A key element in the character of the Town is its housing—the quality, availability and variety of places for its residents to live. Although the provision and maintenance of a town's housing stock is primarily a private sector activity, the growth and development of housing affects the character of the town and the facilities and services it provides or will provide. Housing constructed in the absence of adequate planning for public facilities can overburden schools, roads, and other municipal services. Poorly located housing can pollute a water supply or destroy an important wildlife habitat. Housing that is inadequate to meet the demand in a town or region can strain adjacent towns and make it challenging to find homes in close proximity to locations of employment.

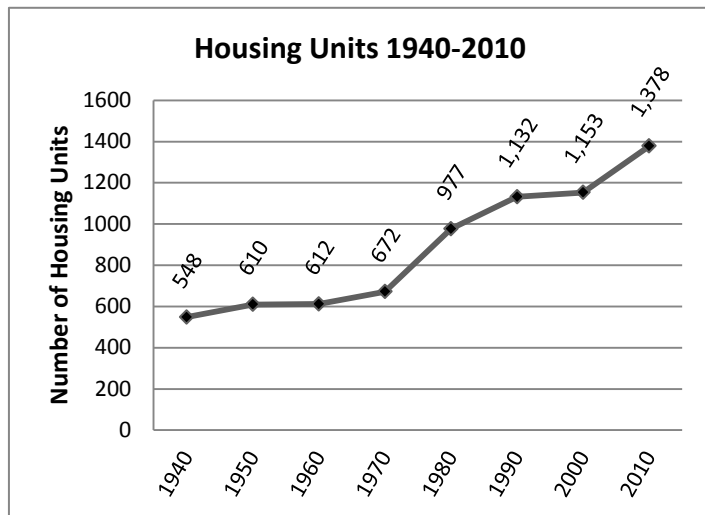


Figure 7 - Newbury Housing Units, 1940-2010 (Source: U. S. Census)

A. Housing Profile

According to the 2010 U.S. Census, there were 1378 housing units in Newbury (see figure 7). In 2000, there were 1153 housing units. This amounted to an increase of 225 units or nearly 20% over the ten-year period or an average of roughly 22.5 units per year. A housing unit, as defined by the U.S. Census, includes houses, apartments, mobile homes, and rooms for occupancy. As is the case for most Vermont towns, the bulk of Newbury's housing units are single-family homes (53%).

When compared to its neighboring towns and Orange County as a whole, Newbury has a below average percentage of owner-occupied homes (53%), whereas the percentage of second homes (23%) in Newbury is second only to the town of Groton. While there are positive tax benefits to vacation homes, there are downsides to having a high percentage of vacation homes. For example, communities which have volunteer fire departments depend on full-time residents to staff their fire departments and a lack of full-time residents can make acquiring staff difficult because the pool of candidates is reduced.

2010 Housing Occupancy, Newbury & Surrounding Area			
	<i>Owner-occupied</i>	<i>Vacation</i>	<i>Renter-occupied</i>
Bradford	59%	7%	27%
Corinth	59%	10%	26%
Groton	51%	30%	13%
Newbury	53%	23%	18%
Ryegate	65%	17%	12%
Topsham	62%	8%	23%

Figure 8 - 2010 Housing Occupancy, Newbury & Surrounding Area (Source: U.S.

Newbury's percentage of renter-occupied housing (18%), is slightly higher than Orange County (17%). The tight housing market statewide and lack of unoccupied apartments (less than 1% of Newbury's apartments are unoccupied) continues to drive up rental costs. The low percentage of homes that were unoccupied indicates that in 2010 Newbury was experiencing a shortage of available rental housing stock. Anything below 5% is functionally considered a zero. This low percentage of housing stock is very consistent from town to town throughout Vermont.

C. Affordability

Affordable housing is defined to be no more than 30% of household income spent on housing costs. For homeowners, housing costs include payments for principal and interest on mortgage, taxes, etc. For renters, housing costs include rent and utilities.

In 2000 the US Agency of Housing and Urban Development (HUD) calculated the fair market rent for a modest two bedroom apartment in Newbury at \$571 per month; in 2015 that cost had risen 56% to \$894 per month. In order for a renter in Newbury to afford rent for a two-bedroom apartment at this rate, in 2015 he/she would have needed a household income of roughly \$35,760 annually. American Community Survey data indicates that roughly 44% of Newbury's renters are paying 30% or more of their household income toward rent.

Newbury, like many communities, has experienced a trend toward fewer home occupants. This trend is unlikely to be reversed. The trend results in an increased demand for housing. The elderly, single

1 households and other special populations are oftentimes in need of special types of housing including that
2 which is affordable and readily accessible.

3 Another barrier to affordable housing is the age of homes in Newbury. Vermont’s housing stock is among
4 the oldest in the United States. Forty-seven percent (47%) of the homes in Orange County were built
5 before 1970, before newer energy efficiency technology was available, housing codes were more lax and
6 the use of lead-based paint was widespread. These factors impact the cost of operating housing, assuring
7 the health and safety of all residents, and providing access to Vermonters with different abilities.

8 The location of housing plays an important factor in housing affordability. Living near employment or
9 other daily destinations can reduce costs substantially. The VHFA suggests that for a household 10 miles
10 from locations of employment, driving is likely to cost \$122 less per month than a household 25 miles
11 away. A reduction in an expense of this nature would allow a household to better afford rent or a
12 mortgage. In addition, a household with a shorter commute is likely to have a more stable future because
13 it is less vulnerable to increases in vehicle fuel prices.

14 **Municipal Programs**

15 The role for a municipality in encouraging housing that is affordable for its residents is limited. Zoning
16 regulations can encourage the development of multi-family housing in areas where there is access to
17 sewer and water, as is the case in Wells River. In more rural areas, the community can encourage the use
18 of “planned unit development” and cluster housing to allow greater density with a reduced impact on the
19 rural character of the area. But, much of what makes housing affordable is driven by the private sector.

20 When opportunities for the community to support the development of new affordable housing units arise,
21 Newbury should provide assistance. Often this is in the form of assisting with grant funding through the
22 Community Development Block Grant Program or through Housing and Urban Development (HUD).
23 Some state and federal programs require the municipality to apply for the funding, allowing it to pass
24 through to the affordable housing developer.

25 **Goals**

- 26 1. Safe and affordable housing for Newbury residents.
- 27
- 28 2. To encourage innovative planning, design, and construction of residential housing that minimizes
29 the cost, energy consumption, and environmental impacts of housing.
- 30
- 31 3. Preserve historic structures in ways that serve housing needs.

32 **Policies**

- 33 1. It is the policy of the town to allow for growth of housing for all income levels and at a rate
34 consistent with the community’s ability to provide services in a fiscally sound manner and
35 consistent with the other goals and policies expressed in this Plan.
- 36
- 37 2. It is the policy of the town that public funds in the form of subsidies may be necessary to preserve
38 maintenance of or access to affordable housing. Where such projects involve public funds, they

1 should only be encouraged when these investments result in developments which are affordable
2 on a long-term basis and when a clear public benefit to the community can be demonstrated.

3
4 3. It is the policy of the town that priority should be given to the preservation and improvement of
5 housing already in existence.

6
7 4. It is the policy of the town that multi-family housing should be encouraged within or adjacent to
8 existing Village Center or Hamlet areas where municipal services are available.

9
10 5. It is the policy of the town to encourage the development of mixed-income housing.

11 **Recommendations**

12 1. Community leaders should work with state housing agencies, non-profit organizations, and
13 lending institutions to insure the availability of loan or grant funds for Newbury residents to
14 acquire or improve their primary homes.

15 2. The Town should work with the Two Rivers-Ottawaquechee Regional Commission to evaluate
16 Newbury's role in supplying the region's housing stock by assessing its capacity for growth.

17 **IX. Energy**

18 19 **A. Background**

20
21 Concern about our nation's dependence on oil produced in foreign countries has grown greatly since the
22 oil crisis of the mid-1970s. As fossil fuel prices continue to fluctuate, everyday activities such as home
23 heating and travel by car become increasingly burdensome for the average Newbury resident.

24 While the Planning Commission recognizes that energy supply and demand are directed largely by
25 economic forces at the state, federal, and international levels, the manner in which Newbury plans for
26 future growth can have an impact on how much
27 energy is needed and used in this community. For
28 example, a highly dispersed and unplanned pattern of
29 land use can waste both land and energy resources.
30 By planning the location of jobs, public services and
31 housing in close proximity to growth centers, the
32 consumption of fuel and the need for additional roads
33 can be reduced. The siting and design of buildings
34 and the selection of energy systems can influence the
35 efficient use and conservation of energy.

36 Theories, such as the Hubbert Peak Theory (a.k.a.
37 Peak Oil), suggest that the worldwide consumption of
38 oil will have outpaced the existing supply. Although

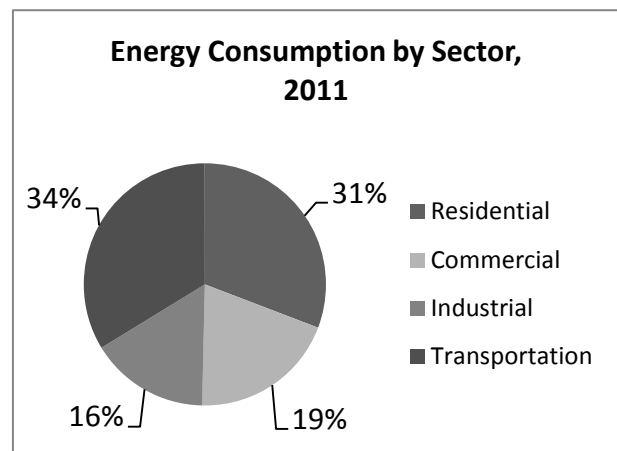


Figure 9 - Energy Consumption by Sector
(Source: US Energy Information Administration, 2011)

1 new technologies may enable energy providers to extract oil from locations that were previously
 2 impossible to reach, there is a finite amount of oil, which means that Newbury, like the rest of the world,
 3 should prepare for a much less oil-dependent future.

4 **B. Energy Demands**

5
 6 According to the 2011 Vermont Comprehensive Energy Plan (CEP), energy demand grew at 1.8% from
 7 1990 to 1999, but has been close to 0% for the past 10 years. The combination of state energy efficiency
 8 programs and the 2007–2009 recession probably helped to reduce energy demand across most end-use
 9 sectors in Vermont. The 2010 American Community Survey indicates that the major heating fuels
 10 consumed in Vermont are oil (47%), electric (5%), wood (15%) and Liquefied Petroleum Gas (LPG) and
 11 natural gas (30%).

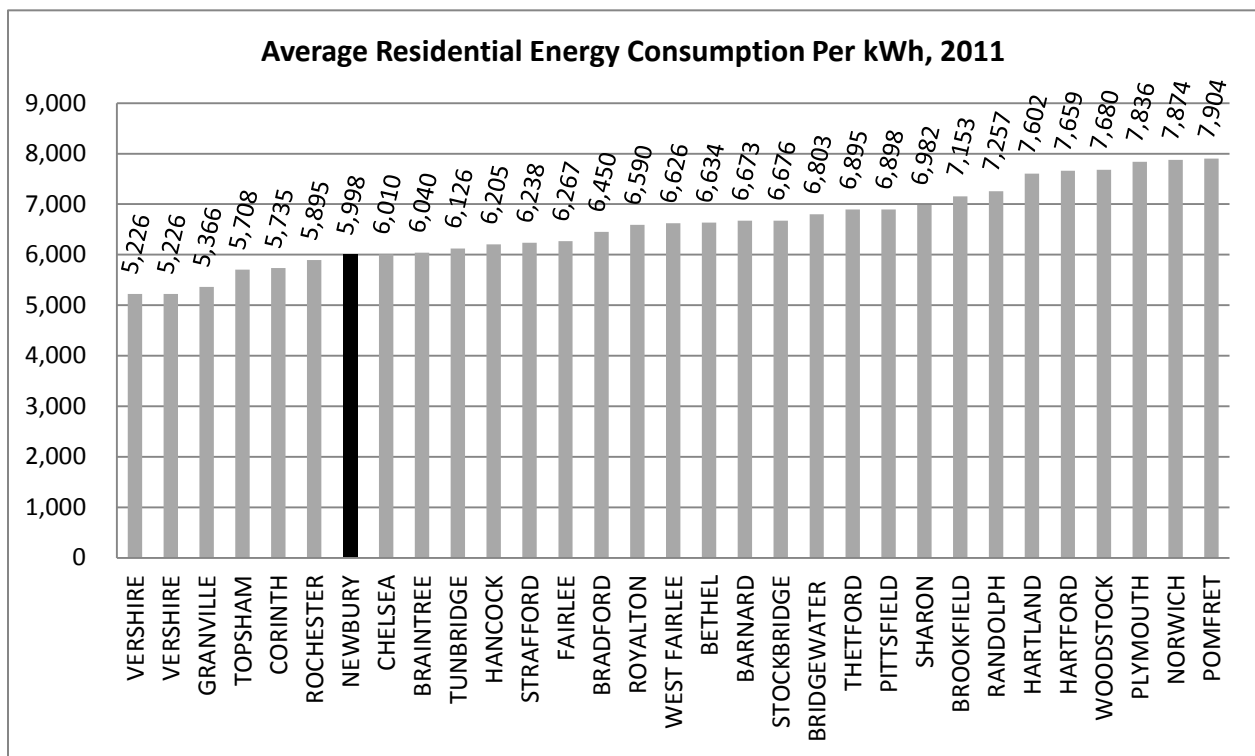


Figure 4– Average Residential Electricity Consumption (kWh)
 (Source: Vermont Energy Atlas and Efficiency Vermont, 2011)

12 Per capita energy consumption for residential and other uses in the Northeast is similar to that in rest of
 13 the United States. In Vermont, almost 80% of residential energy is dedicated to space heating and
 14 domestic hot water. Approximately 34% of Vermont’s total energy usage goes toward transportation.

1 Of the energy dedicated to transportation, over half is used to fuel private cars (as opposed to being used
2 for public transit, road maintenance, or another public purpose). This fact reinforces the need for clear
3 policies that reflect the transportation implications of land use decisions in this community.

4 According to 2011 data collected by Efficiency Vermont, the town of Newbury was 7th out of 30 towns
5 in terms of average annual energy use levels in
6 the Two Rivers-Ottawaquechee Region. In
7 2011, this data (limited only to residential
8 energy use) determined that Newbury the
9 average household used 5998 kWh of energy,
10 which is 500kWh less than the average
11 household electricity usage of all the towns in
12 the Two Rivers-Ottawaquechee Region.

13 **C. Current Energy Sources**

14 **Fossil Fuels**

15
16 Newbury, like most other towns in Vermont,
17 depends primarily on fossil fuels for heating
18 and transportation. As shown in the chart 12,
19 fossil fuels account for 50% of all energy
20 consumed in Vermont, much of which is used
21 in transportation and heating.

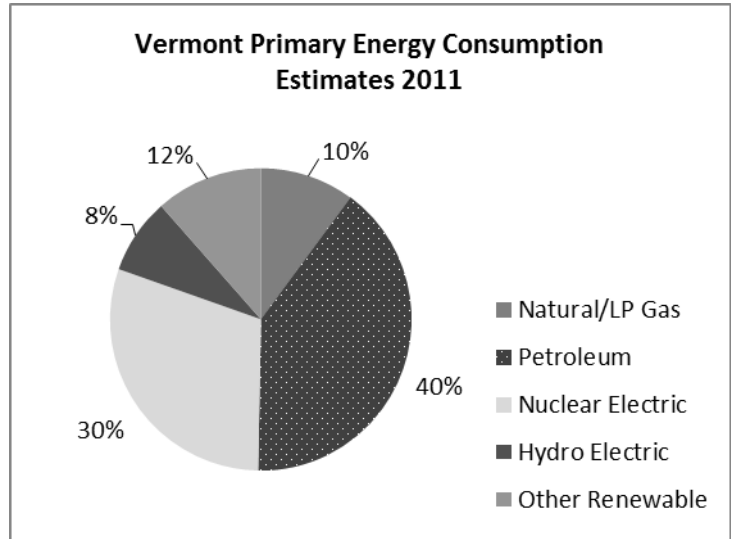


Figure 5 - Vermont Primary Energy Consumption Estimates
(Source: US Energy Information Association, 2011)

22
23 Nearly three out of five Vermont households use fuel oil, which means a substantial portion of
24 Vermonters are subject to the price and availability instabilities of a reliance on oil. Of the total \$885
25 million spent on residential energy in the state of Vermont, just over half (\$445.8 million) was spent on
26 fuel oil, kerosene or Liquefied Petroleum Gas. Vermont's economic system is so closely tied to the
27 availability of fossil fuels that even modest price increases can lead to inflation, a slowdown in economic
28 growth, and destabilized economy. This can have unanticipated adverse impacts at the municipal and
29 residential level in all communities, including Newbury. For example, increasing fuel prices make it more
30 expensive for a town government to provide traditional public services and maintain existing facilities.
31 Additionally, rising prices can also make it difficult for residents to heat their homes and put enough food
32 on the table (the price and availability of food is usually influenced by fuel prices).

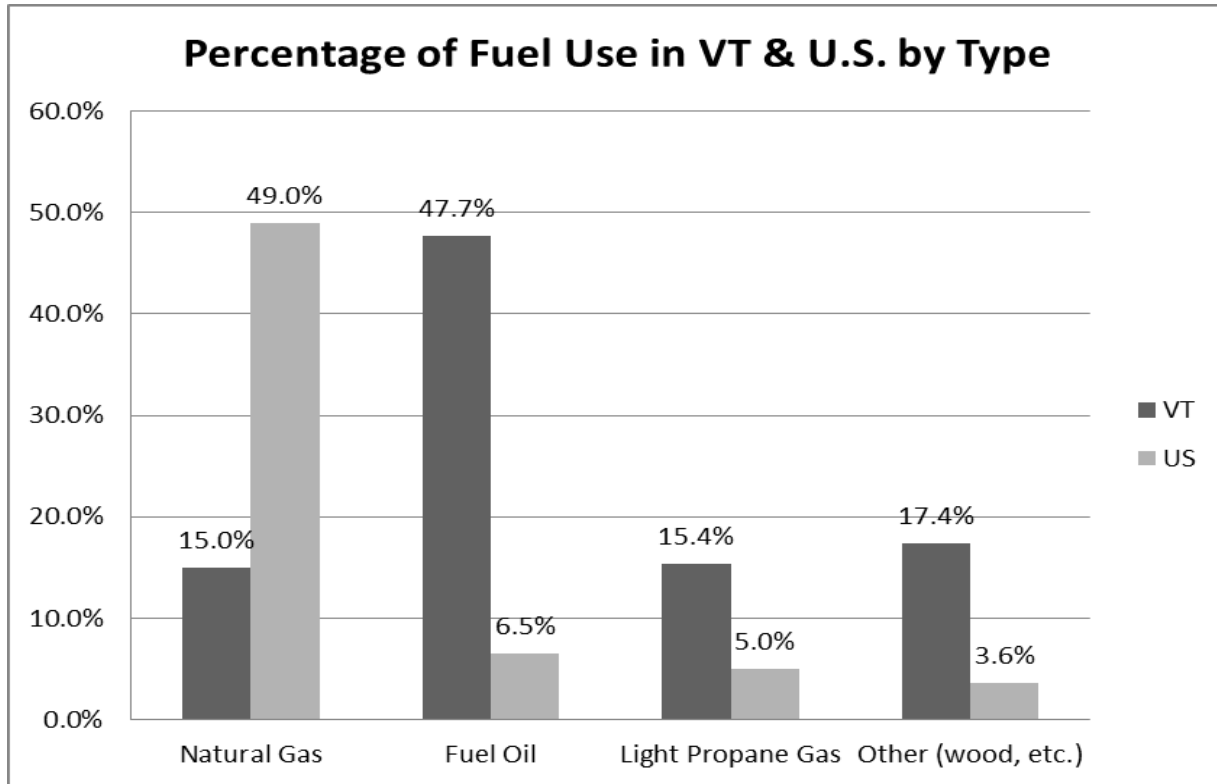


Figure 62: Vermont Energy Profile, U.S. Energy Information Administration, 2011

1 **Renewable Energy**

2 Seventy percent (70%) of Vermont’s energy comes from renewable resources, a larger percentage than
 3 most other states in the U.S. Although the majority of Vermont’s renewable energy is generated through
 4 Hydro-Quebec (see below), some hydroelectric power is generated in Vermont. Additional sources of
 5 renewable energy include several utility owned commercial-scale wind and solar farms, and landfill and
 6 on-farm methane projects.

7 **D. Renewable Energy Resources**

8
 9 The 2012 Vermont Comprehensive Energy Plan recommends that Vermont obtain 90% of our total
 10 energy from renewable sources by 2050. This is a lofty goal, but one that will benefit all Vermonters if
 11 achieved. The term “renewable energy” refers to the production of electricity and fuels from energy
 12 sources that are naturally and continually replenished, such as wind, solar power, geothermal (using the
 13 earth’s heat to create power), hydropower, and various forms of biomass (trees, crops, manure, etc.).

14
 15 Although initial set-up costs for renewable energy generation systems can be high, these systems can save
 16 users money over the long term, and they reduce the consumption of carbon-based fuels, helping to
 17 protect our environment and reduce our reliance on centralized energy. In Vermont, some of these energy
 18 sources are more readily available than others, and some are more cost-effective for the individual energy
 19 producer.

1 Commercial scale renewable energy generation systems are a growing business in Vermont, increasing
2 the percentage of locally generated power. However, the energy generated commercially is deposited into
3 the national grid system, which means that the power generated here may not be utilized locally.

4 Residential scale renewable energy generation systems are generally regulated through the State of
5 Vermont, requiring a Certificate of Public Good from the Department of Public Service. State statute
6 forbids the creation of land use regulations that prohibit renewable energy generation.

7 Residential energy systems can take advantage of net metering. Net metering allows residential and
8 commercial customers who generate their own electricity from solar power to feed electricity they do not
9 use back into the grid, providing the solar system owner with a credit for the unused electricity generated.
10 Customers are only billed for their “net” energy use. The Vermont legislature updated net metering laws
11 in 2014 with HB 702, with the provision that net metering is available until the cumulative capacity of
12 net-metered systems equals 15% of a utility’s peak demand during 1996 or the peak demand during the
13 most recent full calendar year, whichever is greater. Net-metered systems are overseen by the Public
14 Service Board and are not required to get a local permit.

15 The types of renewable energy found in Vermont are:

16 **Solar Energy**

17 Solar energy has the potential to provide clean, reliable, and safe energy, even in Vermont's climate.
18 Most areas in Vermont have the potential for some solar energy production, at least at the residential
19 scale. Solar energy can come in the form of passive heating and lighting, water heating and electricity
20 generation.

21 Solar arrays do not need to be located on high ground and are therefore less visually prominent. In
22 addition, these facilities can be located in already developed areas, requiring fewer access roads, requiring
23 less infrastructure and reducing adverse impacts on wild lands. Solar represents one of Newbury’s most
24 viable source of renewable energy. When taking into consideration land cover and topography, the
25 Vermont Energy Atlas estimates that there are 1233 residential sites, 70 commercial sites and 21 public
26 sites that could develop roof-top or ground-based solar. Were all of these sites to develop solar systems,
27 176 MWh of power.

28 **Wind Energy**

29 Similar to solar, wind energy is an intermittent resource and its generation fluctuates in response to
30 environmental conditions. The amount of energy produced by a specific wind tower can depend greatly
31 on location, height of the tower, and proximity to other obstructions. Nevertheless, most modern wind
32 turbines (when properly sited) are able to generate electricity 95% of the time.

33
34 Newbury’s topography does not make it a desirable location for large-scale wind energy generation.
35 Instead, it is better suited to small-scale (Class 1) residential wind energy generation.

Potential Wind Development Areas in Newbury (Acres)							
	Class 1 (10-11 mph)	Class 2 (12-13 mph)	Class 3 (13-14 mph)	Class 4 (15-16 mph)	Class 5 (16-17 mph)	Class 6 (17-18 mph)	Class 7 (19-25 mph)
Residential <i>(30-meter)</i>	3940	0	0	0	0	0	0
Small Commercial <i>(50-meter)</i>	0	105	0	0	0	0	0
Large Commercial <i>(70-meter)</i>	0	0	0	0	0	0	0

7 - Potential Wind Development Areas in Newbury (Source: Vermont Energy Atlas, 2012)

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Biomass & Biogas Energy Generation

The term ‘biomass’ refers to biologically-based materials such as algae, food or vegetable wastes, grass, wood, and methane. Biomass can be converted into an energy source to fuel vehicles (e.g. biodiesel), heat homes, or even generate electricity.

According to the 2011 Vermont Comprehensive Energy Plan, in 2007-2008 Vermonters using wood for primary heating source consumed about 5.4 cords, while those using wood as a supplementary source used 2.25 cords. In that same year, Vermont households with primary-heat-source consumers burned 3.8 tons and supplementary-heat-source consumers burned 1.2 tons for the season.

There are no biomass energy generation facilities in Newbury. Community-scale biomass has the potential to offer cost-effective heating in small, clustered areas. Some towns have implemented combined heat and power systems that run on biomass to heat multiple municipal buildings.

Biofuels

In addition to using biomass for heating, the use of biofuels, particularly biodiesel, is becoming an increasingly popular option for municipalities attempting to cut costs and reduce the environmental impacts associated with vehicle emissions. The Town of Newbury could revisit the possibility of using biofuels in their road crew fleet.

According to the Vermont BioFuels Association, biodiesel is a clean-burning alternative fuel, produced from domestic, renewable resources, such as soybeans, sunflowers, canola, waste cooking oil, or animal fats. Biodiesel contains no petroleum, but it can be blended at any level with petroleum diesel to create a biodiesel blend, which can be used in colder weather. It can be used in compression-ignition (diesel) engines or oil-fired boilers or furnaces with little or no modifications.

Newbury has one existing grower of oilseed, which can be used for biodiesel. There are roughly 1300 acres of soils suitable for growing crops like sunflower, canola or soybean, which can be used for bio

1 fuel. Growing biomass to use in biofuels may be a viable way to encourage farming or forestry in
2 Newbury as well; however, balance should be sought for land used for energy demands vs. human and
3 animal consumption.

4 **Hydropower**

5 Many locations in Vermont, including Newbury, once depended on hydropower to grind grain, run mills
6 and even supply electricity to homes. But, with the onset of centralized power, most of these small-scale
7 power generation facilities have been replaced by massive hydro facilities, such as those owned by Hydro
8 Quebec. There are three operational hydropower facilities in Newbury, two are located on the Wells
9 River and another on Halls Brook. Collectively, these hydroelectric facilities generate approximately
10 4419 MWh of power annually.

11 **E. Permitting Considerations**

12
13 Energy generation in Vermont is subject to a number of different permitting requirements, most of which
14 are limited to state level permitting. State statute protects residential renewable energy generation
15 systems from regulations that will completely prohibit their development.

16 **Section 248**

17 Distributed power generation facilities, such as hydropower dams, fossil fuel plants, and wind power or
18 solar systems owned by utilities, are subject to review and approval by the Vermont Public Service Board
19 (30 VSA §248). Under this law, prior to the construction of a generation facility, the Board must issue a
20 Certificate of Public Good. A Section 248 review addresses environmental, economic, and social impacts
21 associated with a particular project, similar to Act 250. In making its determination, the Board must give
22 due consideration to the recommendations of municipal and regional planning commissions and their
23 respective plans. Accordingly, it is appropriate that this Town Plan address these land uses and provide
24 guidance to town officials, regulators, and utilities.

25 For all commercial energy generation facilities, the following policies shall apply:

- 26 **1. Preferred Locations:** New generation and transmission facilities shall be sited in locations that
27 reinforce Newbury’s traditional patterns of growth - compact village centers surrounded by a
28 rural countryside, including farm and forest land.
29
- 30 **2. Prohibited Locations:** Because of their distinctive natural, historic or scenic value, energy
31 facility development shall be excluded from the following areas:
- 32 • Floodways shown on FEMA Flood Insurance Rate Maps;
 - 33 • Fluvial erosion hazard areas shown on Fluvial Erosion Hazard Area maps;
 - 34 • Wetlands as indicated on Vermont State Wetlands Inventory maps or identified through site
35 analysis; and
 - 36 • Rare, threatened or endangered species habitat or communities.
 - 37 • The Newbury Town Forests
- 38

1 **3. Significant Areas:** All new generation, transmission, and distribution facilities shall be sited and
2 designed to avoid or, if no other reasonable alternative exists, to otherwise minimize and mitigate
3 adverse impacts to the following:

- 4
- 5 • Historic districts, landmarks, sites and structures listed, or eligible for listing, on state or
6 national registers.
- 7 • Public parks and recreation areas, including state and municipal parks, forests and trail
8 networks.
- 9 • Municipally designated scenic roads and viewsheds (see chapter 5, Natural Resources).
- 10 • Special flood hazard areas identified by National Flood Insurance Program maps.
- 11 • Public and private drinking water supplies, including mapped source protection areas.
- 12 • Necessary wildlife habitat identified by the state or through analysis, including core habitat
13 areas, migration and travel corridors.
- 14

15 **4. Natural Resource Protection:** New generation and transmission facilities must be sited to avoid
16 the fragmentation of, and undue adverse impacts to, the town’s working landscape, including
17 large tracts of undeveloped forestland and core forest habitat areas, open farm land, and primary
18 agricultural soils mapped by the U.S. Natural Resource Conservation Service.

19

20 **5. Protection of Wildlife:** Designers must gather information about natural and wildlife habitats
21 that exist in the project area and take measures to avoid any undue adverse impact on the
22 resource. Consideration shall be given to the effects of the project on: natural communities,
23 wildlife residing in the area and their migratory routes; the impacts of human activities at or near
24 habitat areas; and any loss of vegetative cover or food sources for critical habitats.

25

26 **6. Site Selection:** Site selection should not be limited to generation facilities alone; other elements
27 of the facility need to be considered as well. These include access roads, site clearing, onsite
28 power lines, substations, lighting, and off-site power lines. Development of these elements shall
29 be done in such a way as to minimize negative impacts. Site clearing and roadways can have
30 greater visual impacts than the energy generation facility itself. In planning for facilities,
31 designers should take steps to mitigate the project’s impact on natural, scenic and historic
32 resources and improve its harmony with the surroundings.

33 **F. Residential Energy Efficiency**

34

35 There are a number of ways that the Town of Newbury can meet its local energy demand, first by
36 lowering that demand, and then by working to meet the remaining need with local energy resources.

37 **Decreasing Energy Use by Changing Behavior**

38 Raising awareness to replace wasteful energy behaviors with energy saving ones can reduce energy use
39 and help residents and businesses save money.

40 Examples include:

- 1 • Turning off lights when you leave a room.
- 2 • Using a programmable thermostat.
- 3 • Use a clothes line to dry clothes.
- 4 • Use a cold-water laundry wash.
- 5 • Reduce driving.
- 6 • Don't make multiple car trips for errands.
- 7 • Turn down the thermostat in winter and up in summer.
- 8

9 **Decreasing Energy Use by Implementing Energy Efficiency**

10 For those necessary or desired services that require energy, the principles of energy efficiency should be
11 used to ensure that we use less energy to provide the same level and quality of service. Examples include:

- 12 • Having a home energy audit done to identify the greatest ways to save energy;
- 13 • Implementing the air-sealing and insulation recommendations of the energy audit;
- 14 • Not heating unused areas of your home;
- 15 • Insulating with high R-value (or heat flow resistance) material;
- 16 • Using high-efficiency windows;
- 17 • Installing energy efficient, Energy Star rated appliances like refrigerators, freezers, front loading
18 washing machines, gas heated clothes driers and heating systems without blowers;
- 19 • Using high efficiency lighting;
- 20 • Using gas and/or solar hot water heaters;
- 21 • Siting buildings to make use of existing wind blocks and natural cooling patterns derived from
22 the landscape's topography; and
- 23 • Siting buildings with maximum southern exposure to capture passive solar energy.
- 24

25 New residential development in the State of Vermont is required to comply with Vermont Residential
26 Building Energy Standards (RBES). Commercial development is subject to similar code regulations.
27 Some examples of the types of development the RBES applies to include detached one- and two-family
28 dwellings, multi-family and other residential buildings three stories or fewer in height, additions,
29 alterations, renovations and repairs and factory-built modular homes (not including mobile homes).

30 In order to comply with the RBES, a built home must meet all of the Basic Requirements and the
31 Performance Requirements for one of several possible compliance methods. If the home meets the
32 technical requirements of the RBES, a Vermont Residential Building Energy Standards Certificate must
33 be completed, filed with the Town Clerk and posted in the home. If a home required by law to meet the
34 RBES does not comply, a homeowner may seek damages in court against the builder.

35 Residents may also take advantage of the energy efficiency programs offered by Efficiency Vermont, a
36 non-profit organization funded through the State of Vermont. Efficiency Vermont can provide
37 opportunities for rebates on energy efficiency improvements as well as information and guidance on how
38 to reduce energy.

39 **G. Municipal Role in Energy Efficiency**

40
41 Although communities are unlikely to have an impact on energy consumption at the global level, they do

1 have an impact at the local level, given their demand for and use of energy. The relationship between a
2 municipality and its energy use creates opportunities to have an impact on local energy use reduction.

3 **Energy Committee**

4 Newbury does not currently have an energy committee, but towns are statutorily enabled to create one.
5 An energy committee (EC) is a volunteer group that is formed for the purpose of establishing and
6 implementing the town's energy goals; the group can act independently or can be formally appointed by
7 the Selectboard. The work that can be done by an EC includes conducting energy audits on municipal
8 buildings, tracking energy use for these buildings, providing outreach to homeowners on energy
9 efficiency and renewable energy generation and working with the Planning Commission on the Energy
10 Plan. Most importantly, an active EC can help the town and residents save money while saving energy.

11 **Auditing Municipally Owned Buildings**

12 Many towns in Vermont own buildings that are old and inefficient in many respects. For instance, older
13 buildings often have insufficient insulation, wasteful heating and cooling systems, and out-of-date
14 lighting. These kinds of infrastructure problems result in higher energy use with the resulting cost passed
15 onto taxpayers. Municipal officials should consider conducting audits on town buildings in order to
16 determine what improvements are necessary, and which projects would have the highest cost-benefit ratio
17 in terms of energy and financial savings.

18 **Property Assessed Clean Energy (PACE)**

19 Vermont enacted legislation in May 2009 (Act 45) that authorizes local governments to create Clean
20 Energy Assessment districts. Once created, municipalities can offer financing to property owners for
21 renewable energy and energy-efficiency projects. Eligible projects include the installation of solar water
22 and space heating, photovoltaic panels (PV), and biomass heating, small wind, and micro-hydroelectric
23 systems. Property-Assessed Clean Energy (PACE) financing effectively allows property owners to
24 borrow money to pay for energy improvements. The amount borrowed is typically repaid via a special
25 assessment on the property over a period of up to 20 years; if the property owner wishes to sell the parcel
26 before fully repaying the obligation, then the obligation is transferred to the new property owner at the
27 time of sale. The Town of Newbury is not presently part of the PACE program.

28 **Capital Budget Planning**

29 Given the potential expense of energy efficiency improvements, it is essential to wisely budget town
30 funding to cover these costs. State statute enables communities to create a Capital Budget and Program
31 for the purposes of planning and investing in long-range capital planning. Although most communities
32 have some form of capital account where they save money, many do not have a true Capital Budget and
33 Program. A capital budget outlines the capital projects that are to be undertaken in the coming fiscal
34 years over a five-year period. It includes estimated costs and a proposed method of financing those costs.
35 Also outlined in the Program is an indication of priority of need and the order in which these investments
36 will be made. Any Capital Budget and Program must be consistent with the Town Plan and shall include
37 an analysis of what effect capital investments might have on the operating costs of the community.

1 When planning for routine major facility investments, such as roof replacements, foundation repairs, etc.,
2 it is important to consider making energy efficiency improvements simultaneously. The cost to replace or
3 renovate a community facility will only be slightly higher if energy efficiency improvements are done at
4 the same time, rather than on their own.

5 **Policy Making for Change**

6 In addition to reducing the energy use related to facilities, Newbury can implement policies that lower
7 energy use by town staff or encourage greater energy efficiency. Examples include:

8 Energy Efficient Purchasing Policy – A policy of this nature would require energy efficiency to be
9 considered when purchasing or planning for other town investments. For example, purchasing Energy
10 Star-rated equipment is a well-documented way to increase energy efficiency. Devices carrying the
11 Energy Star logo, such as computer products and peripherals, kitchen appliances, buildings and other
12 products, generally use 20%–30% less energy than required by federal standards.

13 Staff Policies - Towns can also implement policies that are designed to reduce wasteful energy practices.
14 Through policy making, local government can set a clear example for townspeople and encourage
15 sustainable behavior that will ultimately result in both energy and financial savings. Please see the goals,
16 policies, and recommendations section (J, below) for more ideas.

17 **H. Energy and Land Use Policy**

18

19 The Vermont Municipal and Regional Planning and Development Act (24 V.S.A. Chapter 117) does not
20 allow communities to impose land use regulations that prohibit or has the effect of prohibiting the
21 installation of solar collectors or other renewable energy devices. However, statute does enable
22 Vermont's municipalities to adopt regulatory bylaws (such as zoning and subdivision ordinances) to
23 implement the energy provisions contained in their town plan. Newbury has zoning and subdivision
24 regulations.

25 Zoning bylaws can be designed to control the type and density of development. It is important to
26 acknowledge the connection between land use, transportation, and energy, and creating zoning ordinances
27 and subdivision regulations that encourage energy efficiency and conservation. Encouraging high-density
28 and diverse uses in and around existing built-up areas will lead to more compact settlement patterns,
29 thereby minimizing travel requirements. At the same time, zoning bylaws must be flexible enough to
30 recognize and allow for the emergence of technological advancements, which encourage decreased
31 energy consumption, and the increased use of renewable energy.

32 Zoning bylaws may contain provisions for planned unit developments (PUDs). PUDs are a grouping of
33 mixed use or residential structures, pre-planned and developed on a single parcel of land. The setback
34 frontage and density requirements of a zoning district may be varied to allow creative and energy efficient
35 design (i.e. east-west orientation of roads to encourage southern exposure of structures, solar access
36 protection, use of land forms or vegetation for wind breaks, and attached structures), and to encourage the
37 construction of energy efficient buildings.

38 Subdivision regulations are one of the most effective tools for encouraging energy efficiency and
39 conservation. Subdivision regulations, like PUDs, involve town review (through the DRB) in the design

1 process. Because subdivision regulations govern the creation of new building lots, as well as the provision
2 of access and other facilities and services to those lots, a community can impose requirements that a
3 developer site their building to maximize solar gain. Likewise, subdivision regulations can require that
4 landscaping be utilized to reduce thermal loss.

5 **I. Energy and Transportation Policy**
6

7 It is important that communities recognize the clear connection between land use patterns, transportation
8 and energy use. Most communities encourage the development of residences in rural areas, but this rural
9 development requires most of our population to drive to reach schools, work, and services.

10 Because transportation is such a substantial portion of local energy use, it is in the interest of the
11 community to encourage any new developments that are proposed in Newbury to be located adjacent to
12 existing roads. In particular, dense residential developments should be located within or adjacent to
13 existing village centers or within designated growth areas. Commercial development that requires
14 trucking and freight handling should only be located on roads which can effectively handle the size of
15 vehicle needed.

16 **Goals**

- 17 1. To promote the development of renewable energy resources and facilities in the Town of
18 Newbury to meet the energy needs of the community.
- 19 2. To reduce energy costs, the community's reliance on fossil fuels and greenhouse gas emissions
20 that contribute to climate change.
- 21 3. To encourage a continued pattern of settlement and land use that is energy efficient.
- 22 4. To promote the construction of energy efficient residential and commercial buildings.
- 23 5. To increase awareness and use of energy conservation practices through educational outreach to
24 the public.
- 25 6. To increase public transportation opportunities throughout the community, including park-and-
26 ride access, bus service, biking paths, sidewalks and commuter rail.
- 27 7. To promote greater use of existing public transportation services by community members.

28

29

30 **Policies**

- 31 1. Town officials should participate in the Public Service Board's review of new and expanded
32 generation and transmission facilities in the community to ensure that local energy, resource
33 conservation, and development objectives are identified and considered in future utility
34 development.
- 35 2. Any commercial energy generation facility proposed in Newbury should be developed so as to
36 avoid negative impacts on the rural character of the surrounding area. Developers should make
37 all possible efforts to minimize damage to important natural areas as identified in the Natural
38 Resource section of this Town Plan. Additionally, such facilities should be located as close to
39 existing roads as possible to avoid any increase in the services provided by the town.

- 1 3. Newbury supports the development and use of renewable energy resources – including, but not
2 limited to, wind, solar, biomass, micro-hydro and biofuels – at an appropriate scale; that enhances
3 energy system capacity and security; that promotes cleaner, more affordable energy technologies;
4 that increases the energy options available locally; and that avoids undue adverse impacts of
5 energy development on the local community and environment.
- 6 4. Town officials should support efforts to educate homeowners about what resources are available
7 to them for energy efficiency improvements.
- 8 5. It is the policy of the Town that energy generation, transmission, and distribution facilities or
9 service areas should be encouraged only when they complement the recommended land use
10 patterns set forth in this plan.
- 11 6. It is the policy of the Town that new, significant public investments (including schools, public
12 recreational areas, municipal facilities, and major commercial or residential developments) should
13 be located within or in close proximity to the village areas, and shall utilize existing roads
14 whenever possible.
- 15 7. It is the policy of the Town to encourage the use of broadband services to support energy
16 efficient, small-scale home businesses.
- 17 8. It is the policy of the Town to promote energy efficient travel by residents by encouraging
18 carpooling, increased use of public transportation, telecommuting, home businesses, and safe bike
19 routes.

20 **Recommendations**

- 21 1. Town officials and volunteers should work to increase public awareness and use of energy
22 conservation practices, energy-efficient products and efficiency and weatherization programs
23 through educational efforts aimed at local residents and businesses.
- 24 2. The Town should consider municipal or community-based renewable energy generation, to
25 include municipal or district biomass heating systems, and the installation of individual or group
26 net metered generation facilities on town buildings and property to serve town facilities. Sources
27 of funding for municipal power generation could include third-party financing, municipal funds,
28 bonds, grants, and available government incentive programs.
- 29 3. The Select Board should reactivate the Energy Committee as a Town committee so that they may
30 develop an Energy Action Plan as a supplement to the municipal plan and to find opportunities to
31 reduce municipal expenses through energy efficiency and energy conservation.
- 32 4. The Town should implement energy efficiency measures recommended by the Energy Audits and
33 (if formed) an Energy Committee for existing and future facilities as opportunities arise, and
34 incorporate priority efficiency improvements (e.g., facility retrofits, renovations, and equipment
35 upgrades) in the town's capital budget and program.
- 36 5. The Town, with help from the Energy Committee (if formed), should develop municipal
37 procurement and purchasing that emphasize products that are energy efficient (e.g., Energy Star®
38 rated).
- 39 6. The Town should develop facility maintenance and operation policies that maximize energy
40 efficiency while maintaining comfort levels for employees and visitors.
- 41 7. The Town should consider the benefits and/or drawbacks of using regionally available
42 alternative-fuels, such as biodiesel, in municipal vehicles.

1 8. The Selectboard should discuss Property Assessed Clean Energy (PACE) at a future meeting and
2 decide whether the program should be placed on the ballot for Town Meeting.

3 X. Relationship to Other Plans

4

5 A. Relationship to Municipal Plans

6

7 The Municipal Plan focuses primarily on development and policy within the community’s boundaries.
8 However, it is important to recognize that how a community grows and changes can be directly impacted
9 by development that takes place outside of the community. For example, many places had large and
10 vibrant villages that were negatively impacted by the location of the railroad in outside areas.

11 In order to analyze the potential for outside impacts on Newbury, the Planning Commission has reviewed
12 the Municipal Plans and, if available, the land use regulations of surrounding towns for consistency with
13 this Plan. These communities include:

14 • Bradford – The Town of Bradford has had zoning regulations for many years, with the most
15 recent revision in 2005. The Bradford Town Plan was last adopted in 2009. Generally the areas
16 of Bradford which share borders with Newbury are rural residential in nature and are unlikely to
17 create conflicts.

18

19 • Corinth – Corinth’s Municipal Plan was adopted in 2012. It features only two separate land use
20 designations – village and rural. Uses within the limited area of shared border between Corinth
21 and Newbury are similar and therefore compatible. No conflicts are foreseen.

22

23 • Groton – Groton and Newbury share a very limited area of border. All land within the shared
24 border is part of the Pine Mountain WMA, therefore no conflicts will occur.

25

26 • Ryegate – Ryegate is the community that touches a majority of Newbury’s northern border. The
27 community has a Municipal Plan which was adopted in 2012, and a zoning bylaw adopted in
28 1996. The Ryegate plan does not specifically identify land use areas, but based on the Plan’s
29 “recommended land use” list, it is likely that the types of uses common along Newbury’s borders
30 will be rural and agricultural in nature. It should be noted that Routes 302 and 5 pass through
31 both communities. It is possible, depending on the specifics of how Ryegate regulates land use
32 along these roads, that conflicts between land uses where the communities border may arise.

33

34 • Topsham – The Topsham Town Plan was adopted in 2012 and is implemented only through
35 Flood Hazard regulations. Topsham’s Plan designates a majority of the community, including the
36 areas with shared borders with Newbury as rural residential in nature. Conflicts between these
37 plans are unlikely.

38

39 B. Relationship to the Regional Plan

1
2 Newbury is a member of the Two Rivers-Ottauquechee Regional Commission (TRORC). It is one of
3 thirty (30) municipalities that comprise the Region. The TRORC Region covers northern Windsor
4 County, most of Orange County and the Towns of Pittsfield, Hancock and Granville. The Commission
5 was chartered in 1970 by the acts of its constituent towns. All towns are members of the Commission,
6 and town representatives govern its affairs. One of the Regional Commission’s primary purposes is to
7 provide technical services to town officials and to undertake a regional planning program. As is the case
8 in many areas of the State, the extent of local planning throughout the region is varied. Some
9 municipalities are more active than others. Thus, the level of services to each of the towns changes with
10 time.

11 The Regional Commission adopted its Regional Plan in June, 2014. It will remain in effect for a period
12 of eight years. This Plan was developed to reflect the general planning goals and policies expressed in the
13 local plans. It is an official policy statement on growth and development of the Region. The Regional
14 Plan contains several hundred policies to guide future public and private development in the Region.
15 Policies for land use settlement are identified. These areas are: Town Centers, Village Settlement Areas,
16 Hamlet Areas, Rural Area, and Conservation and Resource Areas. Delineation of each land use area is
17 mapped or charted.

18 **C. Goals, Policies and Recommendations**

19 **Goal**

- 20
21
22 1. To work with neighboring towns and the region to encourage good land use and environmental
23 policy that benefits the citizens of Newbury.

24 **Policies**

- 25
26 1. To encourage continued communication and cooperation between Newbury and its neighboring
27 towns.
28
29 2. To continue participation in the Two Rivers Ottauquechee Regional Commission.
30
31 3. To exchange planning information and development data with neighboring communities.
32

33 **XI. Town Plan Implementation**

34
35 Title 24, Chapter 117, §4382(7) requires a Town Plan to contain a “recommended program for the
36 implementation of the objectives of the development plan”. While it is not required by law that
37 communities implement any of the policies or recommendations in a municipal plan, it is important to
38 recognize that in order to meet the vision of the Plan, it must be implemented wherever possible.

1 Both regulatory and non-regulatory implementation can be approached in multiple ways. They include
 2 (but are not limited to) the following:

Regulatory	Non-Regulatory
Zoning & Subdivision Ordinances	Design a Capital Budget & Program
Strengthening Town Plan language to clearly influence Act 250 proceedings (use of direct language, such as "shall")	Advisory Committees (i.e. Conservation Commissions or Energy Committees)
Official Map	Tax Increment Financing
Access Permits - Town Highways Only (Selectboard)	Education/Outreach on important issues
Flood Regulations & National Flood Insurance Program	Purchase or acceptance of development rights

3

4 **A. Regulatory Implementation**

5

6 Regulation of land use and development through rules adopted by the voters is one possible method of
 7 Plan implementation. Because these regulations are susceptible to legal challenge and must clearly
 8 benefit the public, discretion must be used. Well recognized and utilized means include, but are not
 9 limited to, zoning bylaws and subdivision regulations. Examples of potential implementation tools
 10 include:

11 **Zoning Bylaws**

12

13 Zoning bylaws are a commonly used method for guiding development at the local level. Zoning may
 14 regulate:

- 15 • Uses of land,
- 16 • The placement of buildings on lots,
- 17 • The relationship of buildings to open space, and
- 18 • The provision of parking, signs, landscaping and open space.

19 Newbury has a zoning bylaw which establishes districts or zones that have a different set of uses,
 20 densities, and other standards for development. Zoning districts must be reasonably consistent with the
 21 Town Plan, and it is the responsibility of the Planning Commission to implement any changes to zoning
 22 that are proposed in this Plan. As an alternative to conventional methods, Newbury may opt to implement
 23 a set of measurable performance standards for specific uses as opposed to dividing the Town into
 24 districts. This technique, referred to as "performance zoning", is designed to be more flexible and to
 25 recognize the specific conditions of each site proposed for development.

26 **Subdivision Regulations**

27

28 Newbury has had subdivision regulations since the 1990's. These regulations are administered by the
 29 Development Review Board. Subdivision regulations govern the division of parcels of land and the

1 creation of roads and other public improvements. Furthermore, subdivision regulations can ensure that
2 land development reflects land capability and that critical open spaces and resources are protected from
3 poor design or layout. It is the responsibility of the Planning Commission to implement any changes to
4 subdivision regulations that are proposed in this Plan.

5 **Flood Hazard Bylaws**

6
7 Under Vermont law [24 V.S.A., Section 4412], the Town of Newbury is able to regulate the use of land in
8 a defined flood hazard area adjacent to streams and ponds. These bylaws have been established to ensure
9 that design and construction activities within the limits of the 100 Year Flood Plain are designed so as to
10 minimize potential for flood damage and to maintain use of agricultural land in flood-prone areas. As
11 noted in the Natural Resources section of this Plan, property owners are eligible for federal flood
12 insurance on buildings and structures at relatively low federally subsidized premium rates. However,
13 such insurance cannot be obtained for properties in Newbury unless the Town has in effect a Flood
14 Hazard Bylaw which, at present, Newbury has. It is the responsibility of the Planning Commission to
15 implement any changes to Flood Hazard Bylaws that are proposed in this Plan

16 **Act 250**

17
18 Since 1970, Vermont has had in place a statewide review system for major developments and
19 subdivisions of land. Exactly what constitutes a "development" or "subdivision" is subject to a rather
20 large and involved set of definitions. Generally, commercial and industrial projects on more than ten
21 acres of land; construction of 10 or more units of housing; subdivision of land into 6 or more lots;
22 construction of a telecommunication tower over 20 feet in height; and development over 2,500 feet in
23 elevation qualifies.

24 Prior to these activities being commenced, a permit must first be granted by the District Environmental
25 Commission. In determining whether to grant a permit, the Commission shall evaluate the project in
26 relation to ten specific review criteria.

27 These criteria relate to the environmental, economic, and social impacts of the proposed project on the
28 community and region. Parties to Act 250 proceedings include Newbury, through the Planning
29 Commission and Selectboard, the State, and the Regional Commission. One criterion that needs to be
30 addressed is whether the project is in conformance with the Newbury Town Plan. If a project were
31 determined not to be in conformance with the plan, the District Environmental Commission would have a
32 basis to deny a permit. As such, Act 250 reviews can take into consideration protection of those types of
33 resources considered important to the well-being of the community. Accordingly, it is in the interest of
34 the Town to evaluate Act 250 projects affecting Newbury and to offer testimony, as appropriate.

35
36 For a Town Plan to be given serious weight under Act 250, the Plan must contain specific and
37 unambiguous language. If a community is serious that a policy be recognized by the District
38 Environmental Commission during Act 250 review, it must use firm language such as "shall" or "must"
39 instead of "should" or "could". The Planning Commission has been selective about where strong
40 language is used in policy throughout this document, as it is important to recognize that the Town Plan

1 should have some flexibility. In instances where flexibility was not wanted, the Planning Commission
2 wrote policy with appropriately strong language.

3 **Highway Ordinances**

4
5 Newbury has adopted VTran’s standards for road and bridge design. The Selectboard also has the ability
6 to regulate private access to municipal roads through the issuance of "curb cut" permits to landowners.
7 "Curb cuts" are places where a private driveway or road connects to a town highway. In granting a cut
8 onto town roads, the Selectboard can give consideration to safety issues such as adequacy of sight
9 distance and proximity to intersections as well as conformance with this Plan.

10 **B. Non-Regulatory Implementation**

11 12 **Capital Budget & Program**

13
14 The creation of a capital budget and program has been discussed in several chapters of this Plan. A
15 capital budget and program is a financing approach that benefits the town greatly in the selection,
16 prioritization and costing of capital projects. Under the capital budget, a project is selected (e.g. bridge
17 refurbishment), a funding source determined (e.g. general taxes, and general obligation bonds) and a
18 priority year given for each activity (e.g. construction in 2015). Collectively these capital projects make
19 clear when public facilities will be placed to accommodate projected growth. When used in conjunction
20 with the Town Plan and local bylaws, it can be a powerful mechanism for limiting the rate of growth in
21 accordance with the fiscal capacity of taxpayers and other funding sources.

22 In addition, it is noted that under Vermont's Act 250 law, in granting a Land Use Permit for a major
23 development or subdivision, the District Environmental Commission must first find that the project is in
24 conformance with the town's capital budget. [See 10 V.S.A., Section 6086(a)(10).] Accordingly, this
25 mechanism gives the town an indirect method of implementing its policies and priorities as set forth in the
26 Plan.

27 While Newbury has an informal system of capital programming, it is recommended that a Capital Budget
28 Committee be established to work with the Select Board and Planning Commission in the development of
29 a list of capital needs and expenditures, and to formally present a Capital Budget and Program for
30 adoption.

31 **Advisory Committees**

32
33 State statute authorizes a community, by vote of the Selectboard, to create advisory committees. These
34 committees can have differing roles: some provide advice to the Planning Commission or Development
35 Review Board regarding development (for example, a historic review committee as part of a design
36 review district), but more often advisory committees are created to focus on a specific topic in the Plan.
37 The most common advisory committees are the Conservation Commission and the Energy Committee.
38 These groups can assist the Planning Commission with the creation of policy, but they can also act as the
39 primary source of outreach and education relating to their primary focus point. The Planning

1 Commission has identified specific roles a Conservation Commission or Energy Committee could take if
2 they were created by the Selectboard.

3 **Coordination of Private Actions**

4
5 Citizens and private enterprise have a vested interest in the well-being of Newbury. The actions of the
6 private sector (such as the construction of homes and businesses, land conservation, and the
7 recreational/agricultural use of land), should relate positively to the goals and policies as set forth in this
8 Plan.

9 It is in the interest of Newbury, through the Planning Commission and Selectboard, to develop a
10 cooperative relationship with private investment activities that may have a significant impact on the
11 community values and policies set forth in the Plan. By working together in a cooperative venture early
12 in the process of planning for a project, an adversarial relationship can be avoided. Contacts that should
13 be maintained include the following:

- 14 • Green Mountain Economic Development Corporation
- 15 • Vermont Land Trust and Upper Valley Land Trust
- 16 • Twin State Housing Trust
- 17 • Owners of significant properties of high resource or development value, and
- 18 • Major employers in Newbury.

19 **Conservation Activities**

20
21 Conservation programs are an effective means of securing protection of valuable farm and forestland or
22 significant natural resources. Techniques available involve voluntary direct work between non-profit
23 conservation organizations and affected landowners, such as donation of conservation easements, bargain
24 sales of land, and limited development schemes.

25 The land trust movement has grown immensely during the past twenty years, particularly in Vermont.
26 Land trusts offer viable means of bringing together the needs of property owners with the community
27 interests. The Vermont Land Trust and the Nature Conservancy are particularly well-recognized
28 organizations. Several organizations are also involved in water quality protection. It is the intent of this
29 Plan to implement its policies through coordination and the involvement of these organizations and others
30 dedicated to public purposes.

31 **Vermont Community Development Program**

32
33 Since the mid-1970's, the Vermont Community Development Program (VCDP) has made grant funds
34 available to towns for community projects. Historically, the major focus of the program has been on
35 housing rehabilitation and affordable housing projects benefiting low and moderate-income families.

36 Newbury should investigate the Vermont Community Development Program and its potential to assist the
37 community in addressing its housing needs. The Regional Commission and the Vermont Agency of
38 Commerce and Community Development are resources available to assist.

1

2 **C. Responsibility for Implementation**

3

4 In order to ensure that the policies of this Plan are implemented, it is essential to identify what Municipal
5 Panel, organization or citizen is most suited to act on them. Throughout this Plan, the Planning
6 Commission has identified recommendations for action and indicated who should be responsible for
7 them. Generally, responsibility for implementation of the Plan falls to either the Planning Commission
8 (in the case of implementing changes to land use regulations) or the Selectboard (in the case of
9 implementing municipal policy). However, advisory committees as well as other community
10 organizations could also have responsibilities for implementation.

11 In addition to assigning responsibility, the Planning Commission should also keep track of progress made
12 toward implementing the goals, policies and recommendations of this Plan. This information will be
13 useful to identify areas where additional effort needs to be applied to achieve implementation. It can also
14 be used to describe how successful the community has been at implementation in the next iteration of this
15 Plan, and to guide future policy.

















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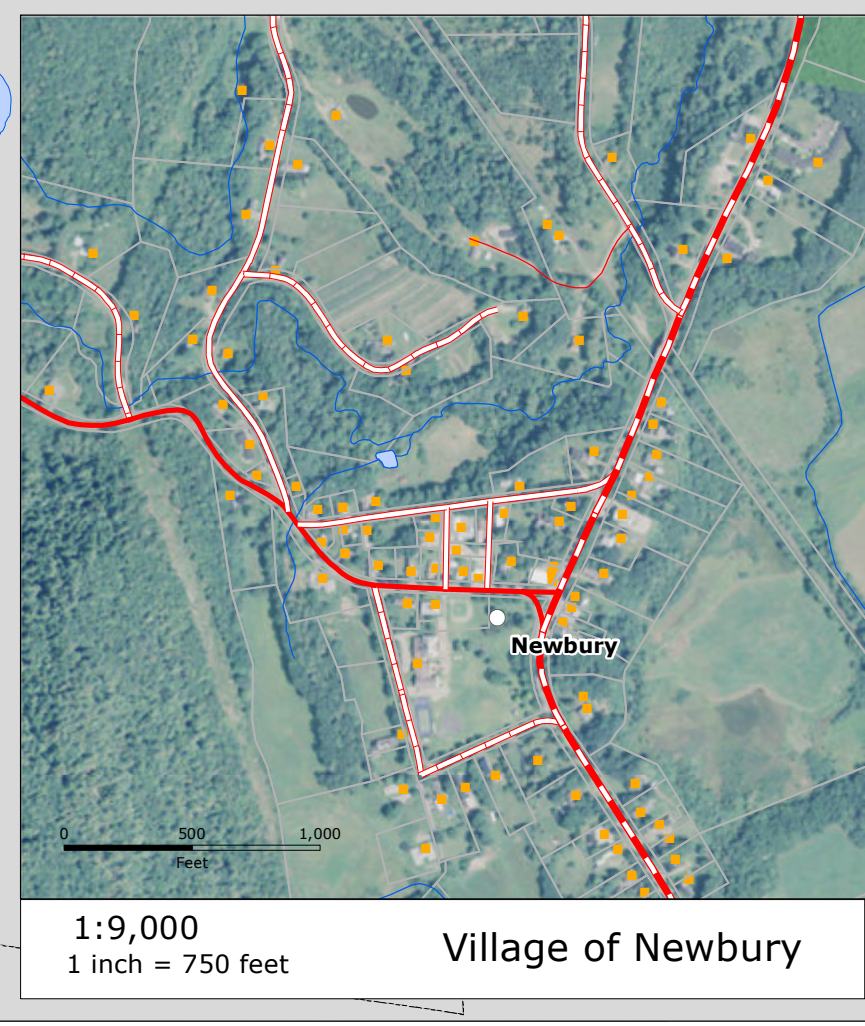
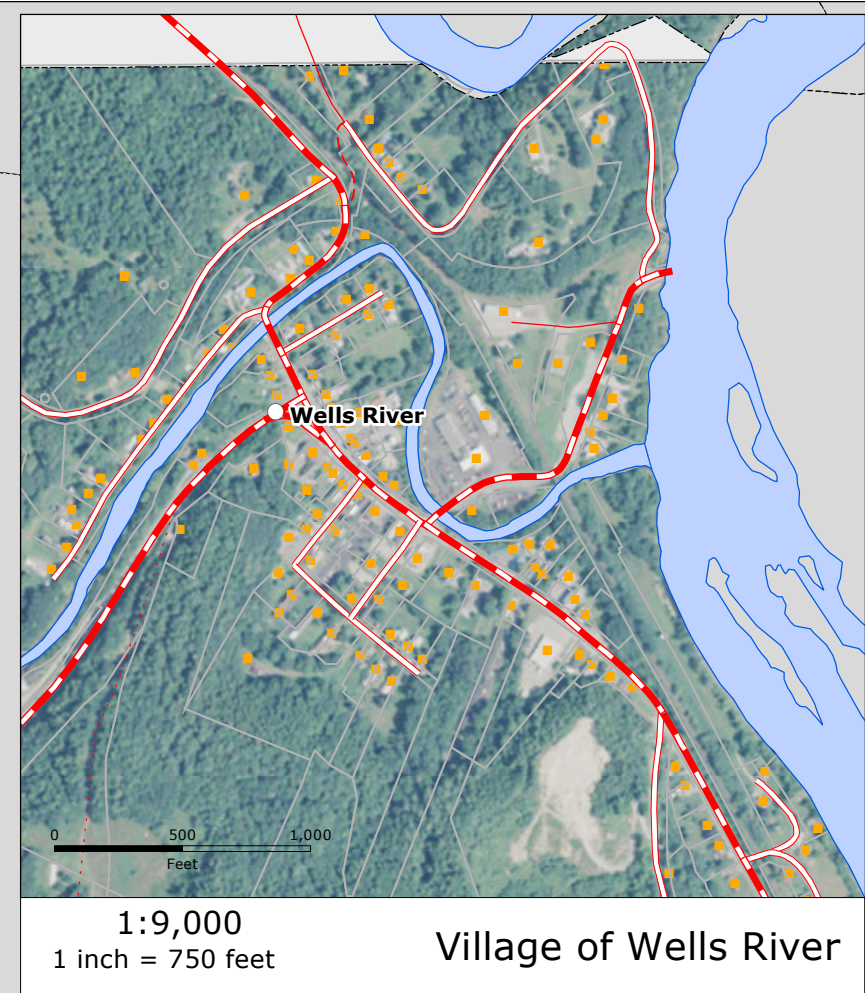
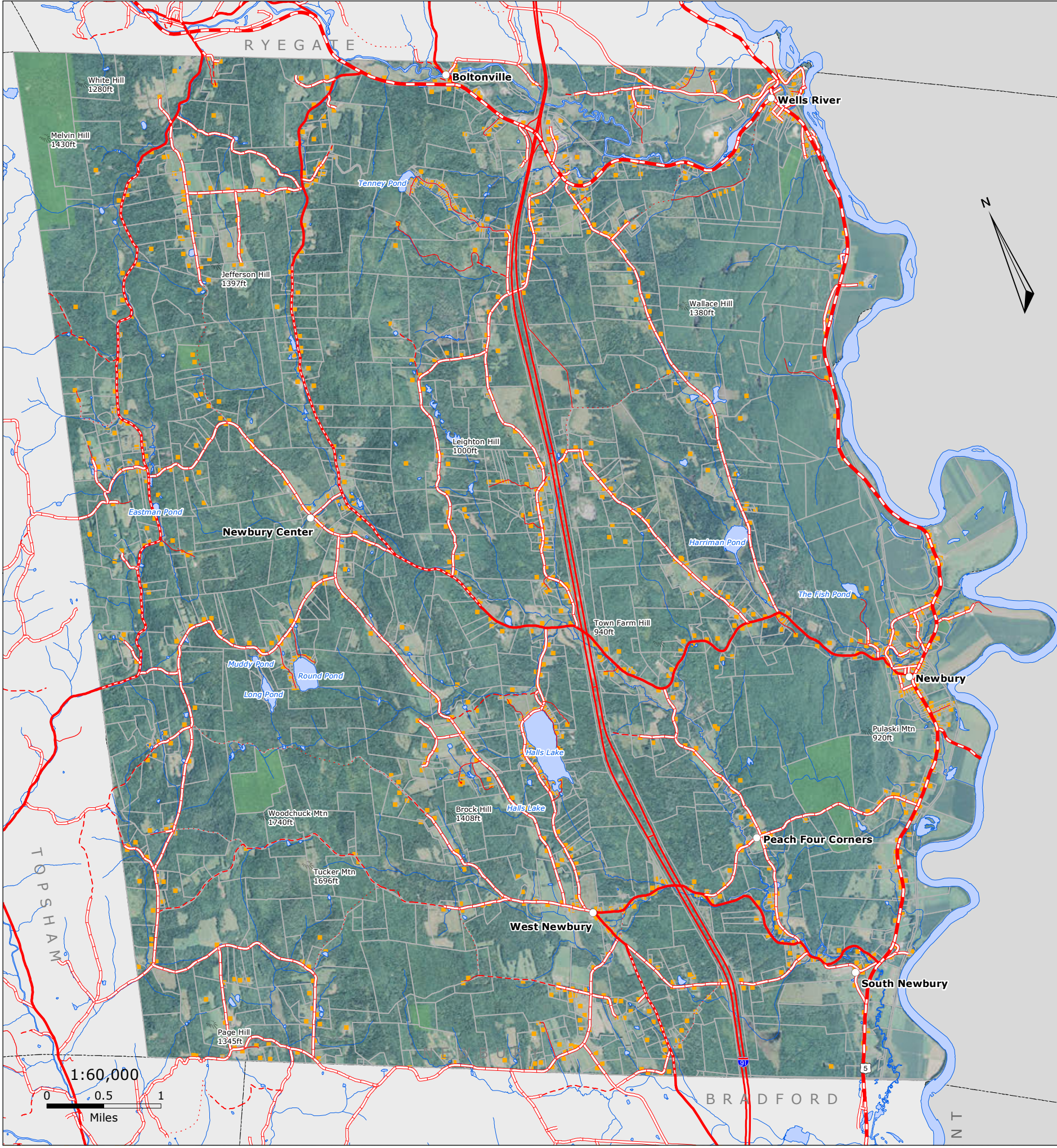
17

Current Land Use

Newbury, VT Town Plan

Map 1 of 5
Adopted on

-  structures
-  conserved lands
-  water
-  tax parcels
-  VT route/TH cls 1
-  TH cls 2
-  TH cls 2 gravel
-  TH cls 3
-  TH cls 3 gravel
-  TH cls 4
-  trail
-  private
-  US route
-  US interstate
-  VT forest hwy
-  RR



Future Land Use Newbury, VT Town Plan

Map 2 of 5

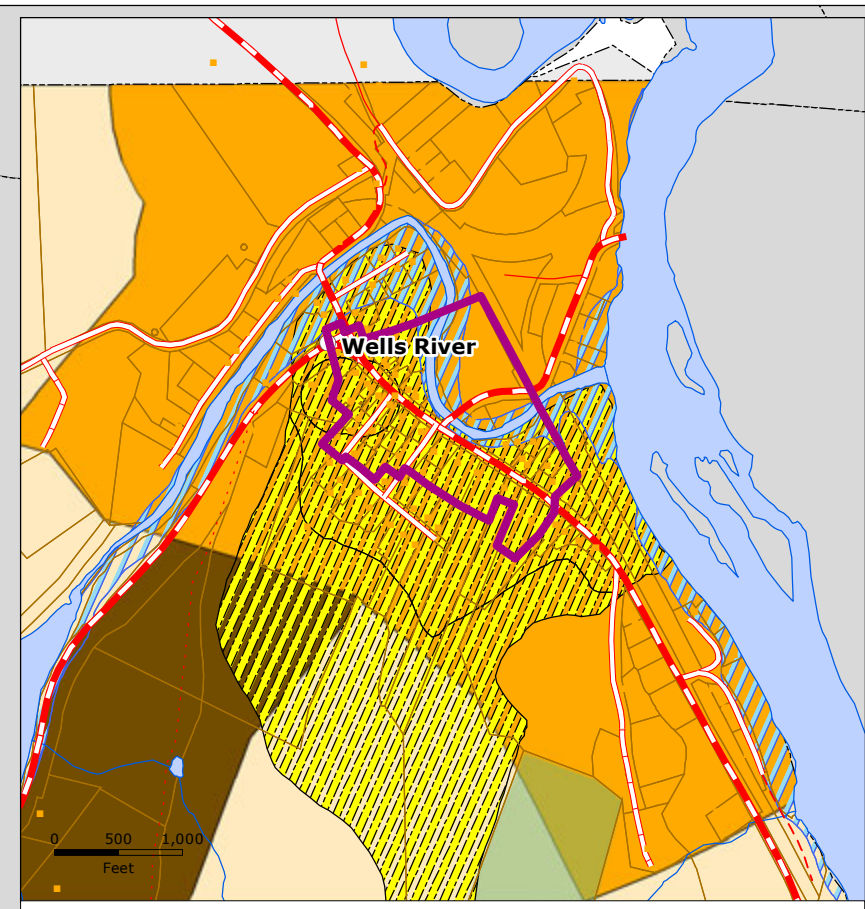
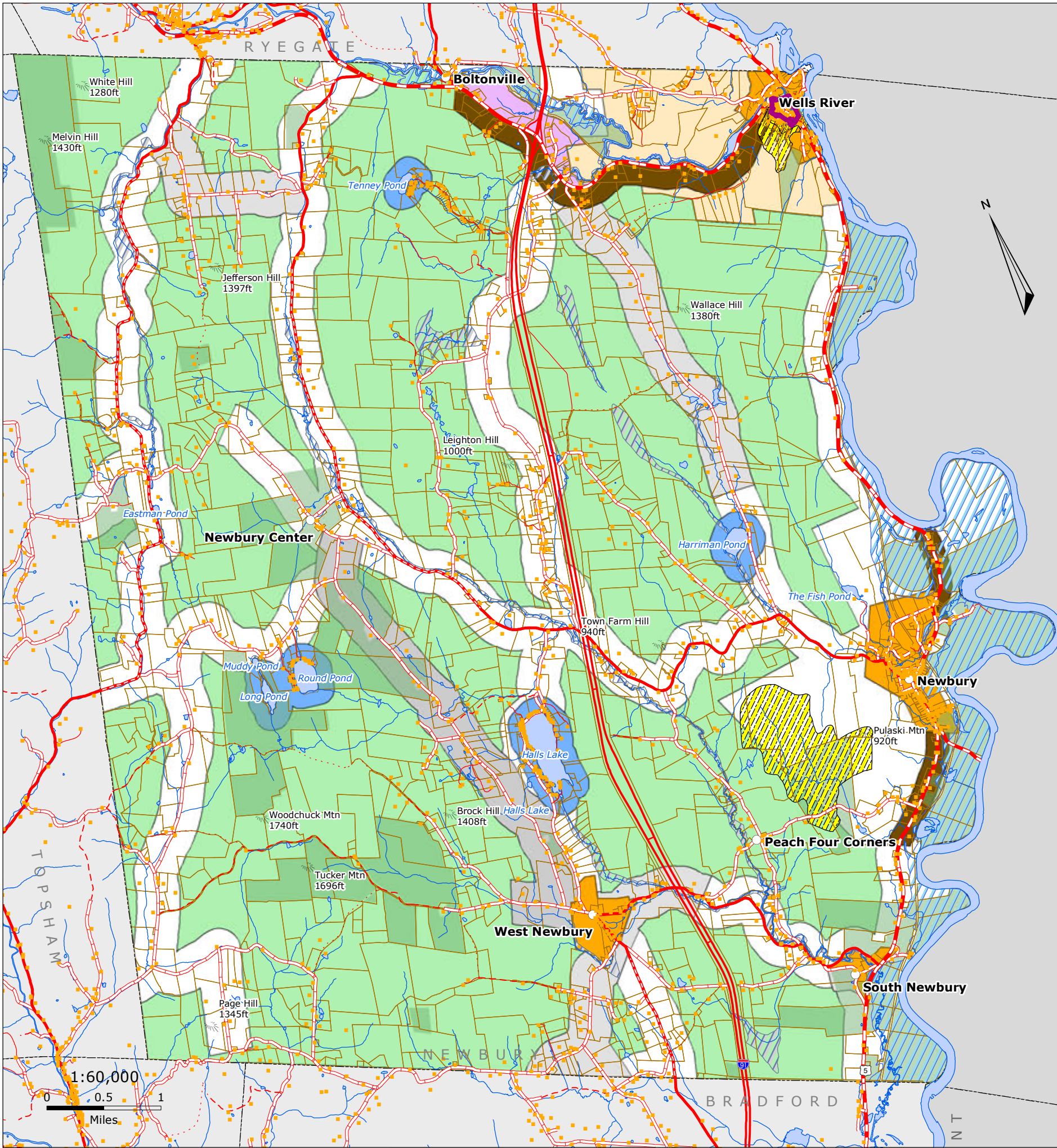
Adopted:

- structures
- conserved lands
- water
- 100' contours
- VT route/TH cls 1
- TH cls 2
- TH cls 2 gravel
- TH cls 3
- TH cls 3 gravel
- TH cls 4
- trail
- private
- US route
- US interstate
- VT forest hwy
- RR

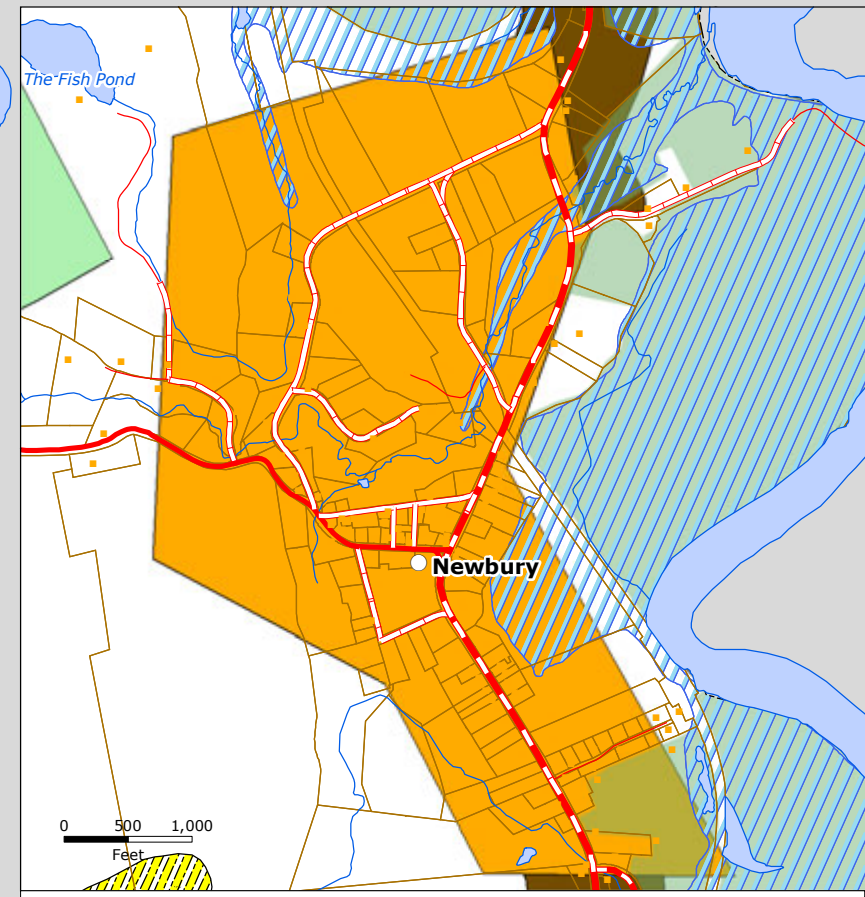
LAND USE AREAS

- CD10
- HAM
- HC
- I
- MXU
- RR1
- RR2
- RR5
- SH2
- WRR
- Prop. Designated Village

- ### overlays
- A FLOOD
 - AE FLOOD
 - FLOODWAY
 - WHPA overlay



1:12,000
1 inch = 1,000 feet
Village of Wells River



















1:18,000
1 inch = 1,500 feet
Village of Newbury

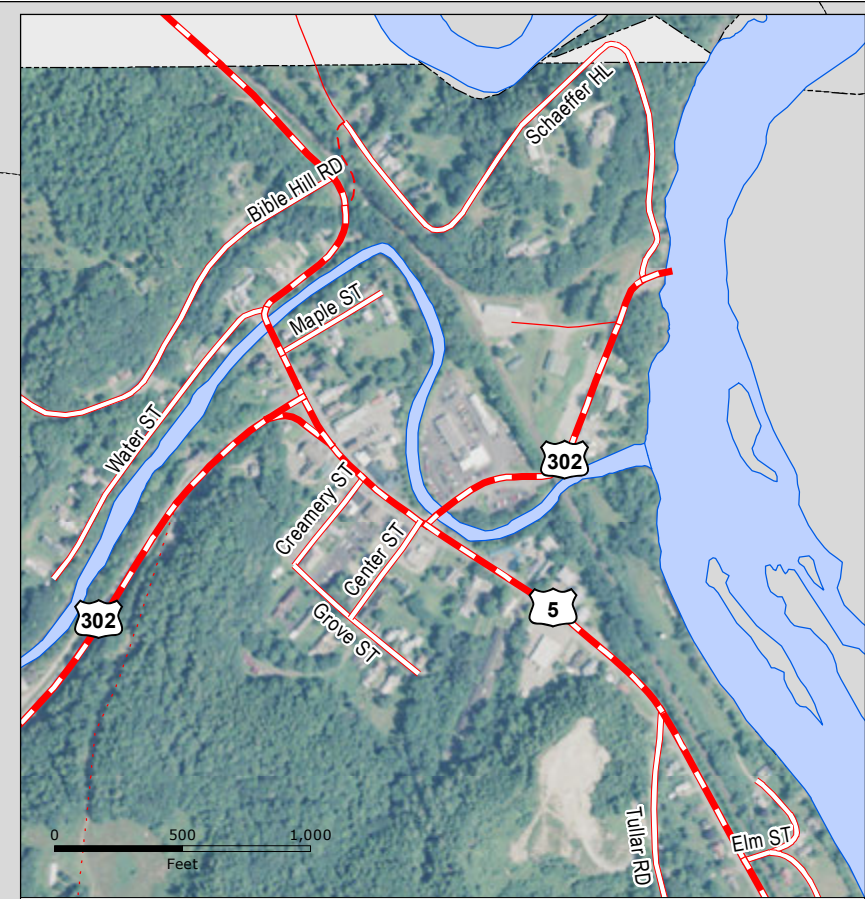
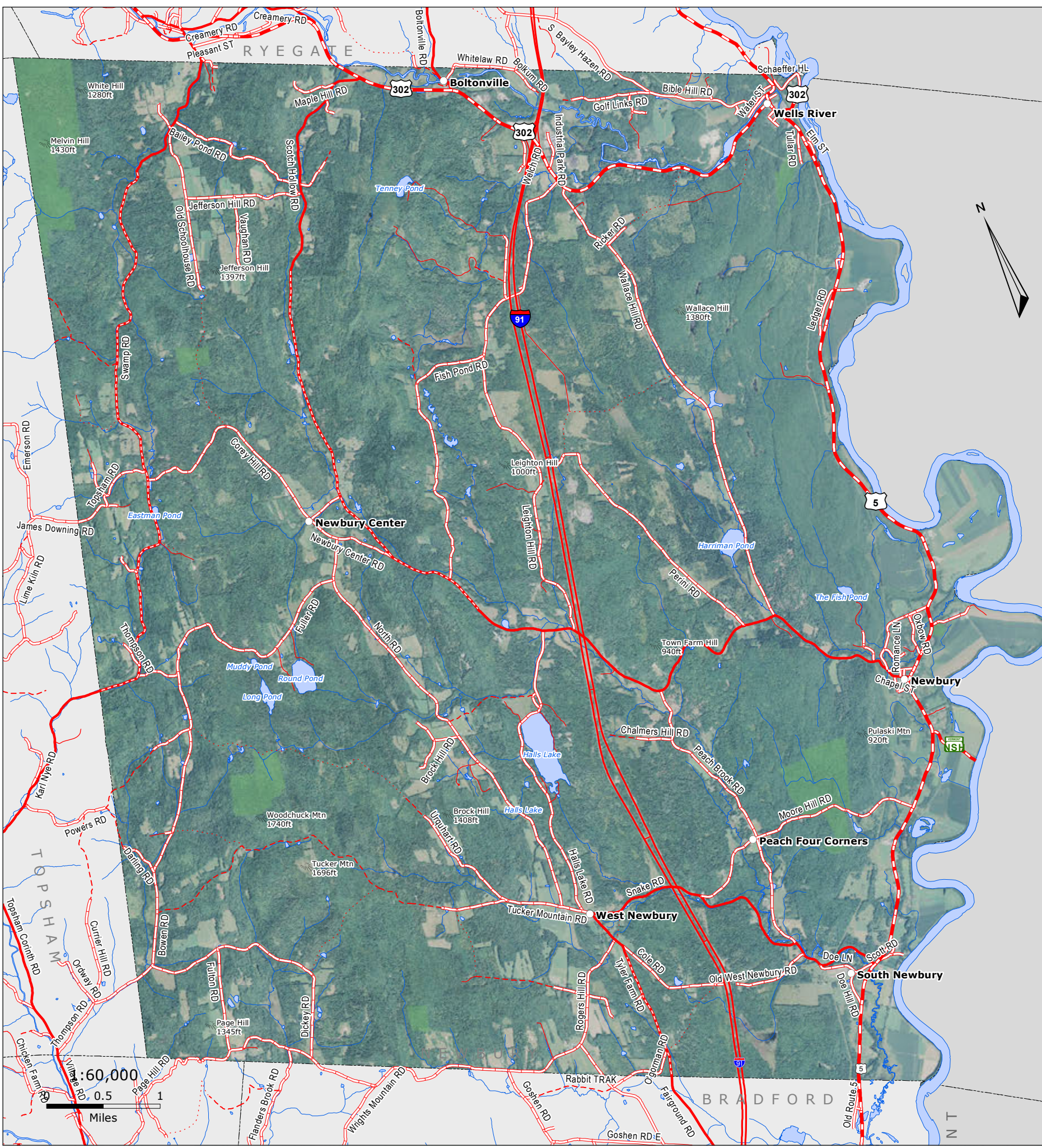
Transportation

Newbury, VT Town Plan

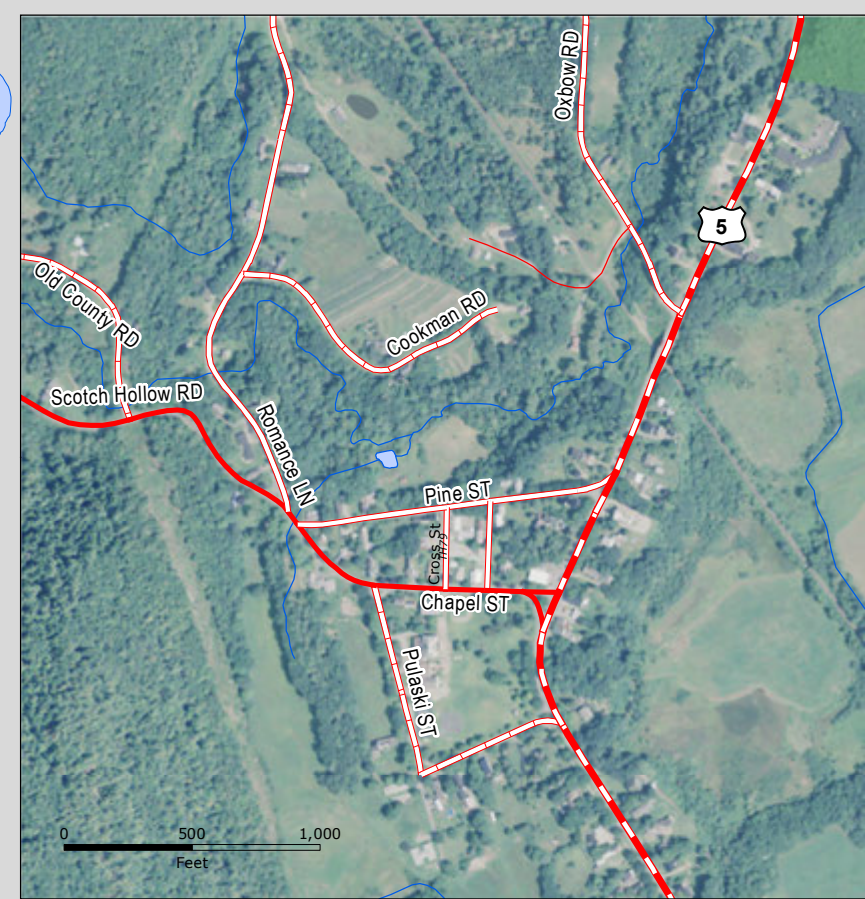
Map 3 of 5

Adopted on

-  structures
-  conserved lands
-  water
-  tax parcels
-  VT route/TH cls 1
-  TH cls 2
-  TH cls 2 gravel
-  TH cls 3
-  TH cls 3 gravel
-  TH cls 4
-  trail
-  private
-  US route
-  US interstate
-  VT forest hwy
-  RR



1:9,000
1 inch = 750 feet
Village of Wells River



















1:9,000
1 inch = 750 feet
Village of Newbury

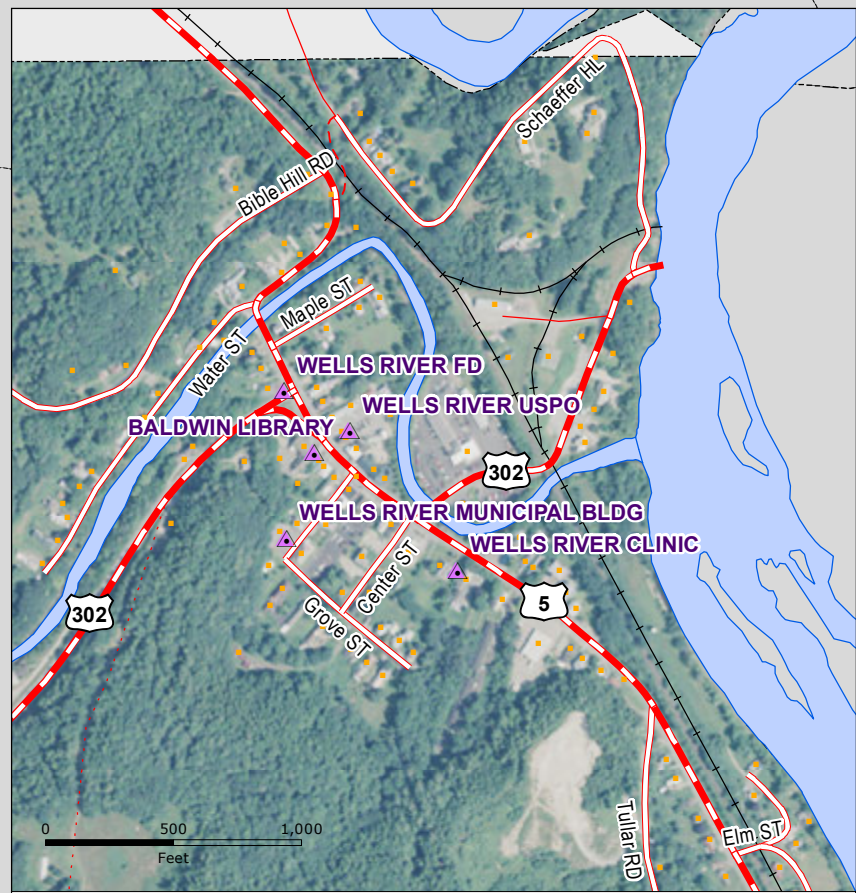
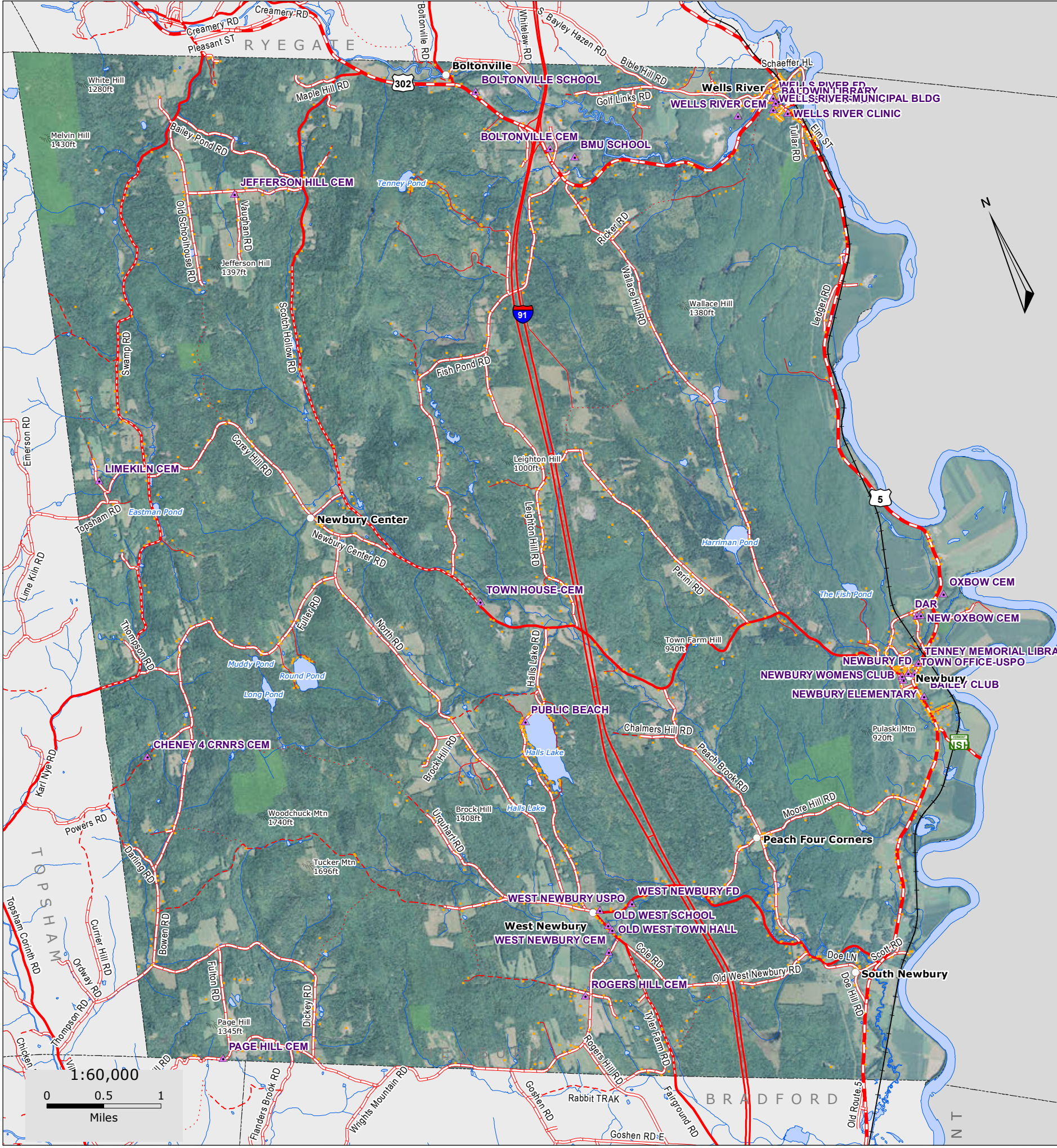
Utilities, Facilities & Education

Newbury, VT
Town Plan

Map 4 of 5

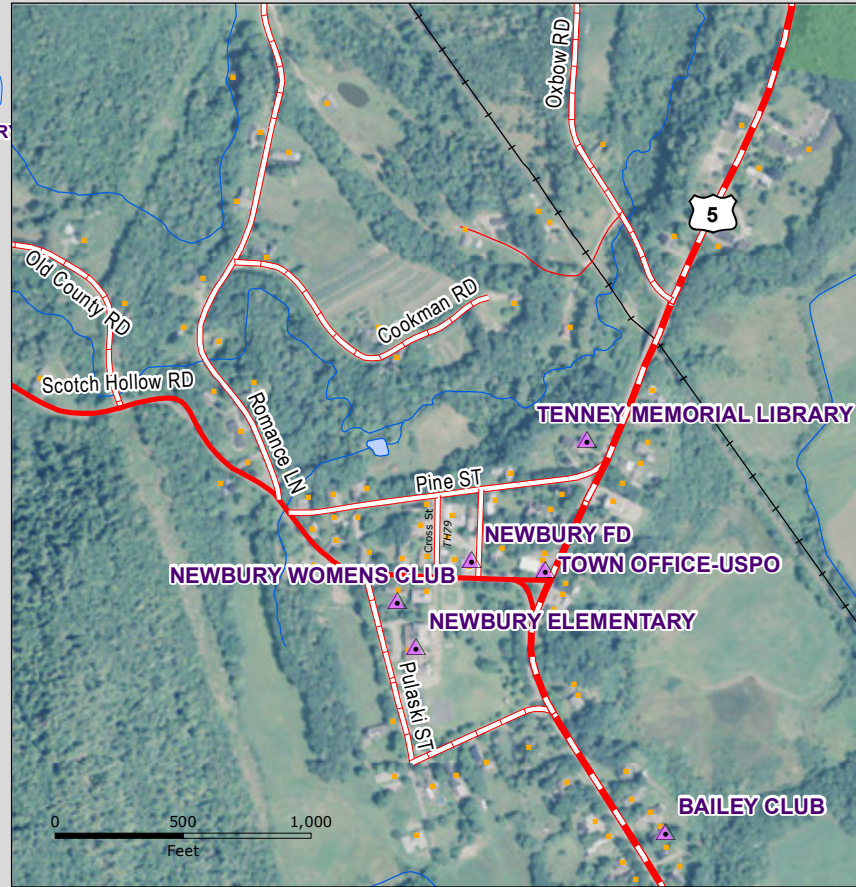
Adopted on

-  structures
-  conserved lands
-  water
-  tax parcels
-  VT route/TH cls 1
-  TH cls 2
-  TH cls 2 gravel
-  TH cls 3
-  TH cls 3 gravel
-  TH cls 4
-  trail
-  private
-  US route
-  US interstate
-  VT forest hwy
-  RR



1:9,000
1 inch = 750 feet

Village of Wells River



1:9,000
1 inch = 750 feet

















Village of Newbury






Natural Resources

Newbury, VT Town Plan

Map 5 of 5

Adopted on

-  structures
-  conserved lands
-  water
-  tax parcels
-  VT route/TH cls 1
-  TH cls 2
-  TH cls 2 gravel
-  TH cls 3
-  TH cls 3 gravel
-  TH cls 4
-  trail
-  private
-  US route
-  US interstate
-  VT forest hwy
-  RR

-  WETLANDS
-  RARE SPECIES
-  DEERYARDS
-  PRIME AG SOILS
-  VT AG SOILS

