



MASTER PLAN 2006

Appendices



Appendix A Fact Sheet

Newbury Master Plan

Town of Newbury 2006 Master Plan Fact Sheet

Population (2000 U.S. Census)	6,717
Estimated Build out Population (MISER)	8,177
Current Number of Housing Units (2000 U.S. Census)	2,816
Estimated New Housing Units at Build out (EOEA) ¹	2,480
Estimated Housing Units at Buildout ¹	5,296
Median Price (single family, spring of 2004)	\$440,000
Median income (household 2000 U. S. Census)	\$74,836
2006 Property Tax Rate	\$8.79 per \$1000
Town wide single family residential minimum lot size	40,000 sq. ft.
Total land area (MassGIS, MVPC)	15,238 acres
Total undeveloped land (MassGIS, MVPC)	12,480 acres
Total developed land area (MassGIS, MVPC)	2,758 acres
Total protected land area (Newbury Assessor's Office)	6,770 acres
Total potential developable land area (MVPC) ¹	3,142 acres

¹ In 2002, the Merrimack Valley Planning Commission (MVPC) conducted a buildout analysis, which determined "developable" land area within each of Newbury's seven zoning districts and projected the maximum future growth (number of housing units that could be built under the current zoning regime) This "build out" information was used to provide a picture of how Newbury might change in the future and estimate the municipal impacts of this change. The analysis was based on the assumption that future development will occur on land that is not now developed and is not absolutely constrained from development, either by severe physical conditions or by regulation.

Appendix B

Meeting Notes

Newbury Master Plan

Master Plan Meeting Notes

The Master Plan Committee held a series of public meeting, designed to solicit input from the public with regard to the Master Plan and to involve residents in the planning process. The meetings attracted residents from many neighborhoods in Newbury, with attendance ranging from 20 to 75 people. At each meeting, several short presentations were given by members of the Planning Board, the Master Plan Committee and Planning Office Staff, following by a group discussion, centering around the topic of the meeting. The topics for the meetings corresponded to the individual sections of the Plan. The following is the list of meetings, with meeting topics and dates:

Topic	Date
Vision Meeting and Master Plan Kickoff	June, 2004
Housing and Economic Development	March 6, 2004
Transportation	May 8, 2004
Natural Resources	September 24, 2004
Cultural and Historic	November 13, 2004
Government Facilities	March 23, 2005
Land Use	May 14, 2005
Natural Resources	June 9, 2005
Little River Transit Village	December 3, 2005

At each of the meetings, residents were invited to discuss their ideas and to give their input to the goals and strategies that should be included in the plan. At some meetings there were additional activities, such as a tour of town hall and the police station at the Government Facilities meeting. Meeting participants were invited to draw maps and outline target areas for development and areas for open space at the Economic Development and Natural Resources meetings. Nearly all of the participants agreed that the experience was very valuable in that they were able to voice their opinions and talk about their ideas with the Master Plan Committee and the Planning Board. Residents also found it useful to participate in the Master Plan process because it enabled them to get a first-hand look at how the long-term strategy is developed for a community.

The documents that follow are a set of abbreviated notes from each of the Master Plan Public Meetings. In some cases, the notes consist of a chart of draft goals and/or objectives for the topic discussed at the meeting. It is hoped that these notes provide a frame of reference for the entire plan and that they demonstrate how that the Master Plan is truly a produce of public input and dialogue.

VISION STATEMENT

Newbury will be a cohesive town with a strong community spirit, well served neighborhoods, protected natural resources and a preserved sense of history.

Newbury will be a town with a strong sense of community, good schools and services.

Newbury will be a cohesive, well planned town with social and economic diversity, good schools and services.

Newbury will be a community mindful of its natural resources and history with diversified neighborhoods which offers excellent services and schools.

VISION Drafts developed at the June meeting from informal discussion (could be revised and determined after survey results are available}

Newbury is a town with a sense of community

Newbury is a well planned town with societal and economic diversity

Newbury is a cohesive semi-rural town with good schools and services

Newbury is a well planned town with a sense of community, good schools and services and preserved natural resources

VISIONING
JUNE 21, 2003
NEWBURY ELEMENTARY SCHOOL

LIKES:

Architecture/Architectural
Openness
Transportation
Rural Character
Plum Island- unique
Historic Nature- Need to keep
Farming
Community Integrity
Sense of Community
Closeness to City
Old Town Hill
Environmental Watch Groups
 - Keeping openness
Potential for Eco-tourism
 - rivers, marshes, ec.
Housing and Character- less
Expensive than communities closer
To Boston
Varied ecosystems
Proximity to Newburyport
 (while still living in rural environment)
Not much Commercial/Industrial development
 - do we need more?
 - need agriculturally based businesses
Yellow School development

ISSUES OF CONCERN:

Costs of Housing
Danger of Losing Diversity
 Economic, Age, Cultural
Affordable Housing Needed
Texture of Town Changing
 - Character, Heritage, History
 - Loss of Community Character
Essential to Maintain Farmland as
 profitable venture
Changes on Route One
 - preserve scenic vistas
Population Growth - impact
 on School system and Resources
Quality of Education
No Playgrounds for kids
No Sidewalks
Some areas disconnected from rest
Of community.
Lack of cohesive activities.
Planning/Zoning should maintain/enhance
Natural resources
Water
Loss of Beach Community on P.I.
Zoning- different kind of place
Geographic Regions-separate/disparate
P.I. Development=Mansionization
Loss of Open Space
Growing Elderly Population- planning
Needed for them
Taxes-need to consider elderly and others
Sense of Wholeness needed among region
How do we get everyone to think
"Newbury"?
Roads inadequate for modern traffic
Impact of boating traffic on river banks
Town facilities segregated
Quality of schools
Town Government- need more citizen
Involvement in government- some boards
Reacting vs. being pro-active. Enforcement.
Town Hall inadequate- need more space
Stormwater Management issues
Current form of Government- is it
appropriate now and for the future?
Don't want Route One to become like
Saugus!

THINK NEIGHBORHOOD

THINK REGIONAL PLANNING

AGRICULTURAL BASED BUSINESSES- SUCH AS A NEWBURY BOTANICAL GARDEN

REGIONAL ISSUES:

- Growth
- Water Resources
- Industrial development

PRESERVE/PROTECT:

- One: Route One from Boston Road to Station/Hanover Street
- Four: Caldwell Farm
- Six: Route 1A/High Road (issues of increasing traffic, loss of character, loss of scenic views)
- Seven: Route One- Cedar Hill to Boston Road
- Eight: Farmland along Coleman Road
- Nine: Byfield Snuff Mill on Larkin Road
- Thirteen: Woodridge School (preserve and reuse- there needs to be a process)
- Sixteen: Plum Island- issue of mansionization
- Twenty-two: P.I. Beach access- preserve and enhance
- Twenty-eight: Historic character
- Twenty- nine: Historic character of upper and lower greens

CAUTION:

- Three: Scotland Road- traffic and possible development
- Five: P.I. Turnpike- traffic issues for bicycles and pedestrians
- Nineteen: Montgomery Park- neighborhood behind town hall
- Twenty-one: Traffic on Central Street

NEEDS IMPROVEMENT:

- Ten: Parker Street
- Eleven: Boston Road (Route One to the dump)
- Twelve: Highfield Road
- Fourteen: Town Hall
- Twenty-three: Access to P.I. River/Merrimac
- Twenty-four: Canoe access to upper Parker River at Middle Road (GDA)
- Twenty-five: Byfield- access to Parker River

POSSIBLE DEVELOPMENT OKAY:

- Two: Byfield Expo area
- Seventeen: Lower Green-small commercial area- community center
- Eighteen: P.I. center- community
- Nineteen: Byfield Center- community
- Twenty: Town Hall Area - community
- Twenty-six: Housing- upper Route One (Possible Mixed Use/Affordable)
- Twenty-seven: Old Gravel Pit on Parker Street

"THE VISION"

Rural/Lovely/Home/Well-planned/Safe/A community for people/Natural/Slow and Easy/Interconnected-people, activities and mind and soul/Cohesive- community attitude/Participatory Community/Good Schools/Diverse-social, economic and age

- Economics will determine make up
- Bedroom Community takes away the soul.

• **Newbury Housing Goals – Master Plan Public Meeting March 6, 2004**

Item #	Votes	Description	Notes
5	20	Cluster new housing to leave contiguous areas of open space	
1	13	Maintain diversity of housing style; avoid sterilization	
4	11	Support elderly housing, by utilizing already dense areas & conversion of existing housing to multi-unit housing	
16	10	Protect rights of landowners from unintended consequences of restrictions	Property owners' rights must be respected when adopting guidelines/bylaws that restrict/control development
20	8	Support affordable housing	
9	7	Water conservation in relation to housing	Take water issues into account when building & when legislating housing bylaws
6	6	Adopt Community Preservation Act	STRATEGY
14	5	Maintain historic neighborhoods	
17	5	Control build-out	
3	3	Preserve neighborhoods	
12	3	Rezone Rte.1 south of traffic circle to allow some housing; possibly redevelop	See economic development strategy table
13	3	Improve connections among neighborhoods & open more areas to residents, with sidewalks, parking at beach, etc.	
2	2	Balance individual rights with guidelines/bylaws	Same as item 16
21	2	Support inclusionary zoning for affordable housing	Require developers to include affordable housing units in new developments - STRATEGY
7	1	Limit conversion of housing units to short-term rental	An issue on PI where neighborhoods are degraded with influx of short-term summer rentals
8	1	Maintain diversity of all kinds	Diversity with respect to age, income, ethnic background
11	1	Ensure home businesses adhere to zoning	
15	1	Minimize fragmentation: discourage development of single homes on large lots.	Allow open spaces to be contiguous
18	1	Integrate commercial development with neighborhoods	
10	0	Enforcement of existing zoning	STRATEGY
19	0	Align goals with neighboring communities	Support regional planning initiatives
23	0	Planned Unit Development: mixed use	PUD supports a mixture of residential & commercial use

Newbury Economic Development Goals – Master Plan Public Meeting**March 6, 2004**

Item #	Votes	Description	Notes
1	24	Improve/develop Rte. 1 south of Traffic Circle: enhance/redevelop with clean industry such as hi-tech/R&D	STRATEGY
6	15	Keep Newbury a place where ordinary people can live	
12	14	Support agricultural businesses	STRATEGY?
24	9	Create a centralized 'town government' services center	Move town government to a more central location
9	5	Enhance/support home/cottage businesses	
10	5	Rezone portion of industrial area to other uses	
14	3	Create design guidelines /site plan review for businesses: include landscaping requirement	STRATEGY: same as item 8
2	2	Provide services for home businesses	
5	0	Additional office space with good highway access	
8	0	Improve aesthetics of existing businesses	STRATEGY: same as item 14
13	0	Support marine-based businesses	STRATEGY?

**Newbury Economic Development Strategies – Master Plan Public Meeting
March 6, 2004**

Item #	Votes	Description	Notes
17	19	Develop a town-center in Old Town, to include stores, offices, senior center	Utilize Woodbridge School building
4	13	Develop a local accessible area for certain types of home businesses	
22	6	Support arts centers: create more viability in existing town centers	
7	2	Support human services industry: visiting nurses, van transportation, mobility services	
11	2	Support daycare businesses.	
3	1	Support a large grocery store in Newbury	
21	0	Develop equestrian businesses	

NEWBURY MASTER PLAN - Natural Resources Element

Draft Goals (based on citizen input from 9/23/04 Public Forum, deliberations of joint Natural Resources/Estuary Plan Committee, and personal interviews)

- Preserve the Town's scenic landscapes and rural character
- Preserve and protect the Town's municipal water supply sources
- Protect and enhance inland, estuarine, and coastal water quality
- Protect and enhance critical upland, water resource, and wetland habitats to sustain biodiversity
- Preserve natural stream courses, floodplains, and flow regimes
- Preserve prime agricultural land and working farms
- Manage future land development/redevelopment in an environmentally-sensitive manner
- Educate Newbury residents and businesses about the Town's natural resources, resource threats, and resource protection tools and techniques

Draft Map Series (11" x 17")

- **Revised Base Map** – town boundary, roads/rail line, property parcels, hydrographic features
- **Water Supply Resources Map** – municipal wells, Zones I and II (approved and IWPA) wellhead protection areas
- **Surface Water Resources Map** – rivers, streams, ponds, wetlands (freshwater, salt wetlands), certified vernal pools, River Protection Act buffers, ACEC
- **Topography and Slopes Map** – 3-meter contour intervals, slope gradations (0-8%, 9-15%, >15% per SCS/NRCS classification)
- **Floodplains Map** – 100-yr and 500-yr flood hazard areas
- **Surficial Geology Map**
- **Soils Map** – per SCS/NRCS limitations for septic system use
- **Land Use Map** (aggregated) – residential, commercial, industrial, agricultural, transportation, forest, wetlands (freshwater, salt wetlands), surface water, "other"
- **Protected Open Space Map** – federal, state, municipal, private (e.g., TTOR, ECGA), APRs, CRs, inholdings
- **Priority Habitats Map** – NHESP Living Waters Core Habitats, Living Waters Supporting Watersheds, BioMap Core Habitats, Supporting Landscapes, Priority Habitats for Rare Species, Estimated Habitats for Rare Wildlife
- **Natural Resources "Threats" Map** – intersection of "priority habitats" with "threats" (i.e., habitat loss/fragmentation from existing and potential (buildout) development, nonpoint source pollution, erosion/sedimentation, flow obstructions, invasive species, projected sea level rise (?))
- **Action Plan Map** – priority areas/sites (including agricultural lands) for future land acquisition/preservation and habitat restoration, with special emphasis on "developable" riparian and upland area buffers (300 feet?) and large, unfragmented migration corridors.

Master Plan Public Meeting – Cultural/Historic Issues

Saturday, November 13, 2004
9 AM Byfield Town Hall

The meeting was attended by 25 – 30 people, some of who represented the following organizations:

The Yellow School Center for the Arts – Betty Collins and Barbara Merrill
The Newbury Historic Society – Liz Armstrong
The Old Newbury Historical Society – Jay Williamson, Nancy Thurlow
The Newbury Cultural Council – Cynthia Brown
Newbury Planning Board – David Mountain, Ed Deardon, Geoff Walker
Master Plan Committee – David Powell, Marlene Schroeder, Dan Streeter

After an introduction by J. Tymon, David gave a Powerpoint presentation, highlighting the town's historic and cultural assets. Then, each of the cultural and historic groups gave an overview of their organizations and their recent activities. David and Judy then led a discussion of cultural and historic issues. Here is the summary list that was discussed:

- Cemeteries: Maintenance & documentation of town cemeteries: Many cemeteries are in disrepair and there isn't usually funding available from the town to maintain them.
- Funding Historic Preservation with CPA – CPA funds can be used for historic preservation.
- Preservation of the Woodbridge School: The Selectmen have appointed a committee to make recommendations regarding the fate of the school.
- Scenic Rivers: Preserving the Landscapes
- Public Access and Public Use of historic areas, buildings, landscapes: Preservation often means that an area or facility cannot provide public access, when often, such access should be allowed and encouraged.
- Framing the Historic/Cultural Preservation Message: It is important to have a context for the discussion of these issues.
- Archaeological sites: Preservation is important because few remain intact.
- Update inventory of historic sites, including dams, mills, homes, trees, landscapes, parishes, roads/ways, municipal facilities, military-related facilities
- Land Use: It is important to document changing land use over time, so that the town's history of agriculture, mills, mines, etc., can be documented. Also document the community's social history through parishes, grange halls, villages.
- Preservation of farms and farm buildings
- Preserve street-scapes that are threatened by traffic, scale of new buildings, general growth.
- Education: Educate the community about these issues, by involving schools.
- Instill a sense of pride in Newbury: document Newbury 'firsts', such as the first settler's landing, etc. What we are is what we bring from the past and how we incorporate it into the future. Create a sense of 'place' by making students aware of these issues.

Newbury Government Facilities – Master Plan Public Meeting March 23, 2005

Approximately 25 – 30 residents attended the Government Facilities meeting and took part in the tours of the town hall, the police station and the fire station. J. Tymon gave an overview of town services and facilities prior to the group discussion of the issues. The following items were discussed:

1. The Town Hall facility is inadequate for its current use, due to the size of the building and the need for more town hall personnel and the need for more storage space for town records.
 - a. Possible locations for a new town hall include the Woodbridge School and the Round School. Some residents felt that the portion of the Round School not currently used for the elementary school could be used for a town hall. Others expressed the opinion that the entire Newbury Elementary School could be used as a shared facility for a senior center, town hall and police station. This would mean a re-location of the elementary school to a new building.
 - b. Another suggestion for a new town hall was to use a buildable lot from the town's inventory of excess property.
2. The Police Station is also inadequate for its current use, also due to the size of the facility. The Police Station is also in violation of state codes relating to the housing of female and juvenile prisoners, as well as other state code violations.
 - a. Possible locations of a new police station was discussed and some thought that a more central location would benefit the Byfield community
 - b. A shared location with town hall and a senior center was also discussed (see 1.b.)
3. The need for a new Senior Center was discussed. The current location at the Round School does not provide enough safe parking that is close enough to the entrance to the building. There are also many issues presented by the sharing of the facility with younger children, especially the sharing of bathroom facilities.
 - a. Some thought that new center would benefit from being located near senior housing
 - b. The idea of a regional senior center was discussed, to be shared with Newburyport, Rowley and Georgetown, with a central locations accessible to all participating towns.

4. The DPW facility is inadequate for current needs. The existing salt storage building does not adequately protect the surrounding environment from leakage.
 - a. A more central location may be needed, with some suggesting a regional center to be shared with surrounding towns.
 - b. The town could develop a campus-type facility to accommodate town hall, police, DPW and senior center, similar to the facility in Groveland. Many surrounding towns have this type of facility, that combine departments, and in some cases, combined them with senior housing, such as West Newbury.

Master Plan Meeting May 14, 2005

Land Use Issues

Retain town character:

- Retain marsh views, vistas, intermediate land areas, rivers
- No strip malls
- Retain farms
- Preserve Natural Resources for recreation & access
- Support a mix of housing/incomes

Pace of residential development

- Housing development is moving too fast
- Gov. cannot keep up with growth
- Need government controls to guide housing development

Increase tax base without increasing property tax

- Lack of infrastructure to support commercial/industrial development

Need for affordable housing

- Need for over-55 housing
- Need for affordable housing for younger residents
- Need for assisted living facilities for residents

Residential development

- 'One-size fits all' zoning
- Create district zoning with smaller lots supported by infrastructure
- Create Planned Unit Developments (PUD) villages

Government Facilities Issues

Need for:

- Town Hall – current facility cannot provide services
- Police Station – multiple code violations
- DPW
- Senior Center

Recommendations:

- Privatize transfer station – review options
- Library – review utilization options
- Town-owned land – review and dispose of surplus land and surplus recreational fields.
- Location for new municipal facilities:
 - Police – Route 1
 - Town Hall – Central location, with mixed use (housing, senior center)
 - DPW – central location, possibly request state surplus land on Scotland Road

Notes from Saturday workshop – Little River Transit Village – December 3, 2005**Concerns****Solutions**

Impact on school system – Master Plan needs to explore need for new school

Prefer commercial over industrial

Noise from trains

Municipal center

Coordinate with Newburyport – what do their residents want?

Focus commercial near station & residential at Hanover & Middle

- Alternate: focus residential at train station

Must plan for project failure – empty storefronts

Connect train station to development with pedestrian access

Traffic impact, especially at traffic circle

Affordable housing – be careful of housing segregation & substandard development. Will it support market rate housing?

Affordable residential with retail:

- Convenience stores
- Coffee shops

Impact of ZBA decisions (?)

Priority – affordable housing for residents

Minimize environmental impact & maximize mitigation for the town

Retail & office at train station, with retail 1st priority

- Residential south of station

Consider costs of new uses – police, fire, safety

Uses:

- Private school
- Day care center
- Restaurant/coffee shop
- Performing arts w/retail

Wetlands impact

Consider tax impact of non-residential uses

Scale: max 2 stories, 1 ½

Businesses should compliment Nport's

Existing businesses are appropriate:

- Veterinary office
- Medical Office
- Antique store
- Convenience store

3 zones:

- Traffic circle
- Hanover/Middle/Rte. 1
- South of Hanover/Middle

Elderly housing:

- Mix with retail
- Mix with other housing

Develop a new village center with:

- Municipal center
- Small stores
- Open space/parks
- Elderly housing
- Senior center
- Police Station

Alternate to new village center:

- Don't need a new center; already have three centers

Move boundary of LRTV commercial district north

Appendix C

Community Survey and Survey Results

Newbury Master Plan

Master Plan Community Survey

In November of 2004, the Planning Board sent out a survey to every household in Newbury – over 2400 homes. The response rate was very high – over 500 surveys were returned. The goal of the survey was to find out how residents view their town, how they value town services, what aspects of the town they value and what changes they would or would not like to see. The following questions were included in the survey:

- What do you like about living in Newbury?
- Rate the adequacy of the following town facilities.
- Rate the performance of the following town departments.
- Rate the following transportation components.
- How important are historic resources, open space and natural resources?
- Rate the following land use issues.

What follows is a copy of the survey itself as well as a summary of the survey results. This information was used to guide the Master Plan Committee as it went about its work of documenting the current state of the town of Newbury and prioritizing goals and strategies.

TOWN OF NEWBURY, MA.
MASTER PLAN SURVEY

This survey is being conducted by the Newbury Planning Board to better ascertain the opinions and attitudes of all property owners and residents regarding a broad range of issues. This survey is being distributed to all Newbury property owners. If your business or household would like additional surveys, copies can be obtained at the Town Offices, 25 High Road in Newbury.

COMPLETED SURVEYS MAY BE RETURNED TO THE COLLECTION BOXES LOCATED AT THE TOWN OFFICE AND THE LIBRARY; OR VIA U.S. MAIL.

PLEASE COMPLETE THE SURVEY NO LATER THAN JULY 30, 2002.
THANK YOU FOR YOUR PARTICIPATION.

A. DEMOGRAPHICS - COMMUNITY PROFILES

1. What is your age?

- _____a. 18-34
- _____b. 35-54
- _____c. 55-64
- _____d. 75 and over

2. How many years have you lived in Newbury/Byfield? (Circle one.)

1-2 3-5 6-10 11-20 over 21

3. How many people live in your household?_____

4. Do you have children at home who fall into any of the following categories?

- _____a. Pre-school (infants and toddlers)
- _____b. Grades K-6
- _____c. Grades 7-12
- _____d. No school-age children at home

5. What is the employment status of your household?

- ____a. employed
 ____b. retired
 ____c. at home/homemaker
 ____d. unemployed
 ____e. other

6. Which of these three categories best describes your living situation?

- ____a. Homeowner
 ____b. Renter
 ____c. Live with family

7. Why did you choose to live in Newbury?

	1= least important				5=Most important
Availability of housing	1	2	3	4	5
Rural character	1	2	3	4	5
School system	1	2	3	4	5
Location	1	2	3	4	5
Home town	1	2	3	4	5
People and community spirit	1	2	3	4	5
Recreational facilities	1	2	3	4	5
Town Services	1	2	3	4	5
Taxes	1	2	3	4	5
To Retire	1	2	3	4	5
Near family	1	2	3	4	5

B. TOWN FACILITIES AND SERVICES:

1. Please rate the adequacy of the following facilities:

	1=Poor				5=Excellent
Library	1	2	3	4	5
Fire Department and Stations	1	2	3	4	5
Police Department and Station	1	2	3	4	5
Elementary School	1	2	3	4	5
Town Hall	1	2	3	4	5
Highway Department	1	2	3	4	5

2. How well do you think the town is performing the following services and activities?

	1=poor	2	3	4	5=excellent	We should Spend		
Road maintenancesnow removal	1	2	3	4	5	less	same	more
Storm water drainage	1	2	3	4	5	less	same	more
Recycling	1	2	3	4	5	less	same	more
Police protection	1	2	3	4	5	less	same	more
Rescue/ambulance services	1	2	3	4	5	less	same	more
Fire protection	1	2	3	4	5	less	same	more
Water services	1	2	3	4	5	less	same	more
Traffic controls	1	2	3	4	5	less	same	more
Health regulations/enforcement	1	2	3	4	5	less	same	more
Zoning regulations/enforcement	1	2	3	4	5	less	same	more
Building application process	1	2	3	4	5	less	same	more

C. TRANSPORTATION

1. Where do you work?

- _____a. Newbury, Newburyport, West Newbury
- _____b. Boston
- _____c. New Hampshire
- _____d. Maine
- _____e. Other _____

2. How many miles do you travel (one way) to work?

- 1. 0 b. 1-5 c. 6-15 d. 16-25 e. 26 or greater

3. What primary transportation routes do you take to work?

- a. Route I-95
- b. Route 1
- c. Route 113
- d. Route 1A
- e. Other

4. Do you use public transportation?

- a. Bus
- b. Train
- c. Carpool, other

5. Do you think Newbury should provide local transportation for seniors? Yes No

6. Would you like to have sidewalks in Newbury? Yes No

7. Where do you do the majority of your food shopping?

.....and non-food shopping

D. HOUSING

1. Would you be in favor of zoning and planning changes that would encourage:
(rate your level of support)

	1= Not in favor			5= Strongly in Favor	
Affordable housing	1	2	3	4	5
Moderately priced housing	1	2	3	4	5
Elderly Housing	1	2	3	4	5
Assisted living for the Elderly	1	2	3	4	5
Condominium Townhouses	1	2	3	4	5
Rental Apartments	1	2	3	4	5
Open Space Residential Developments	1	2	3	4	5
Manufactured Housing	1	2	3	4	5
Mixed business in Residential Areas	1	2	3	4	5
Commercial business	1	2	3	4	5
"In-law" apartments	1	2	3	4	5

Definitions:

Affordable Housing: Annual housing costs less than 30% of the median household gross income.

Elderly Housing: Developments designed to accommodate the needs of senior citizens in compliance with Federal Regulations (Americans with Disabilities Act) and generally for persons of 55 years of age or older.

Assisted Living: Residences for the elderly (generally 62 years of age or older) that provide personal care and other services.

Open Space Residential Developments: A residential subdivision that concentrates buildings on a part of the site, allowing for the remainder of the site to be used for common or public open space.

Mixed Business in Residential Areas: Zoning which allows a combination of residential and commercial uses in the same building in a residential zone, such as a convenience store with apartment living above.

E. CONSERVATION, PRESERVATION AND GROWTH MANAGEMENT

1. In order to help create a vision for Newbury's future, please rank the importance of the following:

	1= least important			5= most important		
Preserving the present small town, rural character	1	2	3	4	5	
Managing growth	1	2	3	4	5	
Preserving the integrity of Newbury's greens and center	1	2	3	4	5	
Encouraging the protection of historic buildings and places	1	2	3	4	5	
Preserving open spaces (meadows, ponds, farmland, etc)	1	2	3	4	5	
Purchasing land to preserve open space	1	2	3	4	5	
Protecting and preserving salt marshes, wetlands, watersheds	1	2	3	4	5	
and other environmentally sensitive areas	1	2	3	4	5	

2. Do you feel the protection of wetlands, rivers and ponds in Newbury are (circle one)

a. in need of additional protection b. Adequate c. do not know d. over-regulated and over protected

3. In your opinion, what one special place, scenic view, building or thing is the most important to preserve?

4. Should the town of Newbury consider a bond fund for the purchase/preservation of special places?

5. Please rank the following in importance for maintaining Newbury's rural character>

	1= least important			5= most important		
Open pastures and farmland	1	2	3	4	5	
Natural woodland views	1	2	3	4	5	
Historic buildings	1	2	3	4	5	
Stone walls	1	2	3	4	5	
Farm houses	1	2	3	4	5	
Recreational trails and outdoor spaces	1	2	3	4	5	
Marsh protection	1	2	3	4	5	
Wetland protection	1	2	3	4	5	
Acquifer protection	1	2	3	4	5	
Spacing of land between homes	1	2	3	4	5	
Forestland	1	2	3	4	5	

6. As of the 2000 U.S. Census, Newbury had a population of _____ people. The town experienced nearly _____% growth from 1990 to 2000. In the next ten years would you like to see the Town's population: (circle one)

a. stay the same b. Increase by 10% c. Increase by 50% d. Increase by more than 50%

7. In order to effectively manage the Town's growth, Newbury should:

a. Develop an by-law or ordinance that would assess fees for new development to help pay the capital costs (school expansion, enlarged town hall, senior center, road improvements, water systems, etc.) associated with growth. Yes No Not sure

b. Develop a growth management ordinance/by-law to monitor growth and to maintain a reasonable level of growth Yes No Not sure

F. LAND USE

1. Should future commercial and industrial development (manufacturing, office, retail, etc) be subject to:

Design review standards for architecture	Yes	No	Not sure
Higher standards for landscaping, drainage and screening		Yes	No Not sure
Greater sign restrictions	Yes	No	Not sure
Greater noise restrictions	Yes	No	Not sure
Lighting restrictions	Yes	No	Not sure
Parking requirements	Yes	No	Not sure

2. What pattern of commercial and/or industrial development would you prefer to see in Newbury?

- _____a. Scattered throughout town
- _____b. Focused within or adjacent to the town centers (By-field and Upper Green)
- _____c. Strip commercial/industrial development along Route 1
- _____d. No further commercial and/or industrial development

3. What do you think Newbury needs more of?

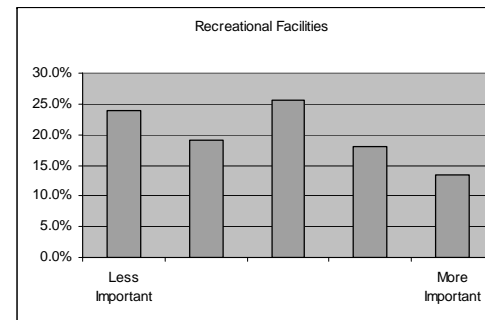
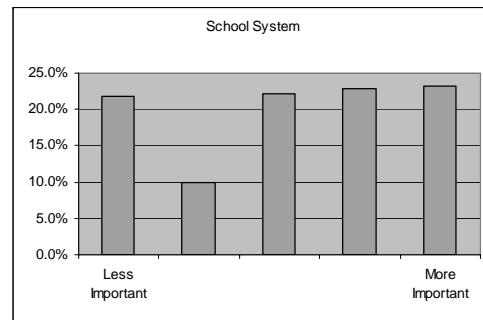
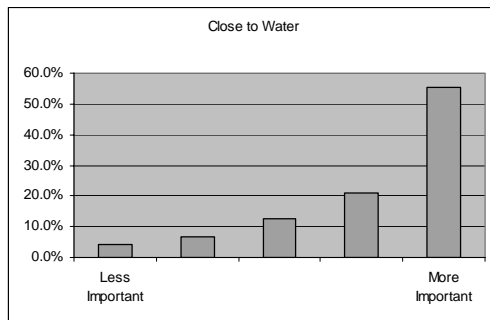
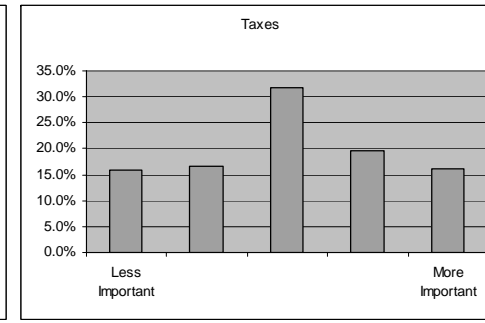
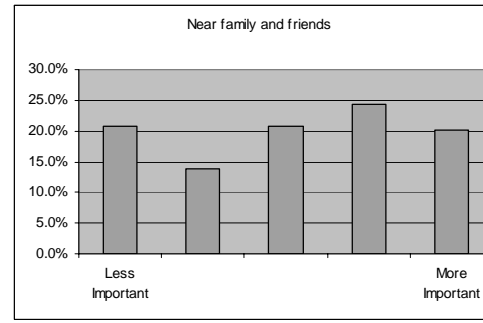
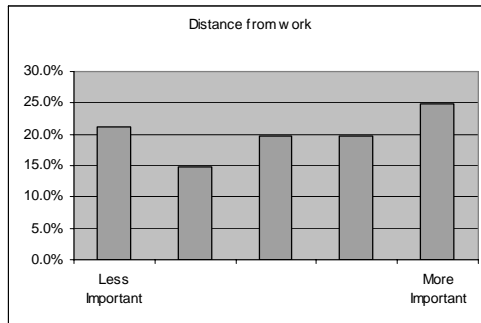
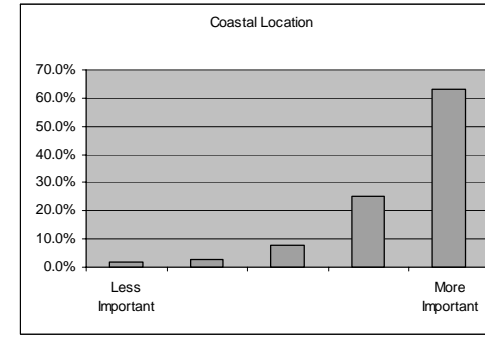
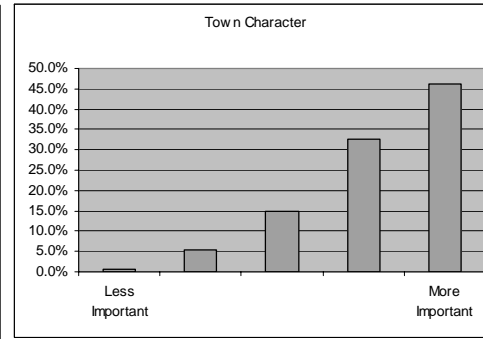
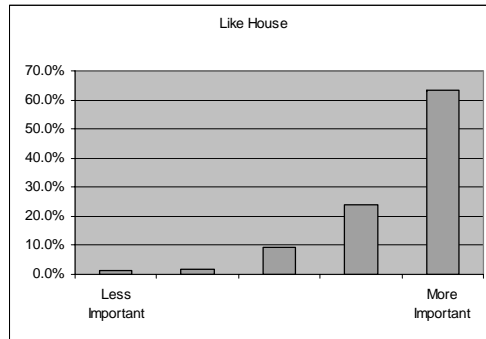
	1=less				5=more
Restaurants	1	2	3	4	5
Retail stores	1	2	3	4	5
Grocery stores	1	2	3	4	5
Office buildings	1	2	3	4	5
Industry	1	2	3	4	5
Inns/Bed and Breakfasts	1	2	3	4	5

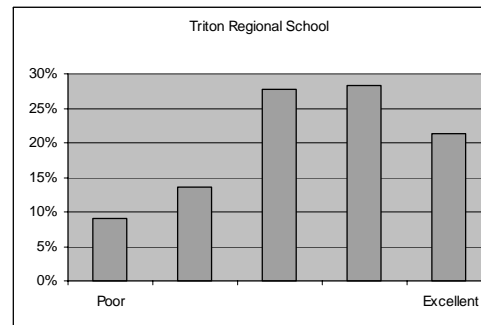
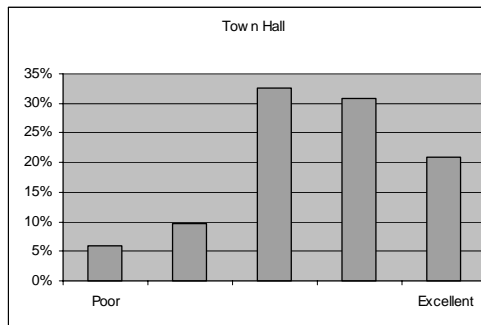
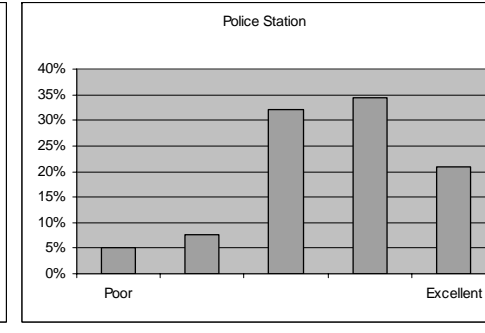
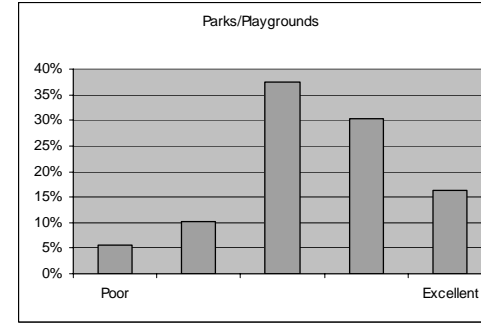
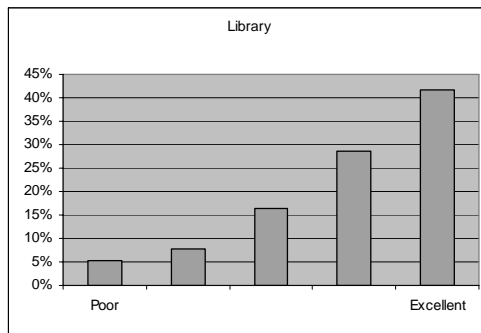
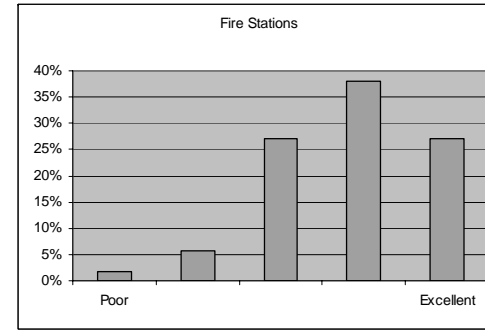
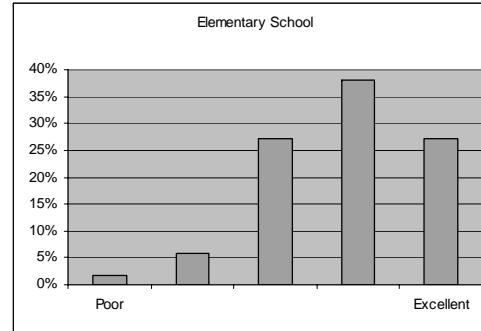
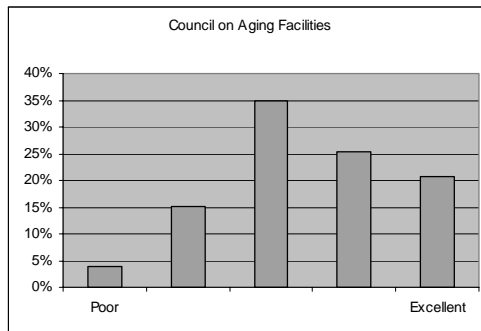
Gas stations	1	2	3	4	5
Other _____	1	2	3	4	5

- | | | | | |
|----|--|-----|----|----------|
| 4. | Should Newbury encourage industrial growth? | Yes | No | Not sure |
| 5. | Should Newbury encourage commercial growth? | Yes | No | Not sure |
| 6. | Should Newbury work with the City of Newburyport to tie into the Newburyport sewage system to stimulate commercial growth? | Yes | No | Not sure |
| 7. | Should Newbury work with the City of Newburyport to tie into the Newburyport water system to stimulate commercial growth? | Yes | No | Not sure |

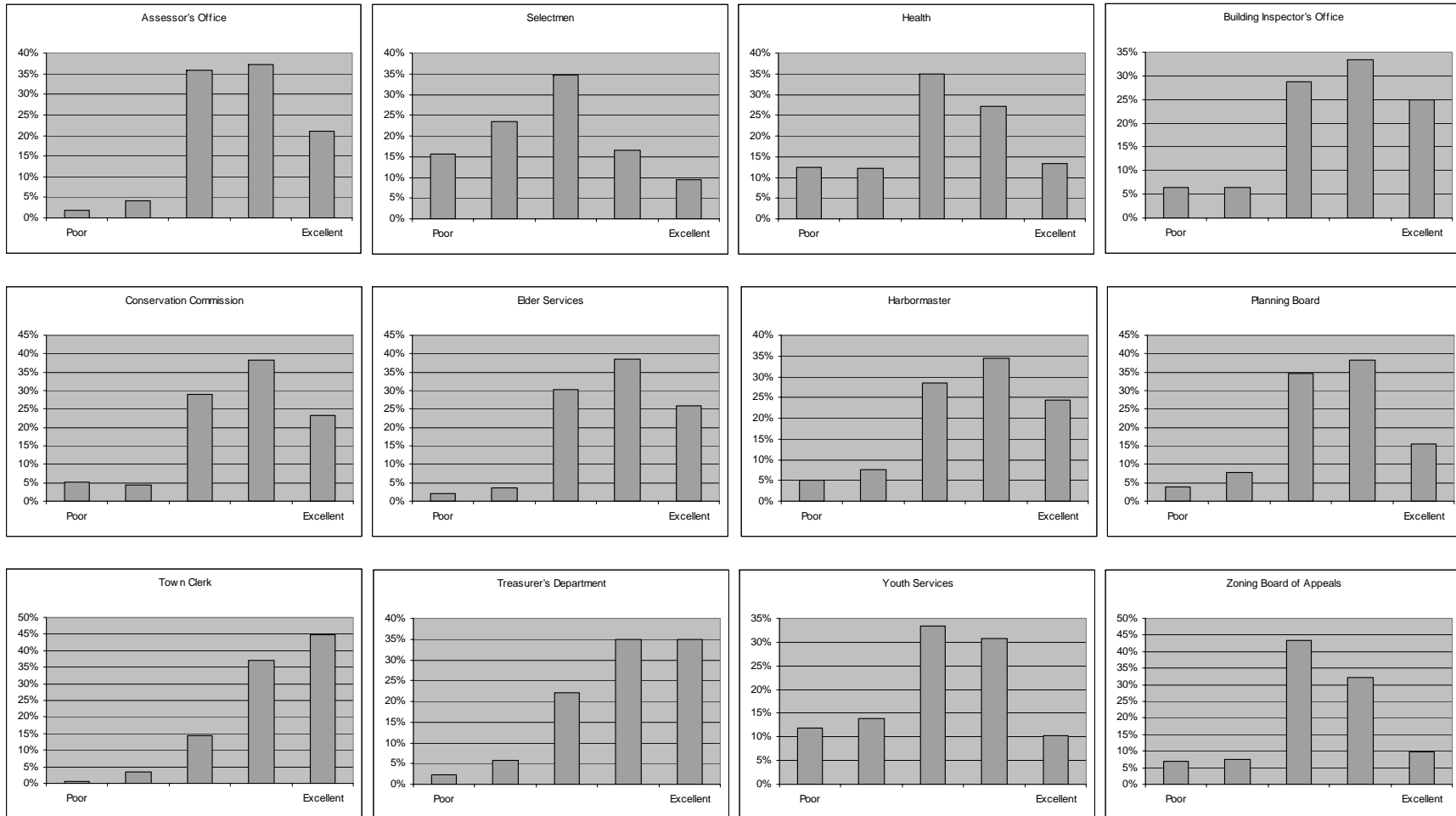
Please feel free to write any other comments.

A.1 why do you choose to live in Newbury?

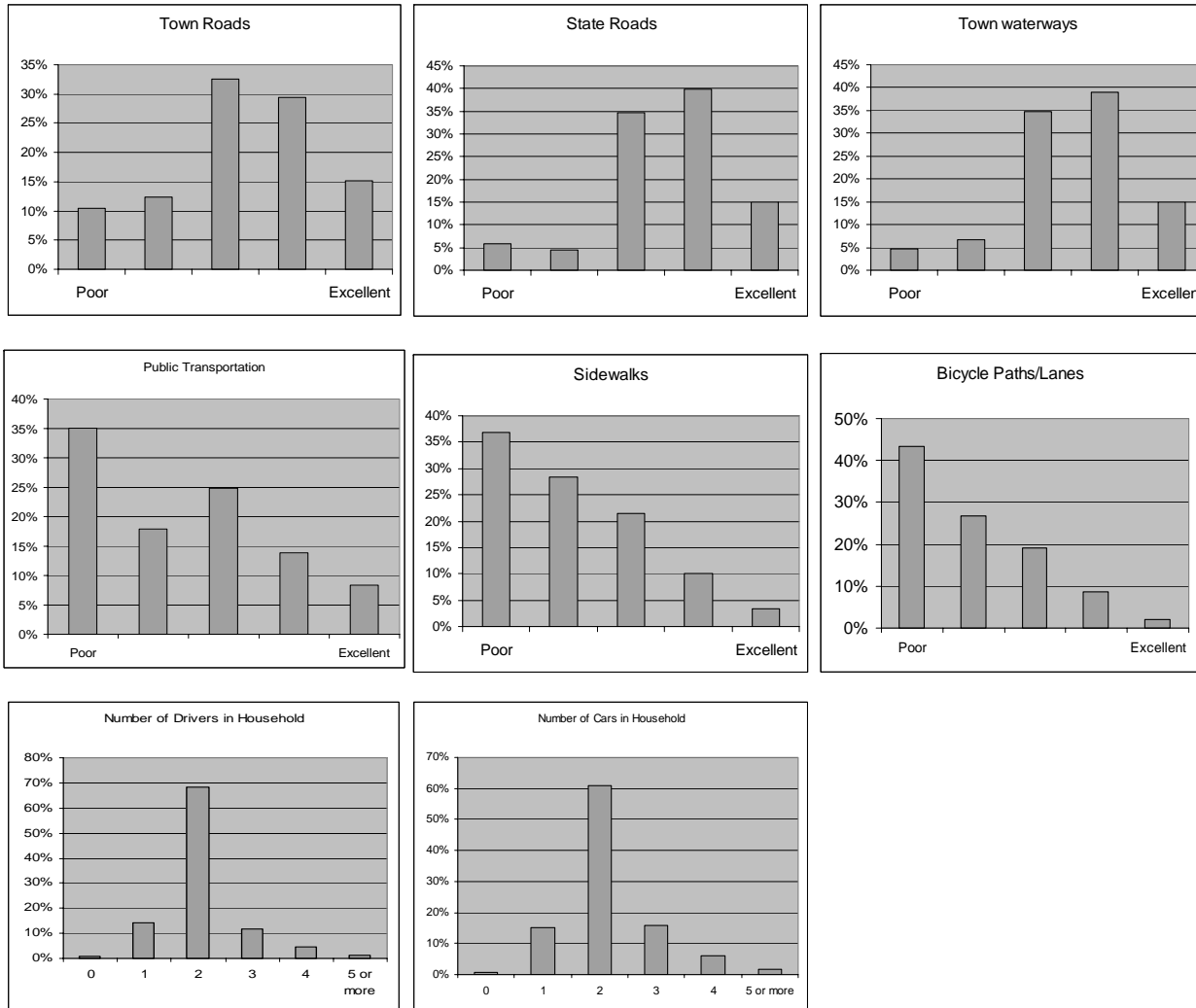


B.1 Rate the adequacy of the following facilities:

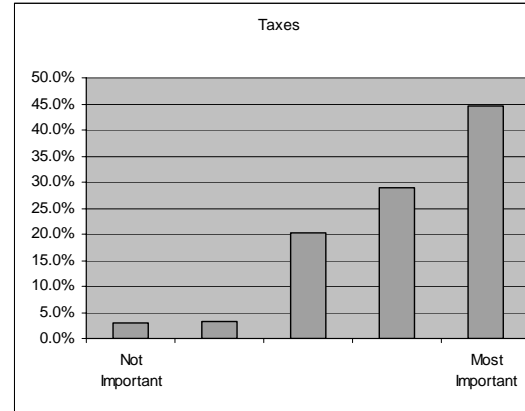
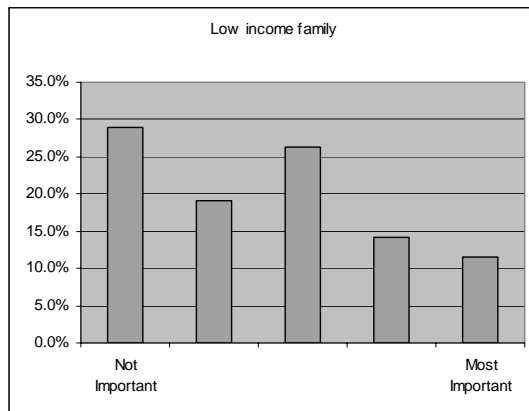
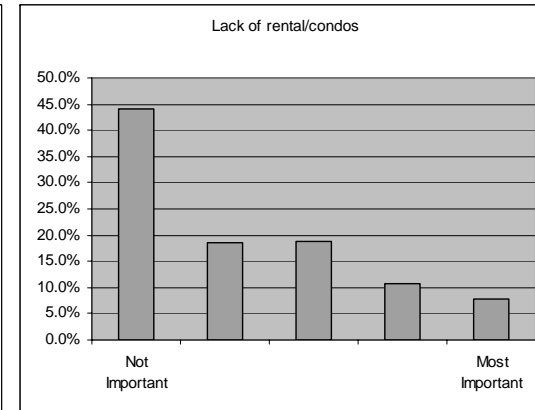
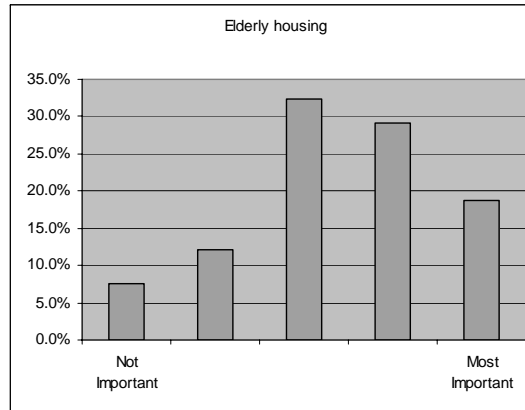
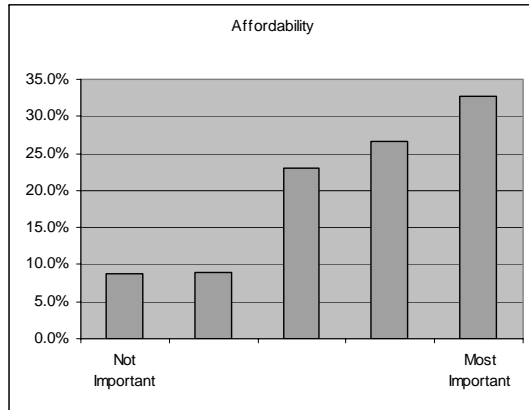
B.3 Rate each department, board or commission



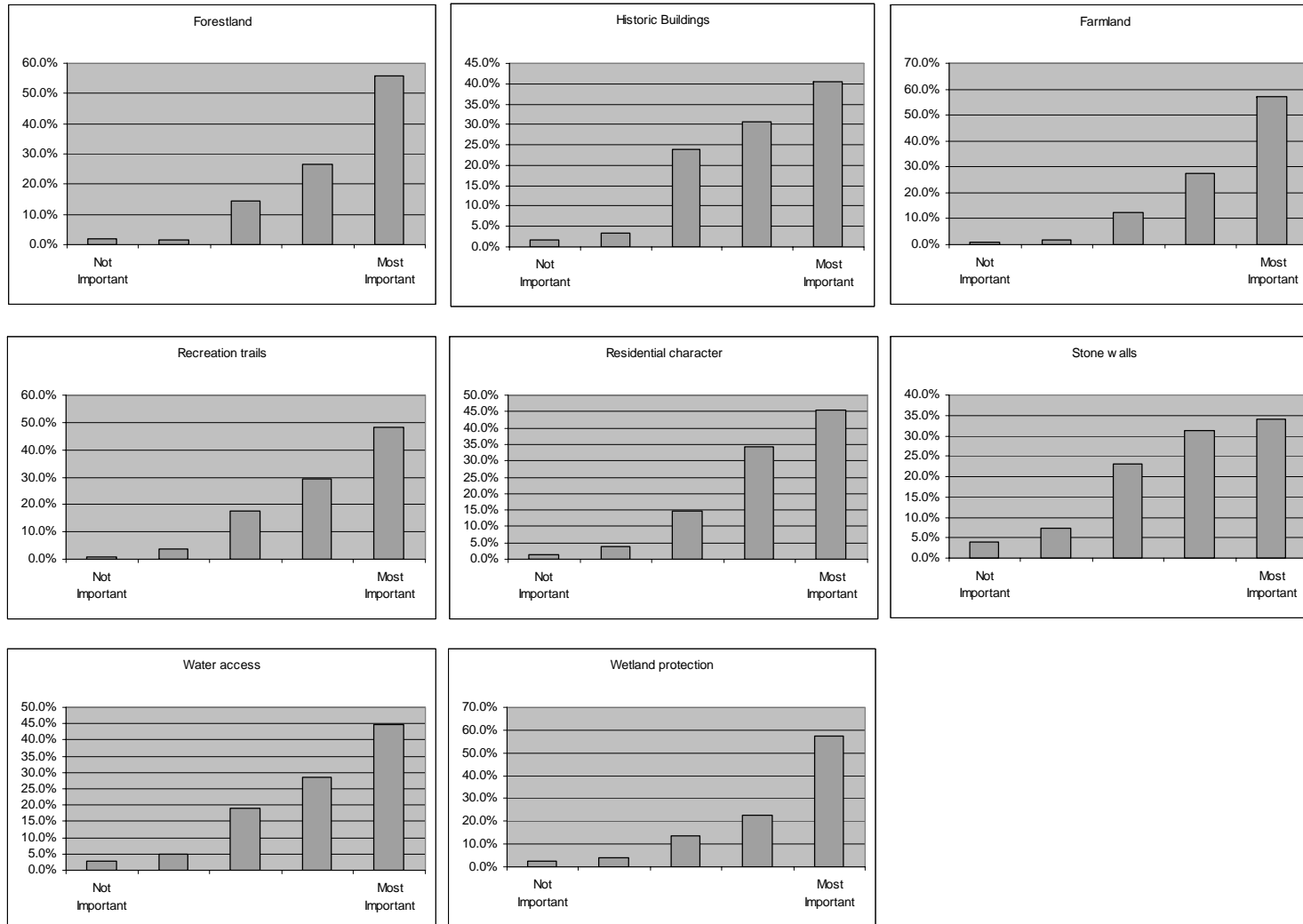
C.1 Transportation



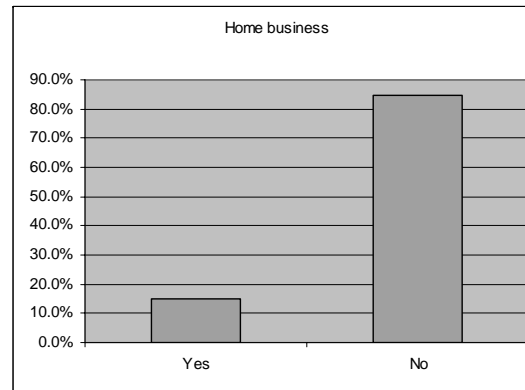
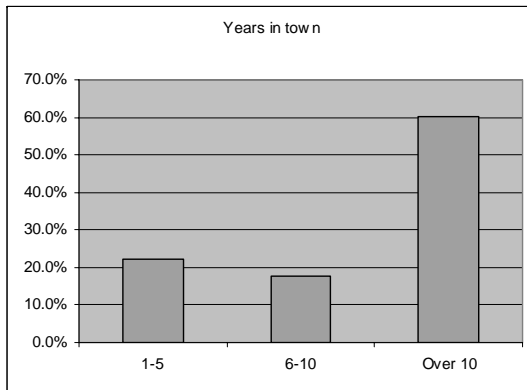
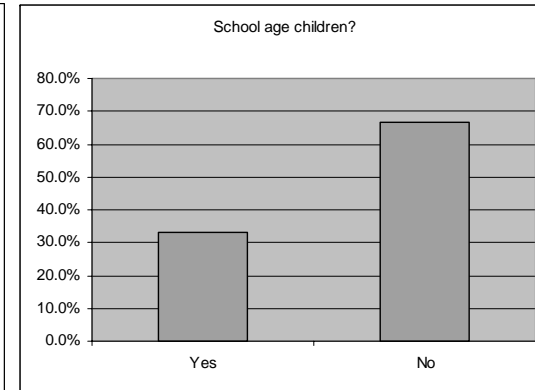
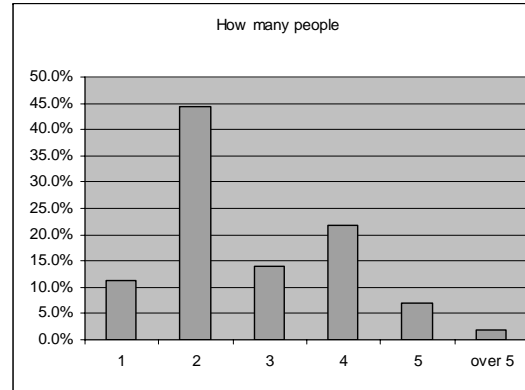
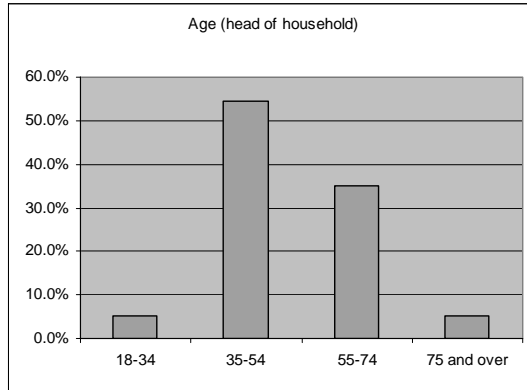
D.1 What are the most pressing housing and growth issues?



E.1 HISTORIC PRESERVATION, OPEN SPACE AND NATURAL RESOURCES



G. DEMOGRAPHICS



I. NEWBURY'S FUTURE DEVELOPMENT: What do we need?

