

# Town of Newbury

Master Plan Update

Appendix of Public Comments

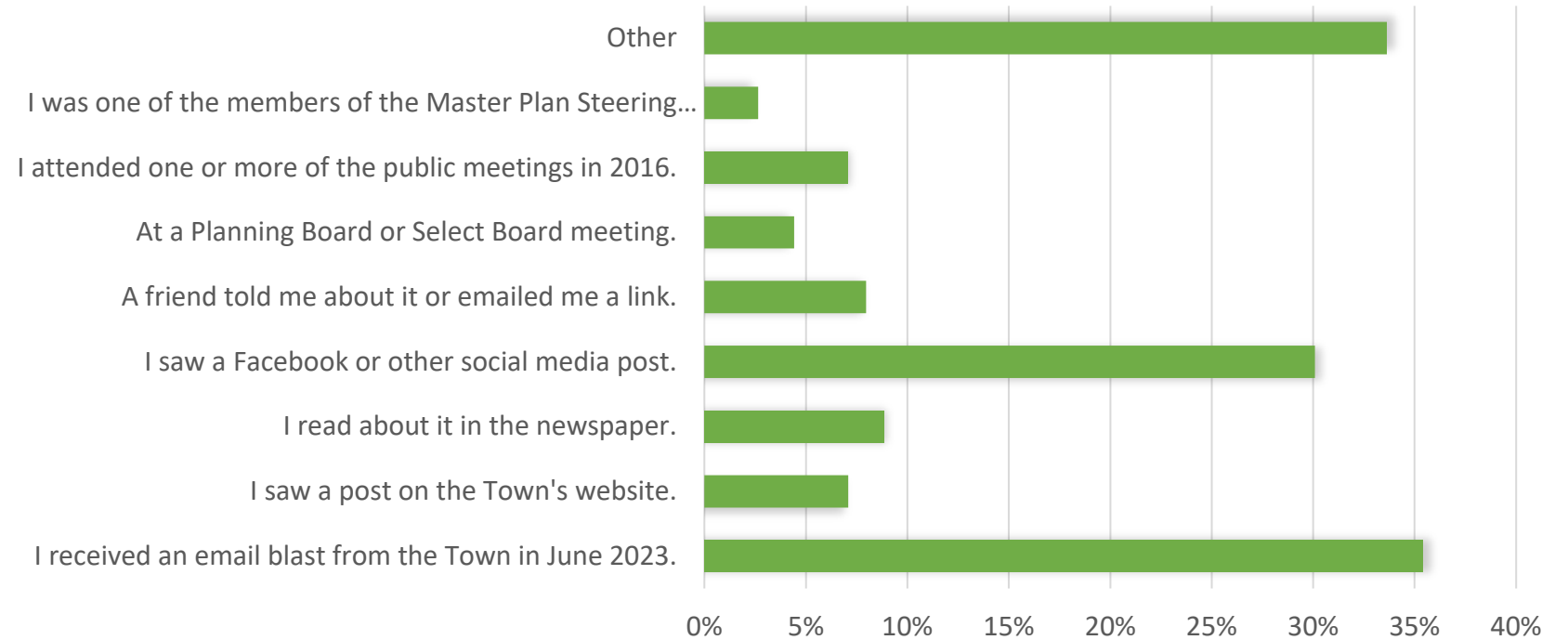
July 17, 2023

# Questionnaire Results

**How did you hear about the 2023 Master Plan update? (Please choose all that apply.)**

**Total Respondents**

**113**



**113 responses**

# Questionnaire Results

## How did you hear about the 2023 Master Plan update? (Please choose all that apply.)

These following responses were in the “Other” option:

- I received a personal email from Kristen Grubbs.
- I'm member of FinComm
- Member of Historical Commission
- Town official mentioned it in discussion of old and pending Master Plan.
- on June 15th
- Triton SD sent out email/ Email from Triton Regional School District
- Facebook

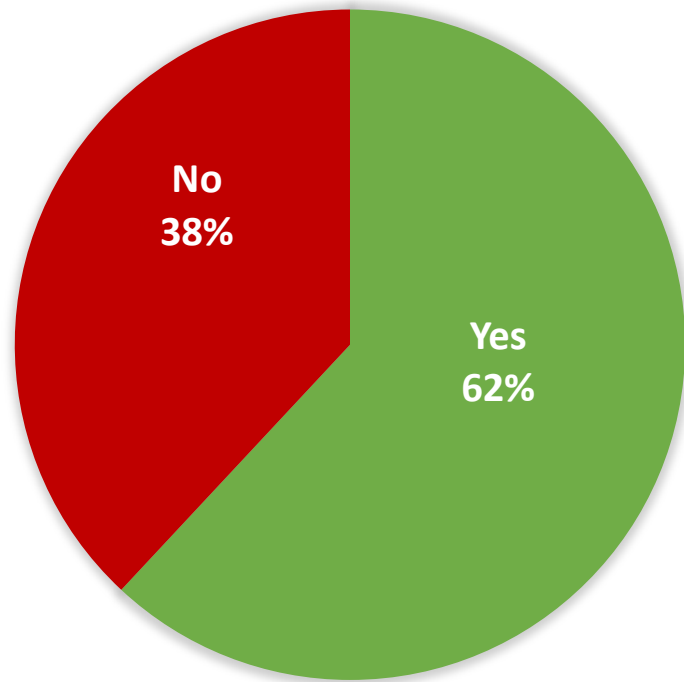
The decision to send a postcard happened after the questionnaire went live. Thirty responses refer to the postcard sent by the Town advertising the link to the questionnaire. The response below had additional information:

- I received the green postcard in the mail. It may have been mentioned at town meeting but I didn't remember it was being completed this year.

# Questionnaire Results

Have you reviewed the draft 2023 master plan on the Town's website?

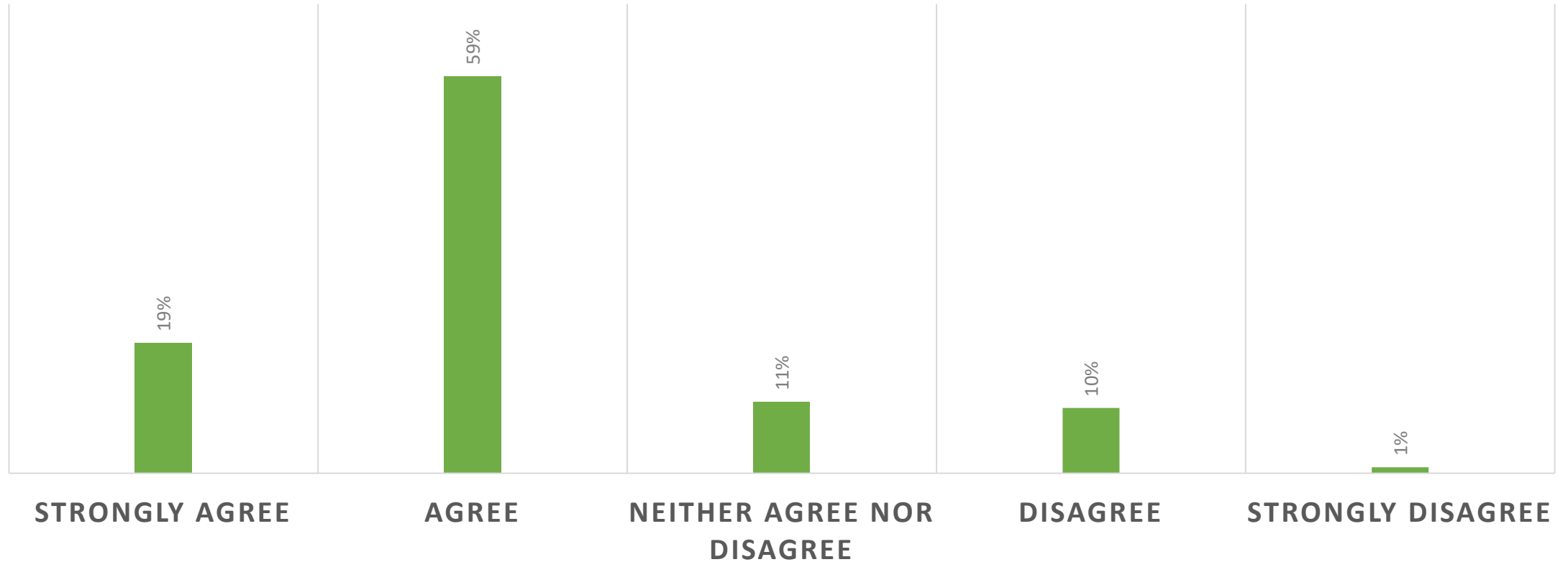
113 responses



# Questionnaire Reponses

## Do you agree with the

# VISION STATEMENT?



# Questionnaire Responses

## Please list your top 2 Priorities for

# LAND USE

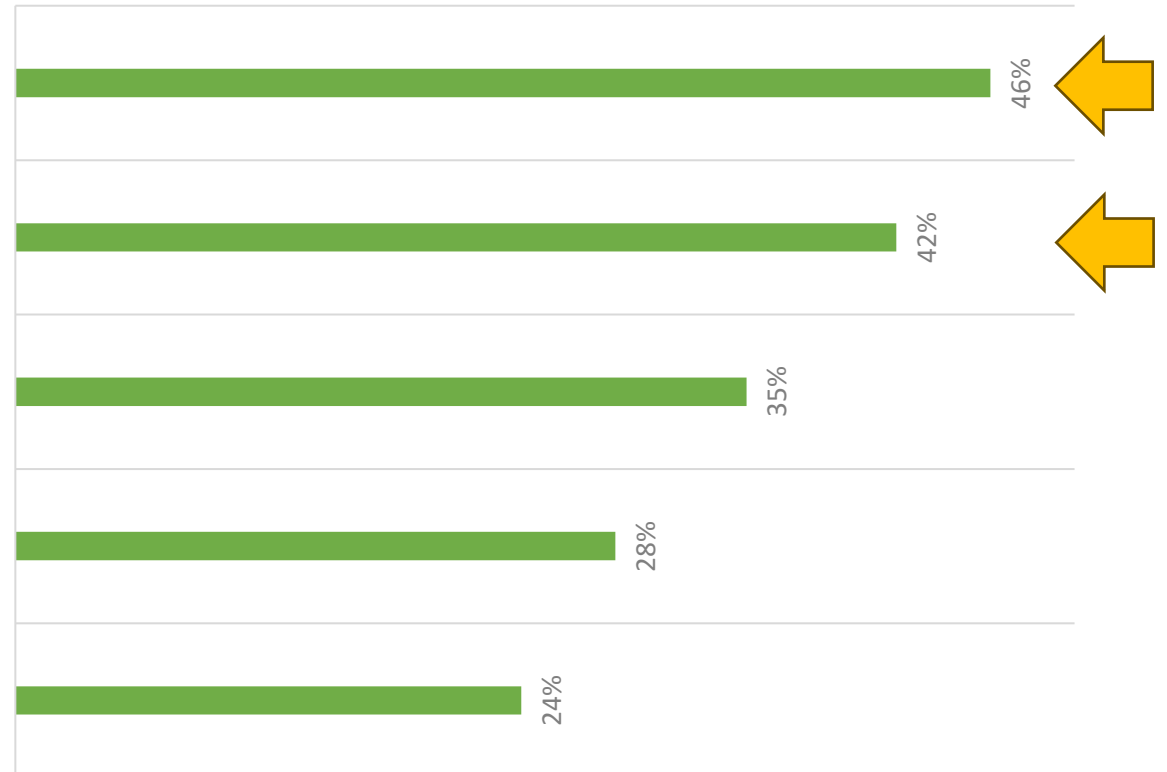
Use regulatory tools to balance the preservation of natural and historic resources with development which is consistent with the vision for each area of town.

Identify priorities and funding strategies for infrastructure development and conservation measures to foster resilience.

Undertake capital improvements to address community needs and enhance the appearance and safety of village areas.

Foster community engagement within each village area and town-wide to encourage participation and build support for town initiatives.

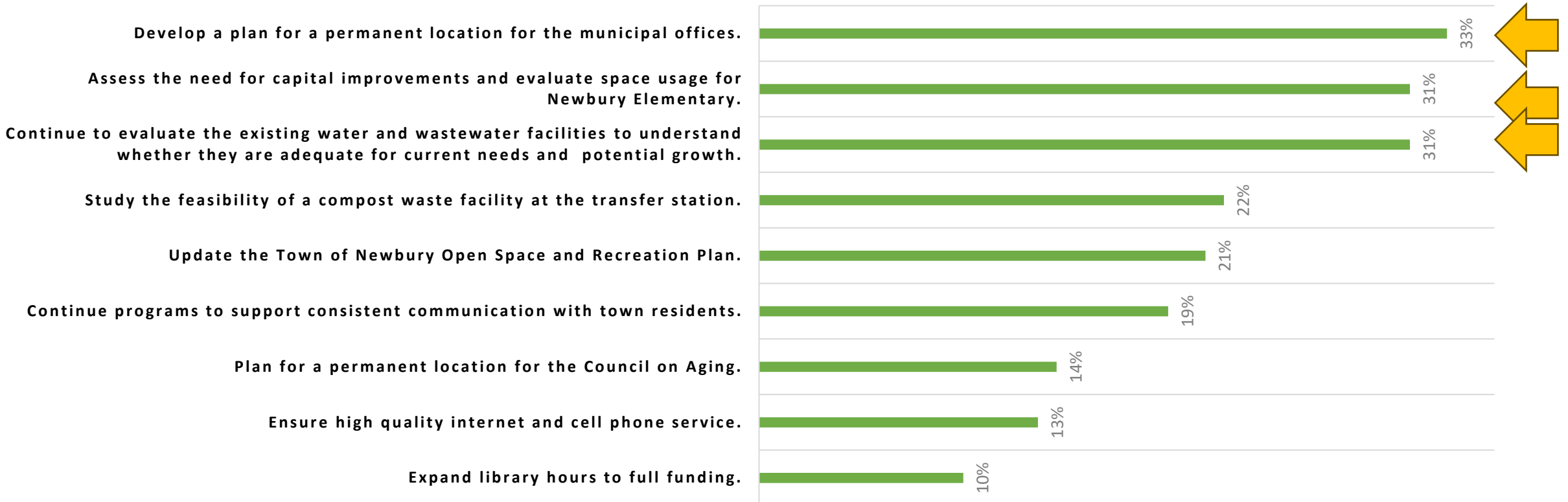
Reconsider adopting the Community Preservation Act.



# Questionnaire Reponses

## Please list your top 2 Priorities for

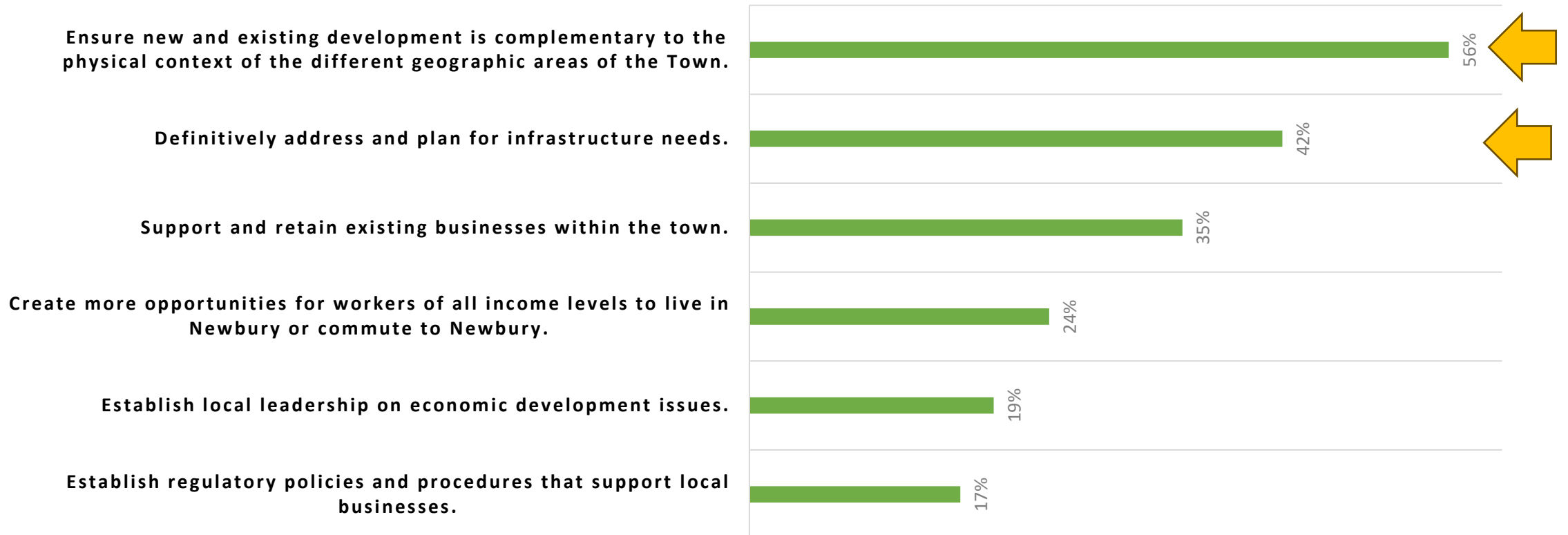
# COMMUNITY SERVICES



# Questionnaire Responses

Please list your top 2 Priorities for

## ECONOMIC DEVELOPMENT

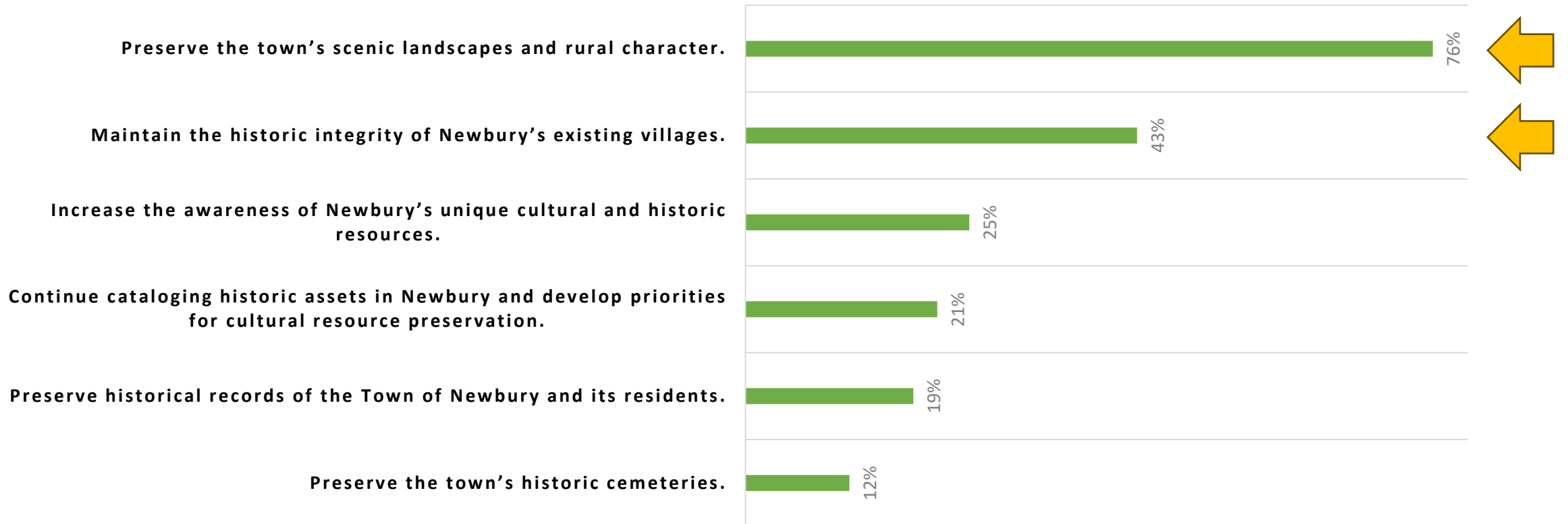




# Questionnaire Reponses

Please list your top 2 Priorities for

## HISTORIC AND CULTURAL RESOURCES



# Questionnaire Responses

Please list your top 2 Priorities for  
**HOUSING**

Encourage housing development which preserves natural and cultural resources.

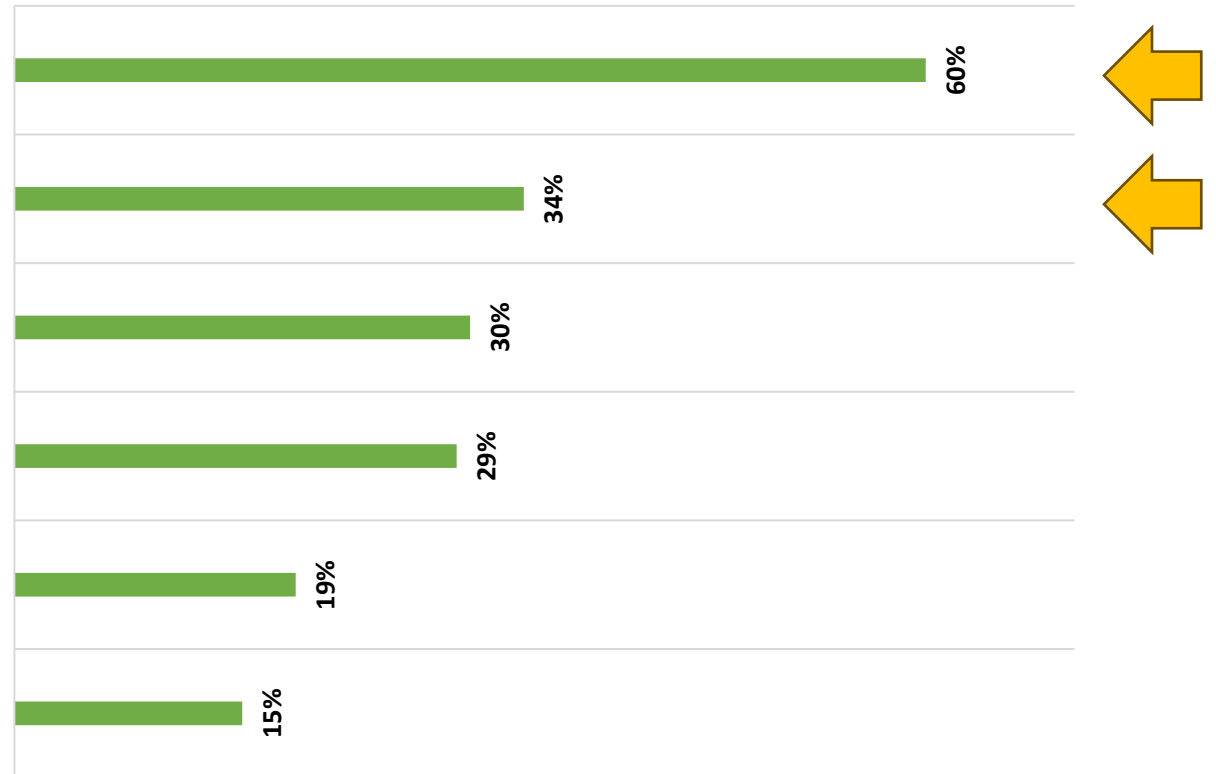
Expand water/sewer infrastructure capacity to serve more diverse housing.

Increase the supply of affordable housing.

Reduce the vulnerability of Newbury's housing stock to climate-related storm damage.

Increase the diversity of housing options.

Expand local awareness and support for housing needs.



# Questionnaire Responses

Please list your top 2 Priorities for

## NATURAL RESOURCES

Preserve working farms and prime and unique agricultural farmland, farmland of statewide importance and farmland of local importance.

Manage future land development and redevelopment in an environmentally sensitive manner.

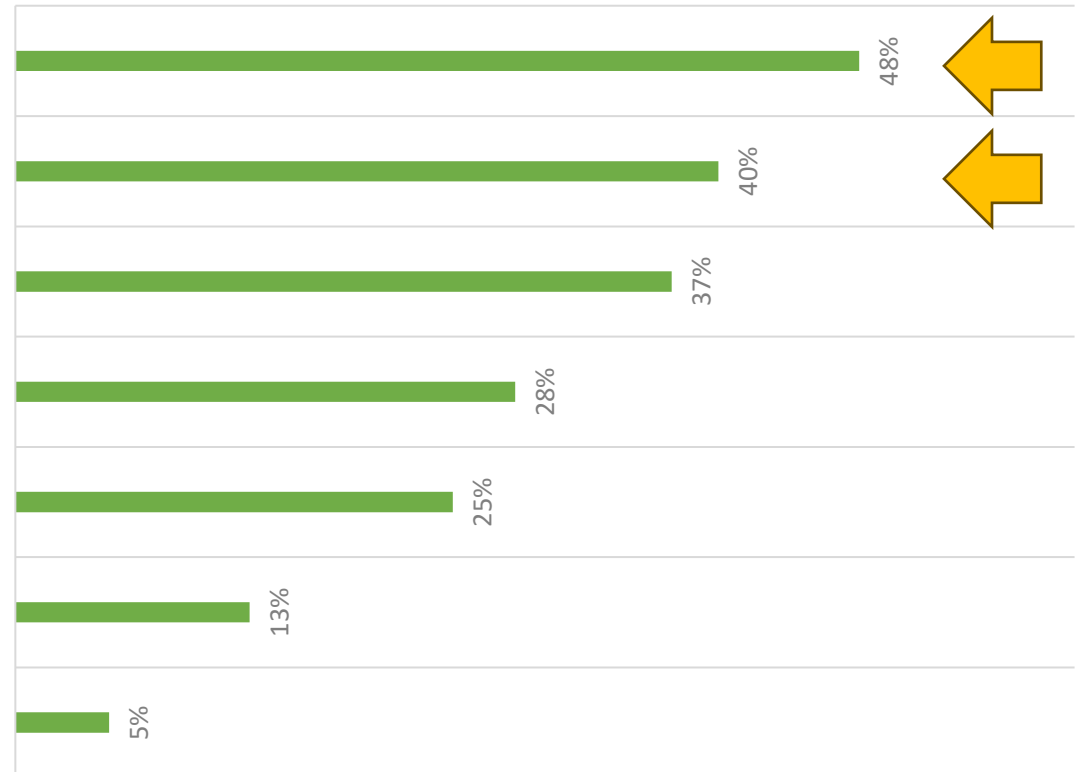
Protect and ensure the availability and quality of the town's water supply resources.

Protect and enhance critical upland, water resources, and wetland habitats to sustain biodiversity.

Protect and enhance inland, estuarine, and coastal water quality.

Educate Newbury residents and businesses about the Town's natural resources, resource threats, and resource protection tools and techniques.

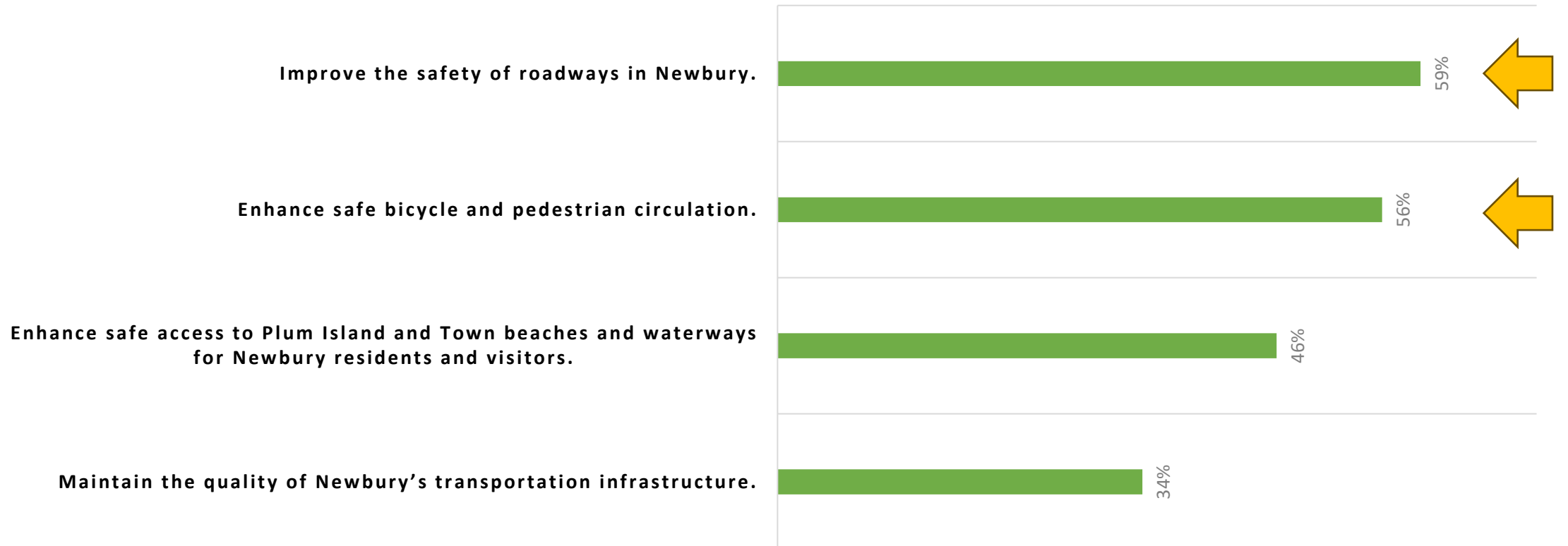
Implement the relevant recommendations from recent planning efforts.



# Questionnaire Responses

Please list your top 2 Priorities for

## TRANSPORTATION



# Questionnaire Reponses

Please list your 2 most important

## CATEGORIES



## Questionnaire Responses

# Do you have goals or priorities for the Town of Newbury that you don't see addressed in the questions above?

- Find ways to support seniors so they can continue to live in town.
- 1) Assess mobility. How can we more easily go from one side of town to the other? 2) Freeze the existing farmland. Make sure it remains as farmland. We're not creating more, and we're going to need the local food production in future. 3) Preserve existing and plan for additional water resources that take into account droughts and climate issues. 4) Develop a long term plan for town-wide sewer system. 5) Begin discussions on what residents want the town to look like in 2040.
- Increase safe access to sidewalks, particularly around school areas. Establish more recreational activities including trails.
- Better enforced speed limits in town
- we should have our own garbage and recycling pickup and manage the town dump
- Triton school project. Whittier school project. Leasing Kent way longterm for Town Hall. COA location and updated fire equipment. People buy houses for schools and safety not how pretty town hall is. Kent Way is new and modern for the 4 days that are actually worked a week
- We should focus on what we have and make it better. We should be careful when we talk about growth, Growth may be what we don't want.
- The increase of speeding automobile traffic.
- The Town should have a better process to educate and rally citizens to participate in the discussion of and voting on important topics. This should be over and above the inefficient process of the Town Meeting.
- keep taxes under control
- Improve communication a lot!
- Reduce noise & air pollution from MBTA trains idling all night
- No. Sidewalks are my top priority that will develop more relationships and neighborhood feel in byfield
- more investment in the middle school and high school
- Affordable housing for the elderly. When chapter 61 land becomes available, the town should use "free money" to purchase it and build affordable housing for the elderly. No more McMansions
- Planning for the education of children from K to 12.
- Stop the planning board from soliciting and rubber stamping development. They have more concern with increasing tax revenues and their budgets than they do for respecting the wishes of Town residents and protecting the rural character of the town. The board represents their interests and aspirations and the interests of developers. That government is best which does least.
- Please include indigenous history in the History section of the plan
- Wind farms and solar farms, old landfill be use for one of those purposes
- Triton High and Middle Schools need improvements and possibly re-built

## Questionnaire Responses

# Do you have goals or priorities for the Town of Newbury that you do not see addressed in the questions above?

- I understand the town is aware of the need to protect fresh water resources and the threat of climate change but I am concerned that development of the town's land is also a priority. I believe the need to conserve water should be more important than economic development in the town. Existing properties could be made more energy and water efficient rather than looking to build more energy/water efficient developments in the future. I know growth is important but I believe, despite the rainy month of June, that throughout our area water shortages will become a more pressing issue. Thank you. The plan overall is very comprehensive and impressive. I can see a lot of work has gone into this plan. Thank you for your desire to preserve the culture, rural nature, and natural resources in Newbury.
- Develop an affordable plan for a permanent town hall that is acceptable to all the residents.
- Sewer for residents
- I would love to see Newbury Elementary school and Triton Regional Highschool get face lifts both inside and outside. I also think we need to increase teachers pay
- Did not mention the impacts of pesticide applications both residential and town wide on biodiversity - needs regulation desperately!
- Preserving our rural integrity
- community spaces (ie. town pool/splash pad), community events - bands at upper green with food trucks, Trail of lights (look up the one in Austin, TX through Spencer Peirce (raise \$\$ for our town that way)), address mold issues at Triton as well as improve on the HS reputation! (Happy to brainstorm more meganoxland@gmail.com)
- Yes please - sidewalks on Elm Street between Gov's and Triton
- Make it easier for new businesses to open up in Byfield
- Awareness of cell towers causing illness if close by
- Triton Regional Repairs/Upgrades!
- I would like to be very clear that my top priority is to find a way to preserve the space which we develop. I would like to stress my focus is very much on tightening up whatever loop holes developers are using to exploit the farmland they are buying up.
- Please prioritize affordable housing.
- The addition of Life guards on Plum Island
- Build a new town hall at high road
- increase commercial business
- Town assistance in maintaining First Parish Burying Ground
- Purchase open conservation land to prevent further housing density.
- A plan needs to be implemented & yearly funds allocated to remove invasive species (plants, trees, animals). Incentives given for planting native species. All town properties required to plant natives only.

## Questionnaire Reponses

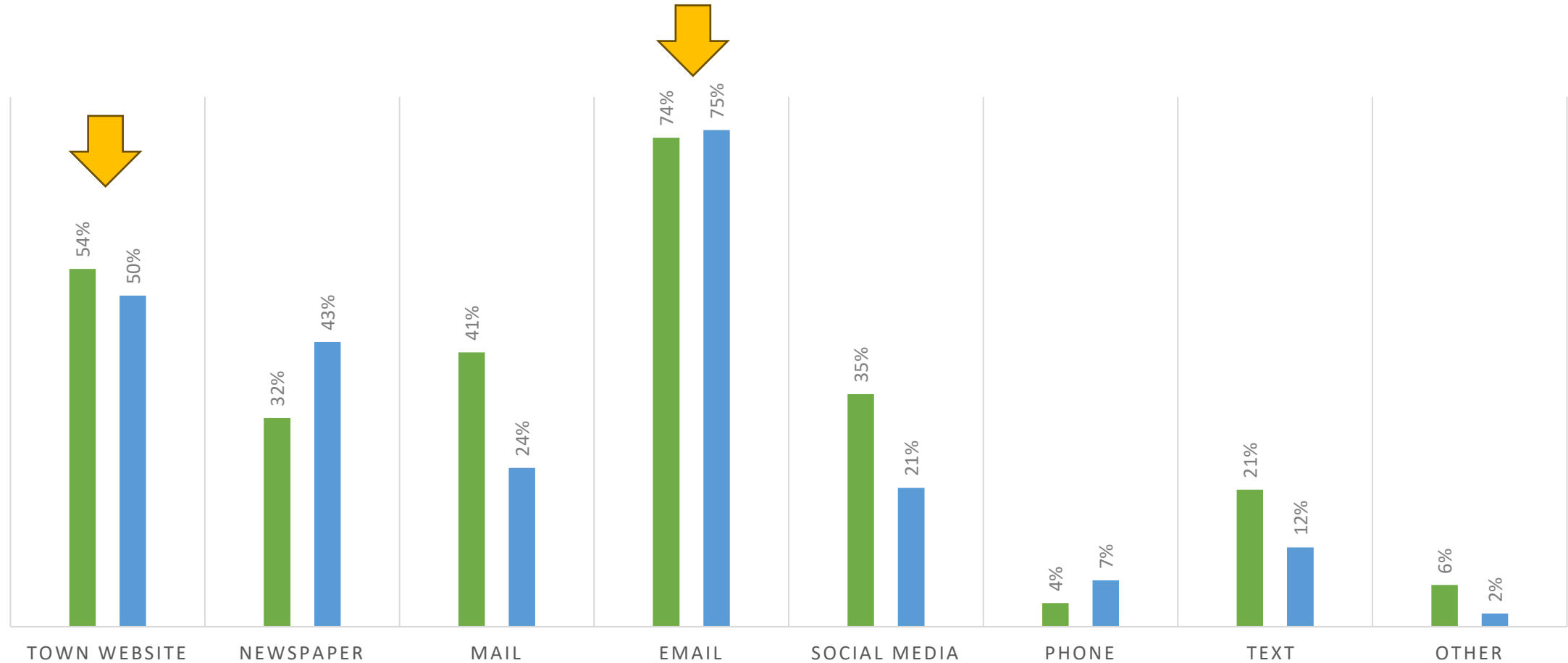
### Do you have goals or priorities for the Town of Newbury that you donot see addressed in the questions above?

- More sidewalks!
- Protect houses at Plum Island from rising ocean
- Scenic: Repair/maintain stone wall (enforce 'no parking') on Central St. at Manter's Field. Traffic: Redirect flow at intersection of Central/Elm sts: Needs "keep to the right" signs and reshape island, currently it's a fork with entering/exiting permitted from both sides.
- The manger field area should be a place for all age citizens to enjoy. Example,add a sledding area for children, open an area for a canoe launch , open an area for dog walkers, maybe set aside a spotter for an open gazebo that could be used for small picnics or gatherings, add few park benches and possibly a scenic trail to the rivers edge. Make this beautiful area for all to enjoy as it was intended!
- Disban Local Historical STUDY committee.
- Support Plum Island
- Improve communication from boards to residents
- Restrict land use and leave open space. The amount of building and types of homes going do not support open space or diversity. Just look at High road, Newman Road, and Cottage Road for examples.
- Review Fire Department staffing, fiscal, and physical needs.
- We need to balance the well-being of the environment while considering the cost of living in this town.
- Mark the parking on plum island more clearly as reindent only, frequent patrol and tickets
- Speeding vehicles and traffic safety - although alluded to, it needs to be front and center. Motorcycles and trucks leading the list of excessive speeding and noise. Why is no one addressing it?
- Build resources and networks for individuals with disabilities, provide academically-strong education to our children
- Ability for resident input at meetings
- Proactively encourage agricultural landowners to seek protection through conservations land trusts, Essex Greenbelt, or the like before big developers move in with an offer to buy.
- No [22 people responded No, NO, N/A, None at this time, Not really, or similar response.]
- Newbury [2 responses]
- Byfield [2 responses]



Who answered the questionnaire?  
(Compared to the original survey)

# PREFERRED COMMUNICATION



## Questionnaire Responses

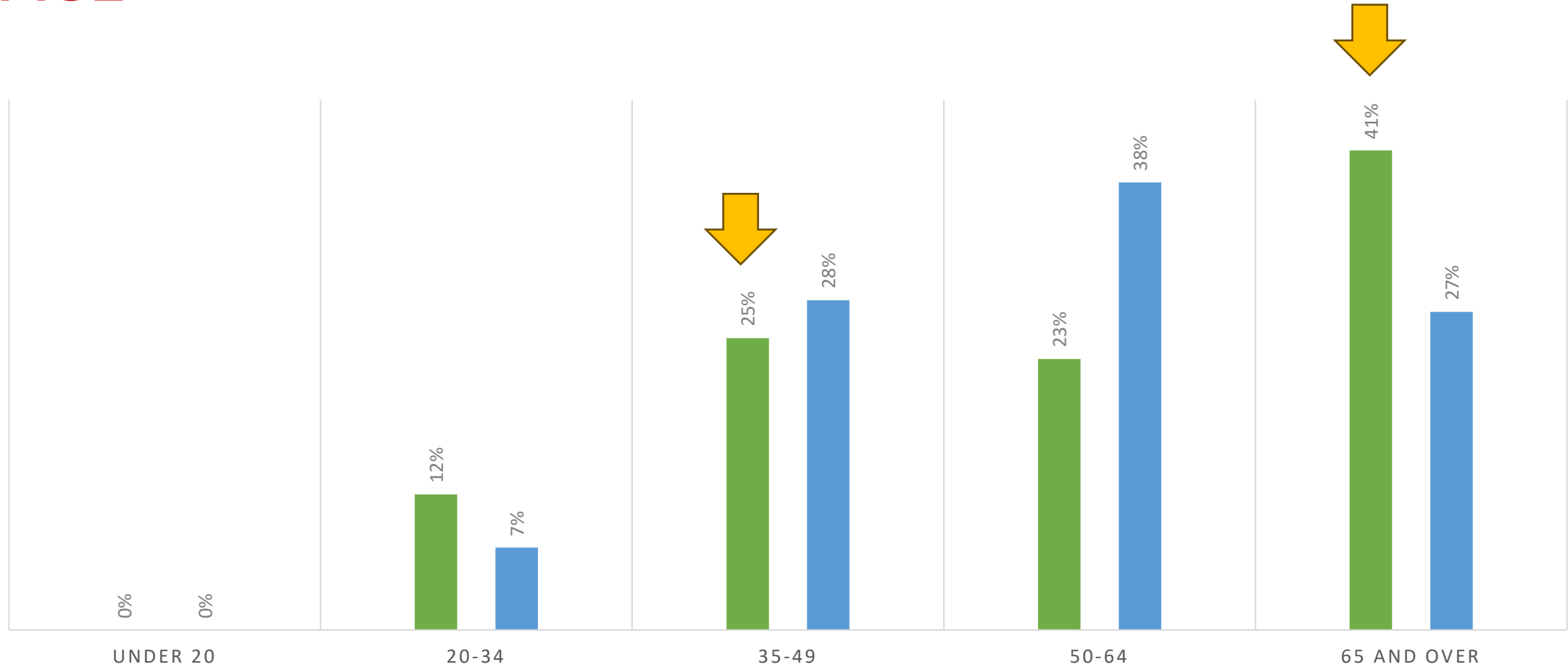
How would you like to receive information about Town issues and events? (Choose all that apply.)

### Other

- Push updates sent out by boards and committees on what they're doing. Annual written reports from each committee on what it accomplished in the past year.
- signage
- Community information sessions - to educate residents about local issues and challenges facing the town - outside of Annual Town Meeting. More opportunities to discuss and answer questions.
- Facebook. Newbury residents forum
- Town meeting
- Signage to alert us of town meetings and other important events like elections.
- Every platform should be engaged by town Information Technology

# Who answered the questionnaire? (Compared to the original survey)

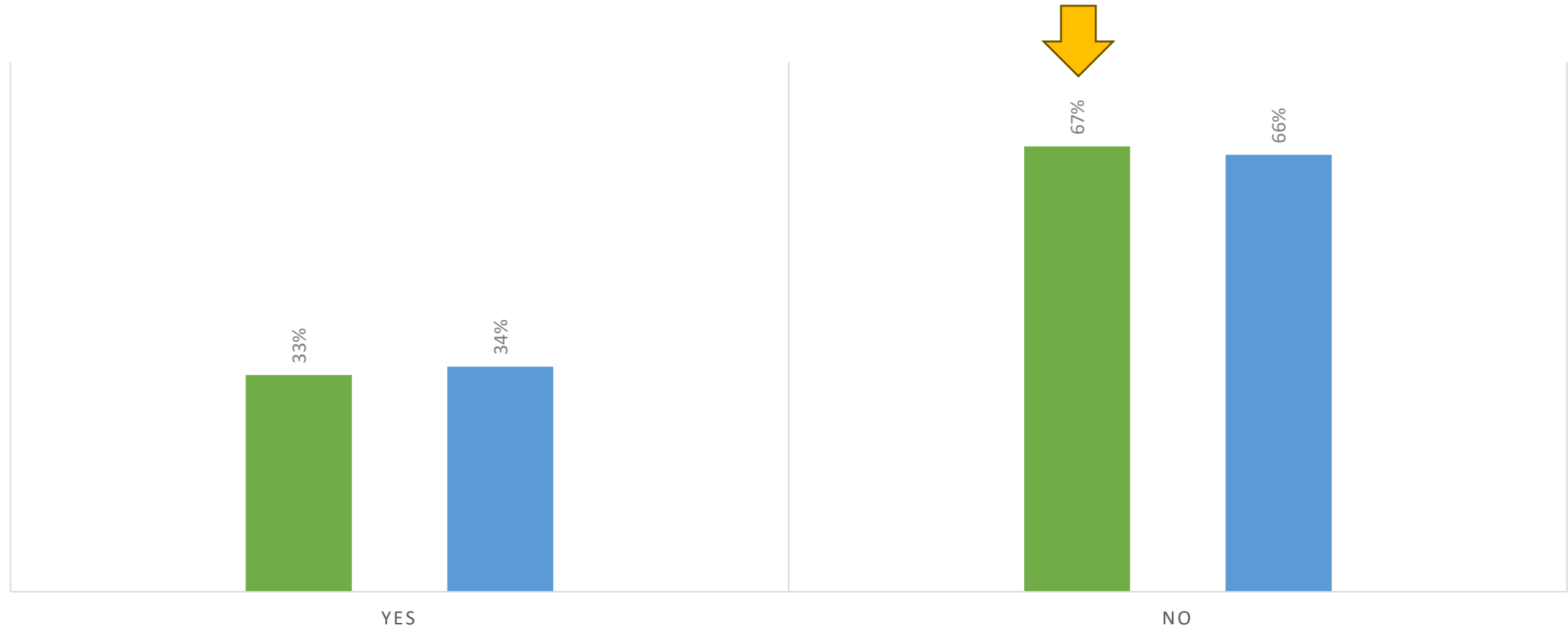
## AGE



Green (left) 2023; Blue (right) 2016

Who answered the questionnaire?  
(Compared to the original survey)

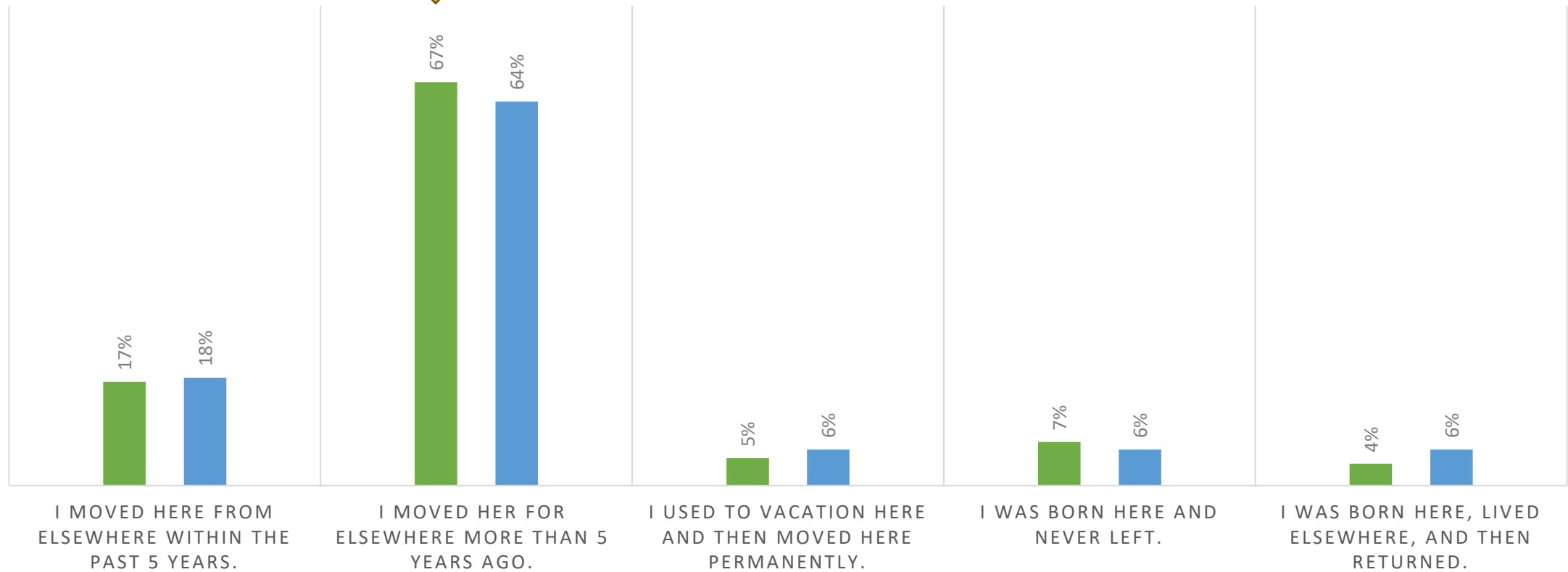
# SCHOOL-AGED CHILDREN IN HOUSEHOLD



Green (left) 2023; Blue (right) 2016

# Who answered the questionnaire? (Compared to the original survey)

## LIVING IN NEWBURY



Green (left) 2023; Blue (right) 2016

## Questionnaire Responses

### If you moved here from elsewhere, what attracted you to Newbury?

- Affordable and close to Newburyport.
- We moved from Ipswich some 25 years ago and wanted to stay in the general area because of its natural, cultural, and historic resources. Despite its challenges, we far prefer Newbury.
- Quality of life
- Grew up in the surrounding area.
- it's size, location and natural resources.
- land for sale
- The location of byfield
- Size of the town and Newbury Elementary School
- Seacoast and rural character.
- Quiet, peaceful and friendly countryside living.
- Rural community with a lot of green/undeveloped space, and a lot of younger families moving to town
- the small town feel, lower taxes
- Close to NBPT - We recognize that Newbury has more affordable taxes, but comes with lower quality schools and decreased level of services and facilities.
- SCHOOLS....beauty of area and how safe it is
- coastal town with rural character
- Proximity to the ocean, open space, rural landscape, proximity to downtown Newburyport, cost
- The natural landscape
- The home that I purchased
- Plum Island beach
- peaceful area, less traffic and noise, pastoral and water landscapes
- Ruralness, scenic, on the ocean but also had farms. Felt like stepping back in time although that seems to be changing now
- the sea, proximity to Newburyport
- Small town
- Geographic location, inclusionary political environment, cultural environment, local farming contribution,
- Conservation land, coast, easy access, unique
- Natural resources and historical character
- Open space
- Rural feel of the town! That was fifty years ago!
- proximity to a pristine beach
- Mix of Cost, school, land
- The landscape and serenity. Open Space , not being on top of one another, farms, safety.
- it was a midway point between our two workplaces

## Questionnaire Responses

### If you moved here from elsewhere, what attracted you to Newbury?

- The farms and open spaces. At the time I moved here the TH was friendly and helpful, not run with an iron hand. The entire town was relaxed and a happy, non-regulated place to live. THE goals of the TA are not in line with the general public as is evidenced by the limited choices on this form.
- The availability of over-55 housing.
- Low population and rural character.
- More rural and "townie" than Newburyport.
- Plum Island, affordable houses, back in the 70's. Beautiful views
- The school system and suburban environment
- The rural nature of the town, the Parker River and nice neighborhood with trees and woods. We have lived in Newbury for 45 years and have loved it here.
- MY GRANDPARENTS LIVED HERE SINCE 1950. WE PURCHASED THEIR HOME WHEN THEY PASSED AWAY. WE LOVE THE OPEN SPACE AND SMALL TOWN FEEL.
- Location and the fact that properties are spread out, giving breathing room.
- The rural character
- The open space and rural character of the town and the costal location
- The variety of natural habitats, the wildlife, the friendly community
- Open space, good school, proximity to Boston/train
- Not applicable
- The beaches and proximity to Newburyport Downtown life while having land
- The wildlife, the community, and the high school
- Location by the ocean. Small town feel. It was more affordable and less snotty than Newburyport.
- Excellent schools. Close to Newburyport and beaches.
- The beauty and land.
- Great schools, natural beauty/green space
- Schools and programs like kids club for before school care.
- Rural beauty
- Cost of housing, schools, tax rate, the ocean and NBPT proximity, friends
- We were drawn to the land and space it provided us as well as the agriculture and overall beauty. We moved from the Boston area.
- Good Schools. Open space. Community feel. Good place to raise kids. It was affordable when I moved here, but the houses being built today are not affordable for young families.
- The national resources and relaxing atmosphere.
- It's a quiet beautiful area
- Affordability, proximity to Newburyport.
- Beaches
- Rural character and landscape

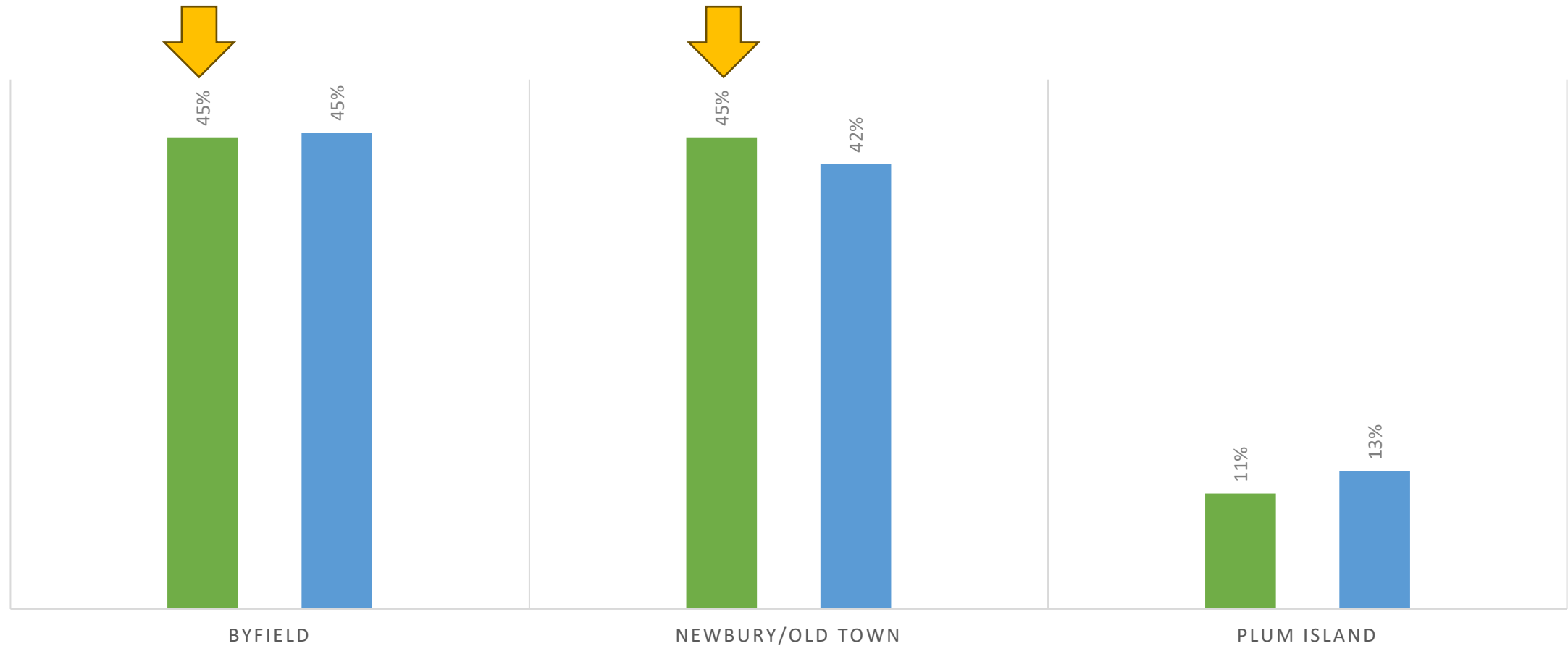
## Questionnaire Responses

### If you moved here from elsewhere, what attracted you to Newbury?

- Rural and space
- Family lived here
- Low density, farms, open space
- beach
- Access to the beach
- Rural and historic character. Access to commuter rail
- Grew up in Newburyport and liked the quiet appeal of Newbury and its proximity to ocean, shops, etc.
- I inherited my family home in Montgomery Park.
- The woman I eventually married lived here and was unwilling to move.
- Dead end quiet street Less dense housing
- Have spent most of my time since 1980 in Georgetown, Newburyport, and Newbury. Love the natural resources and easy access.
- Beaches, boat ramps, trail access, rural feel, proximity to MBTA
- Beaches, outdoor activities, preservation grounds
- History, a home with more land and easy access to Newburyport for to retail establishments, medical facilities and other benefits of being in close proximity to a small city.
- Available land (2 acres ) Natural Resources Natural beauty
- I own property in Newbury
- Rural Scenic Coastal
- The family farm has been here since 1640 continuous. We love this town!
- No historical restrictions
- house price
- Quiet historical nature of town with abundant farms and rural characteristics as well as proximity to a busy downtown NBPT has anything else that one would need
- My wife is a newbury native.
- Tax rates
- Location, quietness of the road, Triton School district, affordable home.
- N/a
- In 1995 we came because there was affordable housing here; now not so much.
- Taxes, beach, proximity to Boston.
- The taxes, Plum Island, the nature, the location
- Family, rural setting, low taxes
- Good place to raise family
- Affordable housing
- Rural character, but with a relatively easy commute to my job in Lynn.
- near to ocean, church, Boston, NH and Maine. Good library. Classic New England town.

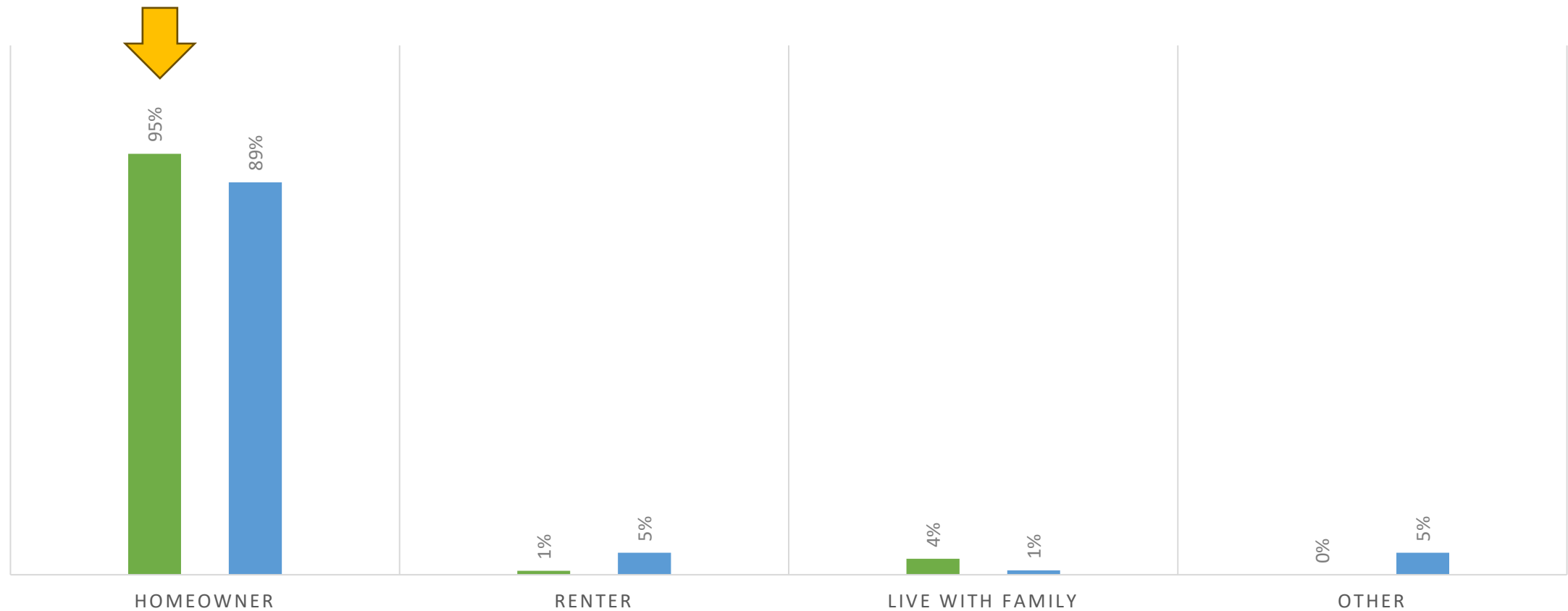


# Who answered the questionnaire? (Compared to the original survey) **WHERE DO YOU LIVE?**



# Who answered the questionnaire? (Compared to the original survey)

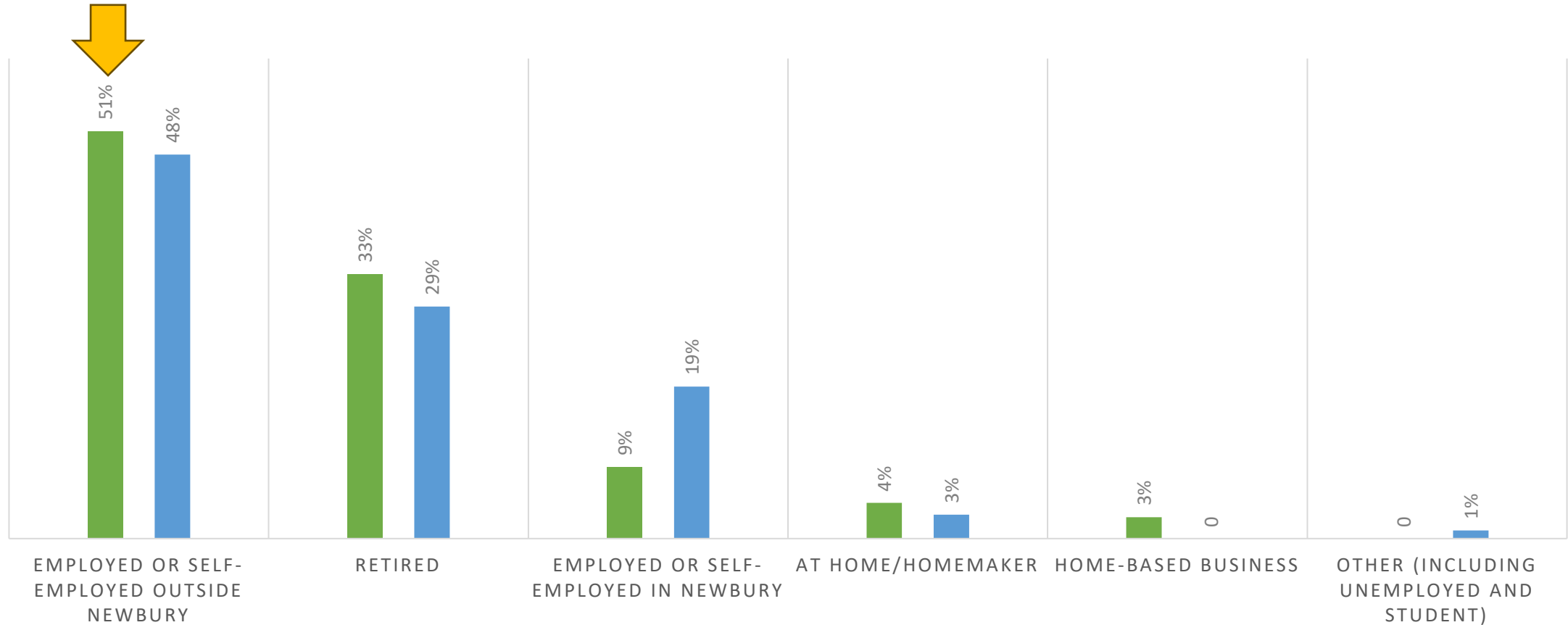
## LIVING SITUATION



Green (left) 2023; Blue (right) 2016

Who answered the questionnaire?  
(Compared to the original survey)

# EMPLOYMENT STATUS



Green (left) 2023; Blue (right) 2016

# Public Presentation

June 29, 2023

# Summary of Comments from Public Meeting

## June 29, 2023

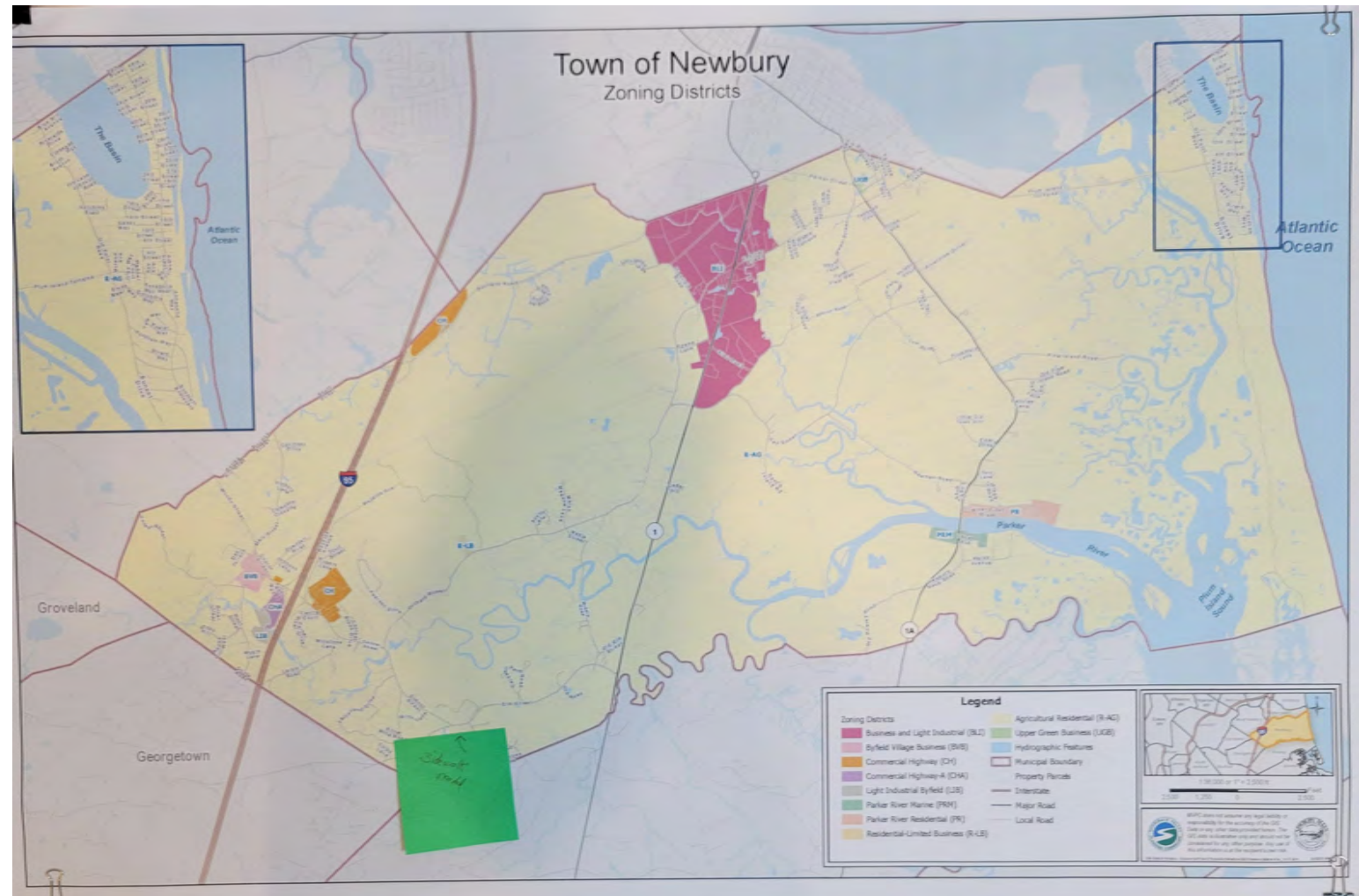
The Planning Board sponsored a public meeting on June 24, 2023 at the Newbury Public Library to present the plan and answer questions. The following are a summary of the comments received at the meeting during the Question and Answer period.

- Regarding cemeteries in the town, the First Parish Church incurs significant maintenance costs for the First Parish Church Burial Ground, and would like the Plan to acknowledge this work and consider supporting the Church in this expensive effort to maintain the cemetery
- Question: How do most towns move forward with implementation of a Master Plan?
- Communication is a big issue for Newbury, important to use technology more effectively to improve communication with the public, including improving the town website
- Town needs more consistent communications and more transparency
- The plan is very comprehensive, it follows that the next thing to do is prioritize, and then implementation
- Most important thing to prioritize should be safety. Under transportation, plan identifies safer bike and pedestrian travel. This is critical. In particular, need to address safety for pedestrians, runners (cross country teams), and cyclists (students and elderly especially) on the roads near Triton. Need sidewalks on Elm St, especially at the corner to connect to the sidewalk at School Street intersection.
- Do not use photo of Phragmites on cover.
- Newbury needs to address the very serious problem of water supply. We have a river that dries up. We have no reservoir. Where are we going to get our water? Have got to address this problem.
- Concern expressed about the fiscal component of the plan. There should be discussion of overrides and the need for funding for Triton, fire station, Whittier, sewer, water... How are all the capital improvements and needs going to be paid for? There needs to be more honest discussion of the weight of these needs and desires on the Town.
- Town needs to look carefully at sewer/septic issues in terms of public health concerns. Especially work with Newburyport to address joint issues.
- Master Plan needs a more complete analysis of the costs of all these issues and needs, and how they are to be borne. Only by the taxpayer? There should be other resources named. Look for grants but some projects are not eligible for grants.
- Document should have more mention of technology needs, issues, and goals. Can those things be addressed in a 5-year plan? Conditions change so quickly, especially with technology. The Town needs to prepare for and adapt to changes, whether climate, technological, or other. What do we do with this Plan?

# Summary of the Boards from Public Meeting June 29, 2023

## Map of Newbury

Comment recommending  
sidewalks on Elm Street  
near the Triton Regional  
High School



# Summary of the Boards from Public Meeting June 29, 2023

Attendees were asked to vote on the specific statement in the vision statement that they supported most. The statement with the highest number of votes is as follows:

- 10** Supports creative economic development that draws on its strengths in agriculture and fishing, its historical and natural resources, and the arts to enhance the vitality of the Town and provides opportunities, including jobs, for its residents.

**VISION**

In 2035, Newbury is a town that:

- 5** Consistently engages the residents of its three villages to build a strong sense of community through proactive discussions to enhance the identity of each village and the Town as a whole.
- 6** Creates tools and takes action to preserve and enhance its historic and natural resources with tools that address the current and projected impacts of climate change.
- 10** Supports creative economic development that draws on its strengths in agriculture and fishing, its historical and natural resources, and the arts to enhance the vitality of the Town and provides opportunities, including jobs, for its residents.
- 4** Develops zoning for diverse housing options that support residents of all ages and across all income levels while also supporting and protecting the natural environment.
- 2** Supports different modes of transit and strategic opportunities to improve road safety for all users and reduce traffic by increasing mobility options for local trips.

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# Summary of the Boards from Public Meeting June 29, 2023

Attendees were also asked to rank goals based on their priorities. This and the following two slides provide the highest priority in each category.

- LU-1** Use regulatory tools to balance the preservation of natural and historic resources with development which is consistent with the vision for each area of town.
- CS-1** Develop a plan for a permanent location for the municipal offices.

- CS-6: 2**
- CS-8: 2**
- CS-7: 3**
- CS-9: 1**

- LU-1:12**
- LU-2: 2**
- LU-3: 1**
- LU-4: 4**
- LU-5: 3**

- CS-1:10**
- CS-2: 6**
- CS-3: 9**
- CS-4: 1**
- CS-5: 0**

**PLAN GOALS**

**Land Use**

- LU-1 Use regulatory tools to balance the preservation of natural and historic resources with development which is consistent with the vision for each area of town.
- LU-2 Undertake capital improvements to address community needs and enhance the appearance and safety of village areas.
- LU-3 Identify priorities and funding strategies for infrastructure development and conservation measures to foster resilience.
- LU-4 Foster community engagement within each village area and town-wide to encourage participation and build support for town initiatives.
- LU-5 Reconsider adopting the Community Preservation Act.

**Community Services and Facilities**

- CS-1 Develop a plan for a permanent location for the municipal offices.
- CS-2 Continue programs to support consistent communication with town residents.
- CS-3 Continue to evaluate the existing water and wastewater facilities to understand whether they are adequate for current needs and potential growth.
- CS-4 Update the Town of Newbury Open Space and Recreation Plan.
- CS-5 Ensure high quality internet and cell phone service.
- CS-6 Study the feasibility of a compost waste facility at the transfer station.
- CS-7 Plan for a permanent location for the Council on Aging.
- CS-8 Expand library hours to full funding.
- CS-9 Assess the need for capital improvements and evaluate space usage for Newbury Elementary.

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# Summary of the Boards from Public Meeting June 29, 2023

**ED-1** Establish local leadership on economic development issues.

AND **ED-5** Ensure new and existing development is complementary to the physical context of the different geographic areas of town.

**HC-5** Preserve the town's scenic landscapes and rural character.

**H-3** Expand water/sewer infrastructure capacity to serve more diverse housing.

**ED-1: 6**

**ED-2: 1**

**ED-3: 2**

**ED-4: 1**

**ED-5: 6**

**ED-6: 3**

**HC-1: 5**

**HC-2: 2**

**HC-3: 5**

**HC-4: 2**

**HC-5: 9**

**HC-6: 0**

**H-1: 3**

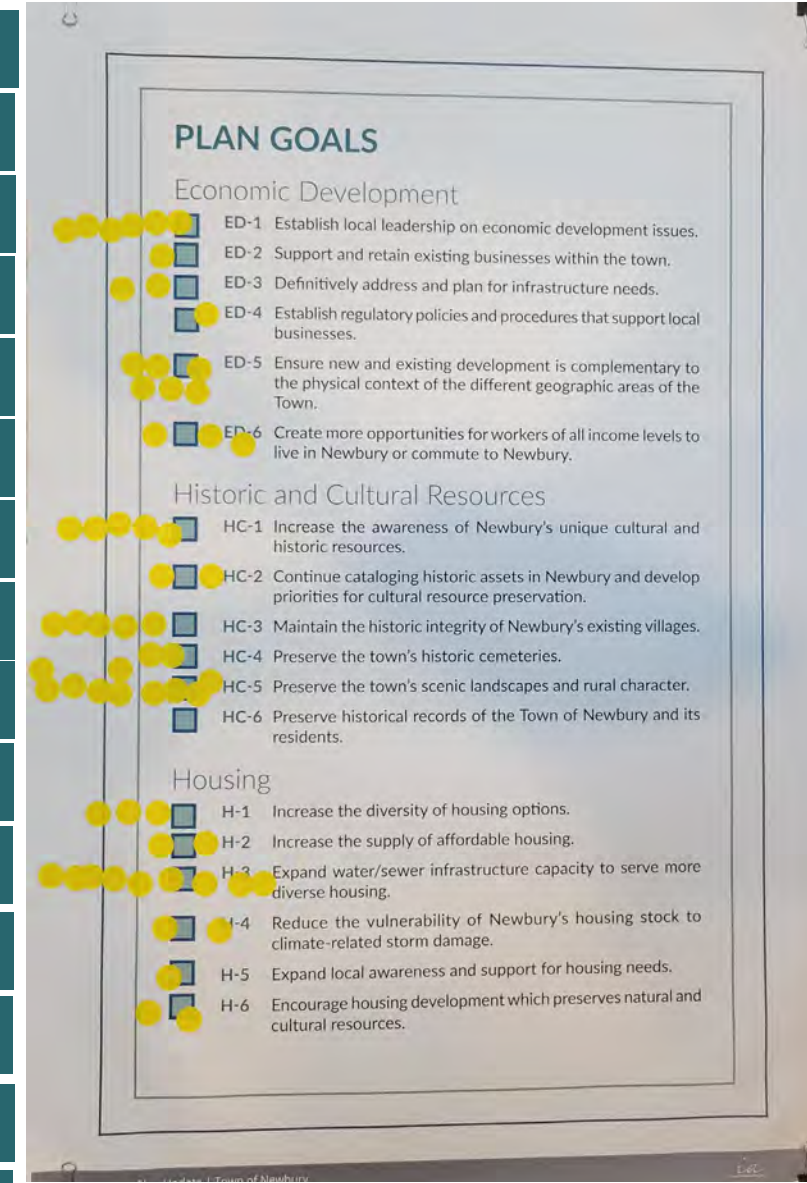
**H-4: 2**

**H-2: 2**

**H-5: 1**

**H-3: 9**

**H-6: 2**



# Summary of the Boards from Public Meeting June 29, 2023

**NR-1** Protect and ensure the availability and quality of the town's water supply resources.

**T-3** Ensure safe bicycle and pedestrian circulation.

**NR-1:11**

**NR-2: 6**

**NR-3: 4**

**NR-4: 3**

**NR-5: 4**

**NR-6: 3**

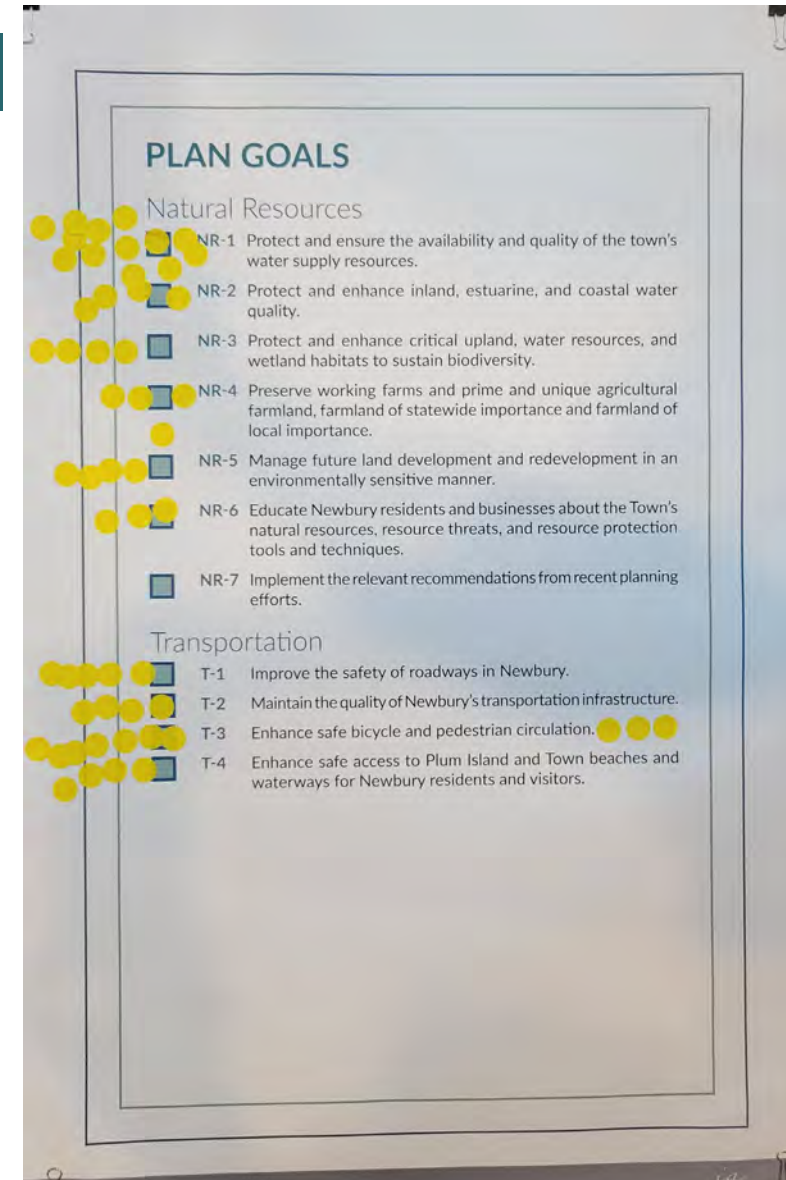
**NR-7: 0**

**T-1: 5**

**T-2: 4**

**T-3: 10**

**T-4: 4**



# Public Input

Letters/Emails Received

# Letters and Emails

The following comments were received as letters and emails to the Town's Planning Office. Names, emails and personal addresses, and other identifying data has been removed.\*

A few people sent more than one email, so the writers are identified by number and the separate communications by date. Colors change to indicate a new writer or a new communication by the same writer.

Content has been formatted to fit on the slides (for example, line spacing has been adjusted). The comments themselves are unchanged from the original communication.

\*One letter writer sent an email about their own property. This email was not included in this report, because all the information was personally identifiable.

1

Sent  
6/28/2023

Thank you Kristen! This is an exceptional plan and very well thought out. I am pleased to see how prominently 'complete streets' and active transit fit into this plan, and of course, with coastal resilience. While I did not specifically see a place for public comments -- just the survey -- my overarching comment would be to consider refuge inclusion in many of these initiatives as they move forward, particularly:

- Planning the cycling/ped infrastructure on PI and proposed directional signage updates on PI
- Planning the regional bike connections via Byfield and 1a to link up with the Clipper City Rail Trail and others (ideally, connect to the refuge or at least improve bike infrastructure along Rolfe's Lane)
- Organizing events (indoor and out) with more community spaces around the village area (LU 4)
- Using mapping to increase awareness of community spaces (LU 4)
- Increasing communication between existing community groups to share information about events, resources, etc. and create contact lists for local groups (LU 4)

And below are two corrections that I hope can be made at this stage:

- Add the refuge among the list of active recreation (hunt/fish) areas, not just passive. We do manage active fishing programs, deer, waterfowl, and upland game hunts within the refuge.
- There are several mentions of us a 'national wildlife sanctuary' or similar instead of a NWR.

- **Expanded Goals & Actions**

- **P-21-22 Land Use**

- Any expansions must take into account the limitations of sewer and, particularly, WATER.
- We have no Quabbin, no Sebago Lake, not even an Artichoke. Parker River now stops running in a normal summer due to overuse for public water. Much of the Town relies on private well, some of which run dry in a drought, and many have turned brackish or salt. This is a major issue which must be addressed before any thoughts of expansion. This is what planning is about. We don't have the infrastructure.
- With regard to commercial land uses, forget offices. Office vacancy rates are high and climbing. With computers and internet work from home is here to stay. Same thing with retail.
- Brick & Mortar is going away. Both will be converted to other uses; probably residential.
- P- 23
- The land off Route 1A is some of the best farmland anywhere around, and should be preserved as farmland at all cost. We have to eat to survive, and having everything shipped in from across the nation and across the planet is not environmentally wise.
- 3<sup>rd</sup> paragraph - Delete "the town center at". After "Upper Green," add "area."
- Delete 2<sup>nd</sup> sentence in its entirety. Very controversial. Some like it – others hate it.
- **Third sentence** does not belong in this section – Delete.
- **Last sentence** – Delete and insert "Route 1A sidewalk has recently been rebuilt from Rolfe's Lane to approximately Hay Street. The rest of the original sidewalk, from Hay to Parker River should be done".
- 4<sup>th</sup> paragraph should be last paragraph. Delete and replace with: "The boat launch facility east of the bridge was given to the Town by Florence Evans

Bushee as a park, but instead has become a paved parking lot. It is an eyesore today. It should be redeveloped into a grassed parking area (see Town of Rowley facility) with only pavement on the launch ramp and the access to Riverfront.

- The part next to the bridge, which is actually State property, could make a nice little "view" park.
- 5<sup>th</sup> paragraph – should be 4<sup>th</sup> paragraph. Delete 2<sup>nd</sup> sentence. this is highly productive, high-quality farmland.
- Last sentence – after "spaces in", delete "the Lower Green / Parker River" and replace with "this".
- After respected, delete the rest of the sentence.
- P. 25 LU – 1.6 Waivers. This is illegal. State enabling legislation does not allow zoning waivers
- P. 27 LU -3.7 & 3.8 Missing the most important part. Water Source.
- P. 29 There is no mention in this section of the needs of Triton or Whittier Tech.
- P. 31 Excellent, except that some of the best well potentials may, themselves, be impacted by sea level rise.
- P. 32 CS- 3.4 Parker Street well location. Be aware heavy drawing of this well could pull in water polluted with formaldehyde from Oak Hill Cemetery.
- P. 35 & 36 Economic development - - A waste of time. Thank you, State of Mass., but being just a few minutes from New Hampshire, most of our economic activity is in Seabrook.

- P. 43 Under Current Concerns add: - “First Parish Church Burying Ground.” Maintenance this privately owned cemetery.
- P. 44 HC -3.7 Sounds great, but how do you do that and comply with the Mass. Enabling Act, and isn’t this intruding a bit on individual rights?
- P. 45 HC-4.3 Delete. Well taken care of as is.
- P. 46 HC5-1 Under scenic roads, Delete – Central Street, Cottage Road, Green Street, and Old Road. Development has ruined these roads as scenic. But, add Plum Island Turnpike, Old Point Road and Sunset Boulevard.
- P. 48 3<sup>rd</sup> paragraph - after 2<sup>nd</sup> sentence, add “Meanwhile, older households are being taxed out of Town.”
- P. 56 The 2016 Master Plan survey is way out of date (7 years). The Town has changed tremendously since then – particularly Plum Island and Old Town. Using this survey as a basis for the Master Plan is wrong, and, if I were reviewing this Plan for the State, I would reject it.
- P. 70 Next to last Bullet - - We cannot re-establish something we never had. Either delete or change to “try to establish.” Tide runs too strong for eel grass.
- P. 78 Add one (1) more intersection. Rte. 1A, Newbury Neck Road, & Old Rowley Road.
- Horrible visibility - I’m aware of at least two (2) accidents here, one of which I was involved in.
- P. 80 T-2.5 2<sup>nd</sup> bullet – State Road – delete
- 3<sup>rd</sup> bullet - Delete and replace with “Consider removing that section of Newman Road over the marsh, keeping a marsh level gravel walking path, and
- terminating the upland section of the road with a turnaround at the Trustee parking lot.
- P. 82 P – 3.5 Delete and replace with “Rebuild the existing sidewalk on Parker Street and
- extend to the Newburyport line, thereby connecting with the Rail Trail.
- **COVER** - Get rid of Phragmite Picture
- **5 Community Services and Facilities**
- P. 109 - 2<sup>nd</sup> paragraph - access points - - add “end of Cottage Road and Newman Road.”

3

Sent  
6/30/2023

That was a good meeting last night, the master plan was well prepared. I like Emily, she did a good job.

I have a concern about the implementation of the master plan after it has been approved, that's why I asked whose responsibility it was to oversee it. My concern had nothing to do with boards or individual persons. But boards/people change every year which can lead to lack of continuity also I worry about special interest (which is normal) we all have a section of the plan which concerns us the most. It seems if we had an outside person with proper training in the area of master plans it would be better. I spoke to Larry Murphy about my concern during break last night but he didn't know how that could be funded, I was wondering if there was someone in the MV that perhaps could help perhaps with a grant. I wouldn't think it needed that many hours. At the housing we have a 10 year plan and the board of directors handle very well but we only have one focus.

I am sure we will talk soon.



Thank you all for your time and presentation last evening.

As for citizen input and review of the report I offer these points in earnest.

I spoke at the meeting about the fiscal dearth of information as related to these MP pursuits. I do so as the schools are mentioned specifically in the report, but the coming debts for both are not recognized as coming 'Overrides'. By the 5 year Capital Plan we will be upon these times and to not recognize these realities as part of Master Plan pursuits would do disservice to the report and 10 year considerations to arrive at goals.

The opener in Chapter 5 is simply not true; recollection is town hall operations were not moved until 2018 whereupon taxpayers funded a significant rehab within to suit the Police Department compliance needs. The PD used the building until Feb. 2020. and it is from that time the building has been KEPT empty by leadership choice and desire.

Further along, the Animal Control Officer section is not at all current and can be. We are Regionalized and not in-house anymore and this needs to be articulated.

The lack of Fire Department physical concern is not right and the information selectively dated. We do not own the Byfield Fire House, it is leased; we do not man the Central Street building as stated in the report; and there is NO mention of the Ambulance Service and only "medical response" which is not covered in the written presentation:

Also nowhere in this Chapter 5 section is mention of the Plum Island Bathhouse facility, project history, or status.

As time permits until public comment is closed and as reviewed, it is appreciated citizen concerns can be shared. Your time is greatly appreciated in this most important yet dated document update

## 5. COMMUNITY SERVICES AND FACILITIES

This chapter is about the services the Town provides to the entire Newbury community, including residents, employers, employees, and property owners. The center of town government is the Town Hall, and Newbury's Town Hall has been empty since July 2016 when the departments moved to temporary quarters at 12 Kent Way in Byfield. Addressing permanent housing for municipal offices is critical for the efficient maintenance of services to residents of Newbury.

### Animal Control

Animals are very special to the Town of Newbury and our Animal Control Services reflect the value that we have for those animals. In Fiscal Year 2022, the Newbury Communication Center handled approximately 205 animal complaint and animal control related calls.

In addition to responding to community requests, the Animal Control Officer assists the Town by educating the public about the dogs on beach laws and assists in the protection of plovers during nesting season. Newbury Animal Control also conducts all kennel and barn inspections and manages rabies control throughout the Town. The public accesses animal control services by calling the Newbury Communications Center.

### FIRE PROTECTION AND EMERGENCY MEDICAL RESPONSE

The Town of Newbury Municipal Fire Department is a combination full-time and call fire department with two stations, the Byfield (Central Street) Station in the western half of town and the Newbury (Morgan Avenue) Station in the eastern half. The Fire Department has five career employees, including the Fire Chief, and about forty call/per diem firefighters. The Byfield Station, which is located at 44 Central Street, is a newer station, built in 2005, and is typically staffed Monday - Friday during the day with two career Firefighter/Paramedics. The Newbury Station, located at 3 Morgan Avenue in the Old Town section of Newbury, is staffed 7 days/week, 24 hours/day with two career Firefighter/EMTs on weekdays and two per diem Firefighter/EMTs nights and weekends. All shifts are complimented by call Firefighters and EMTs as available. In 2022, the Town of Newbury Fire Department responded to 1,510 emergency and service calls and issued 334 burning permits.

During the fall Special Town Meeting in October 2017, the Town Meeting residents voted to accept the provisions of Massachusetts General Laws Chapter 48, Section 42. By passage of this article, the Board of Fire Engineers (BOFE) was replaced by the position of a Fire Chief, who manages the Town of Newbury Fire Department budget, staffing, and planning.

The Town of Newbury Fire Department averaged just over the industry goal of arriving within 6 minutes of the first alarm at 90 percent of building fires in 2022. Having the Morgan Avenue Station staffed 24/7 has improved the Fire Department's response times.

In 2015-2016 the Fire Department established the position of Fire Prevention Officer to work with the Building Commissioner in overseeing building construction and enforcement of fire codes in town. The Department also established the position of Town Certified Fire Mechanic to oversee maintenance of apparatus. The Fire Department has worked in conjunction with the Police Department to create the Newbury Communications Center, a combined dispatch center for all emergency services in town.

Prior to the establishment of the Newbury Fire Department, fire protection in Newbury was provided by two separate fire companies, Fire Protection Company #1 in Byfield and Fire Protection Company #2 in Old Town. The Town provided funding for personnel, but the Companies purchased their own equipment and apparatus. The Town of Newbury Fire Department was created by a vote of the residents in 2010. It combined the two private companies into one municipal fire Department to continue to provide fire and emergency services to the Town of Newbury. In 2015, the Town purchased its first engine, followed by an engine and aerial ladder in 2020. The Department has formalized its officer positions, hiring process, training structure, and professionalism to meet the standards of the industry. The Town now purchases all fire apparatus and equipment for the Fire Department.

As part of the MP review process, I am asking what is the difference -and purpose- of the "Housing Inventory" and "Housing Recommendations" maps? I find no difference beyond the centered title at the top of each as even the Legends are the same.

I also ask of the attribution: who/what entity put these together as made these suggestions?

These from the 2006 MP show only minor differences and should be offered in the 2023 plan as legitimate comparison:

<https://www.townofnewbury.org/sites/g/files/vyhli951/f/uploads/actionplan.pdf>

<https://www.townofnewbury.org/sites/g/files/vyhli951/f/uploads/economic.pdf>

Further, this most important publicly funded document which involved both Martha, Kristen, former Police Chief Lucey, soon-to-be former Fire Chief Janvrin among other local assets absolutely should be part of the 2023 MP. How can it NOT be?:

"To assist in evaluating the economic and fiscal costs of sea level rise on Plum Island, we created several maps to show potential flood impacts on Plum Island in approximately 2030, 2050, and 2070. Click on the maps below to explore the extent of normal tidal flooding that can be expected in the future, as well as the extent of flooding that can be anticipated from large flood events. In addition, the maps for 2030 and 2050 also show the potential for erosion impacts in certain erosion prone areas, and the potential for that erosion to allow flood waters to break through and extend to low-lying interior areas of the island. **Within approximately 10 years**, we can expect to see high tide flooding regularly lapping up against the edge of the Plum Island Turnpike on a much more regular basis, with more frequent overwash events at high tide along the Turnpike as well as Sunset Drive and Old Point Road. The "10-year flood" boundary, which has a 10% chance of being exceeded in any given year, will extend up into the entire western side of the island, including the main access intersection at the center of the island.

**Within approximately 30 years**, high tides can be expected to flood over Plum Island Turnpike and across the main intersection at the entrance to the island on a regular basis. Old Point Road, Sunset Drive and numerous small neighborhood roads particularly on the western side of the island are expected to be heavily impacted by regular tidal flooding. Lower lying properties would likewise experience regular or daily high tide flooding. Access to, from, and around the residential portion of the island will be challenged on a daily basis, and wind driven tides will become a more severe problem than they are today."



## MEMORANDUM

**To:** Newbury Select Board and Newburyport City Council  
**From:** Ellie Baker, Project Manager, Horsley Witten Group  
**Date:** February 2, 2020  
**Re:** Project Update: *Plum Island: Exploring Fiscal Implications of Sea Level Rise*  
**cc:** Newbury Conservation Commission, Planning Board and Zoning Board  
Newburyport Conservation Commission, Planning Board and Zoning Board

On behalf of our Project Team, I am pleased to inform you about an important project we are undertaking with the Town of Newbury and the City of Newburyport, entitled *Plum Island: Exploring Fiscal Implications of Sea Level Rise*. This project is that can support the important decision-making that is underway resilience and adapt to sea level rise impacts on Plum Island. FY20-21 Municipal Vulnerability Preparedness (MVP) Action Newbury from the Commonwealth of Massachusetts.

An overview of our project is provided on the following page, follow later this spring, and we hope to have your participation engagement effort, currently in the planning stages for April. If questions or would like to know more about the project, please representative on our Project Team:

Newbury: Martha Taylor, Planning Director  
Newburyport: Andy Port, Director of Planning  
Julia Godtfredsen, Conservation

Our Project Consultant Team, contracted through the Town of Newbury who is leading the economic analysis, and the Consensus Building Institute and planning staff from both communities is gathering economic and fiscal information to help the towns evaluate long term management options for Plum Island. How can both communities responsibly manage the island, with all the public services that accompany that responsibility, and how can both communities prepare for change?

to updating you later this winter.

### Plum Island: Exploring Fiscal Implications of Sea Level Rise Project Overview

#### Context

Newbury and Newburyport MA share commercial and residential areas on the barrier island of Plum Island. The severity and frequency of erosion and flooding on Plum Island is expected to get increasingly worse in coming years, and both communities identified resilience planning for the island among their highest priority recommendations in their 2019 Municipal Vulnerability Preparedness (MVP) Planning Workshops.

#### Purpose

The project's goal is to lay the groundwork to better enable both communities to make thoughtful decisions regarding the challenges for long-term planning for Plum Island. Under the guidance of a multi-stakeholder advisory group from both communities and State and Federal agencies, the Technical Team (made up of Camoin310, the Horsley Witten Group, the Consensus Building Institute and planning staff from both communities) is gathering economic and fiscal information to help the towns evaluate long term management options for Plum Island. How can both communities responsibly manage the island, with all the public services that accompany that responsibility, and how can both communities prepare for change?

#### Outcomes

By June 2021, at the end of this project, Newbury and Newburyport will have analysis that lays out the economic and fiscal implications of Plum Island for the municipalities today and under possible future scenarios with different levels of sea level rise and management and policy conditions. This information can augment other types of information to assist municipalities in the coming years to make thoughtful decisions about planning and investment on Plum Island.

#### Project Elements

- Draft a baseline of the current fiscal and economic benefits and costs associated with Plum Island.** The fiscal analysis includes costs of providing services during normal conditions, considers costs of storms/flooding/erosion, and includes revenue from property taxes and other miscellaneous fiscal revenue from residents and visitors. The economic analysis looks at jobs, wages, sales, and both direct and indirect economic impacts of spending by Plum Island residents and visitors.
- Establish an advisory group of local representatives to oversee and guide the project.** The role of this group, representative of a variety of perspectives and types of expertise across the two communities, is to steer the project by reviewing technical approaches, helping to shape the questions being asked, and ensure that the results will be useful to the communities. They are also helping to guide the public engagement effort.
- Analyze several different future scenarios.** The technical team will analyze the expected fiscal and economic benefits and costs in future target years considering sea level rise in combination with outcomes from possible management and policy decisions.
- Engage the public and seek input on preliminary findings and next steps.** The technical team, with the advisory group's guidance, will plan to gather public comments on the initial findings of the project, and solicit input on how this information can be integrated into decision-making, what other information would be useful for decision-makers, and what next steps they envision for Plum Island planning.
- Share results.** After being reviewed by the advisory group, project results will be shared with community members and leaders in both municipalities.

#### Funding Support

This project is supported by a FY20-21 Municipal Vulnerability Preparedness (MVP) Action Grant awarded to the Town of Newbury from the Commonwealth of Massachusetts.

The Town of Newbury is in the process of updating its Master Plan. It is up for review on the Town website.

Let me first acknowledge all of those involved in the work. This review does not discount or dismiss the intentions and honest effort by all those involved.

I too spent hours during the writing and editing of the 2006 Plan. Following the State model may get us access to State funds but it has always over emphasized development and “progress”, thus driving a process often alien to the community it seeks to serve.

The plan provides an opening statement of its Vision. Unfortunately the first item has a really unsupportable statement from the outset. We do *not* have three villages in Newbury –we have one, Byfield, it is acceptably a village. The other two communities are: a ribbon development resulting from early land division and later development-High Road [aka Old Town] and a badly developed and municipally divided beach colony [aka Plum Island].

The second Vision item while caring about the impacts of climate on historic and natural resources, *astonishingly* makes no reference at all to the real dangers posed by climate change to our infrastructure, housing stock and fiscal solvency and the critical need to begin cooperation with our neighboring communities and regional agencies for joint actions. The rest of the Vision has vague aspirations that could apply to almost any community. Could there be an alternative to the Vision?

Could we more practically develop a blueprint of *community agreement/a compact* by asking a set of question and use the results as our guide?  
What can be done most practically and effective in the next few years using all this data? Can we learn about our strengths and limitations. Can we seek to

discover and describe our enduring needs for the future and the degrees to which we can together identify and share our perceptions and experiences of what it means to live in Newbury and why we do. In this way the vision can become tangible, earthbound rather than words somewhere in the sky.

We need to know clearly what do we control. What are the levers available for use by the Town?

What don't we control? What must we do? What can't we do alone? What threats do we face in the short and long term to our viability and solvency? What actual tools do we have or lack to engage with our needs? Are there unaddressed “*hippos*” in the room – “hidden immutable pressure points oncoming” –for example the erosion [almost literal] over time of Plum Island as a tax cash cow?

Frankly this draft Master Plan is currently scarcely any sort of useful waymark for the actual living community it seeks to serve. We need not a laundry list but a lean tested primer for our future.

Newbury has a long history of dealing badly with the challenges of change. Let this not be another missed opportunity.



Handwritten notes on a pink sticky note: HISTORICAL SUMMARY ON 7/10/23

HC-2 Continue cataloging historic assets in Newbury and establish priorities for cultural resource preservation

Many historic and cultural resources in Newbury have not been inventoried. Developing a reliable inventory of these assets is the first step in a comprehensive historic preservation program and can help to raise awareness about historic resources in Town, help to identify the assets most suitable for protection, and make property owners eligible for preservation grants and tax incentives for restoration. Once the inventory is complete, new nominations to the State and National Registers of Historic Places will help preserve the documentation and incorporate the assets into future planning processes.

Areas of focus for the inventory include the <sup>SEVERAL</sup> nine heritage landscapes identified in the Newbury Reconnaissance Report. These are the built environments of Byfield Cemetery, Byfield Village, the Governor's Academy, the Lower Green, and scenic roads and the natural resources of the Common Pasture, Glacial Erratics, the Parker River, and Plum Island. For new State and National Register District Nominations, the primary areas include Byfield Village, Byfield Parish, Governor's Academy, and the Lower Green.

Current concerns include the following:

- **BYFIELD VILLAGE.** Lack of comprehensive survey and protection for known assets; loss of historic structures such as the Larkin Mill.
- **BYFIELD CEMETERY.** Maintenance for this privately-owned cemetery. → delete
- **LOWER GREEN.** Limited documentation. Lack of funds to maintain publicly-owned assets. Need for preservation restrictions on the Lower Green and Schoolhouse. A committee is studying the possibility to designate the area as a Local Historic District. ← CURRENTLY

- HC-2.1 Compile a list of resources that are underrepresented, focusing on resources within the nine heritage landscapes.
- HC-2.2 Document secondary features on residential properties which have already been listed.
- HC-2.3 Record more complete histories for assets identified as First Period Dwellings.
- HC-2.4 Prepare and submit new State and National Register District Nominations. Consider 25 Annapolis Way (Bennett Hill) on Plum Island.
- HC-2.5 Encourage homeowners to put Preservation and/or Conservation restrictions on their properties.

HC-4 Preserve historic cemeteries in Newbury.

- HC-4.1 Create a Cemetery Committee, perhaps as a subcommittee of the Historical Commission.
- HC-4.2: Develop a comprehensive preservation and management plan for the First Settlers Burial Ground, which is the only publicly owned cemetery.
- HC-4.3: Work with owners of private cemeteries, perhaps through the Newbury Historical Commission, to ensure the preservation of historic markers, monuments, and other resources. *This would include the First Parish Burial Ground and the Thomas Parker Cemetery*
- HC-4.5 Facilitate the development of a "Friends of" volunteer committee to help with fund-raising and clean-up days and coordinate with the Veterans' Agent.



Geo. H. Walker & Co. "Atlas of Essex County, Massachusetts." Map. Boston Mass.: Geo. H. Walker & Co., 1884. Norman B. Leventhal Map & Education Center, <https://collections.leventhalmap.org/search/commonwealth:3f948d844> (accessed March 26, 2023), p. 116.

Registers. According to the property data maintained by the Newbury Assessor's Office, there are 340 buildings in Newbury which are at least 100 years old. This simple count does not include other resources, such as many of the known archaeological, natural, and other cultural resources found in Newbury.

The Town of Newbury, and its agents, currently own and maintain several historic and cultural resources. While most of these resources are not protected by preservation easements or other preservation mechanisms, the public sector will play a large role in directing the future of these assets. Important resources include:

- **FIRST SETTLERS BURYING GROUND.** In the late 1920s, the Town confirmed its ownership of this cemetery, which is located on High Road just north of the Lower Green. Mrs. Jane Dole Moore worked with the Ilsley family and the Board of Selectman to have the Town gain possession of the cemetery and right-of-way. The site was documented and cleaned out by members of the Newbury 375th Committee. As its name suggests the First Settlers Burying Ground contains the graves of many of Newbury's original settlers and memorial markers commemorating others. The Town elected three Trustees of the First Settlers Burying Ground to investigate strategies to ensure long term maintenance and improvement of the cemetery.
- **LOWER GREEN SCHOOLHOUSE.** Located on High Road on the Lower Green, the structure was built in 1877 and was operated as a schoolhouse until 1910. It was then turned into a DPW storage facility. The site was restored by the Town in 1975, as part of the Town's efforts to celebrate the bicentennial of the United States. The Newbury Historical Commission has maintained the schoolhouse since then as an historic property and welcomes visitors from all over the world. The building requires additional renovation work in order to maintain its historic elements. Funds from the Historical Commission's gift fund were used to restore and frame the 1853 map of the United States which is back in the Schoolhouse.
- **WITCHSTONE.** The Historical Commission now holds a Preservation Restriction for the Witchstone, also known as the Father Stone, at 15 Coleman Road.

The Newbury Reconnaissance Report described nine priority heritage landscapes that are the focus of the Reconnaissance work in Newbury. The report recommended additional intensive survey work to be completed, which would further document the physical characteristics and the historical development in these areas. The 2006 Master Plan included a short description of these areas, and a brief analysis of the preservation issues facing these areas. Of the nine areas, three are primarily built areas and include the following:

Table C-1: Newbury Properties on the State Register of Historic Places

Name	Address	MHC #	Listed	Notes
Tristram Coffin House*	16 High Rd	236	1976	Mass Historic Landmark, Individual National Register Property, Preservation Restriction
Spencer - Pierce Little House*	Little's Ln	305	1968	Part of Newbury Historic District (National Register District)
Spencer - Pierce Little Barn*	Little's Ln	306	1977	Part of First Period Buildings Thematic Resource Area and Newbury Historic District.
Hale - Boynton House*	Middle Road	165	1983	Part of First Period Buildings Thematic Resource Area
James Noyes House*	7 Parker Rd	301	1990	Preservation Restriction
Abraham Adams House	8 Pearson Dr	302	1990	Preservation Restriction
Ferry House	286 High Rd	303	1976	Preservation Restriction
Short House	39 High Rd	215	1976	Part of First Period Buildings Thematic Resource Area
Seddon Tavern	Lower Newbury Green	304	1986	Preservation Restriction
<b>First-Period Buildings of Eastern Mass.*</b>				
Abraham Adams House		A	1990	Regional National Register Part of First Period Buildings Thematic Resource Area
John Noyes House		A	1990	Regional National Register Part of First Period Buildings Thematic Resource Area
<b>Newbury Historic District*</b>				
40 properties on High Road, Green, Hanover St		B	1976	National Register District (40 properties)

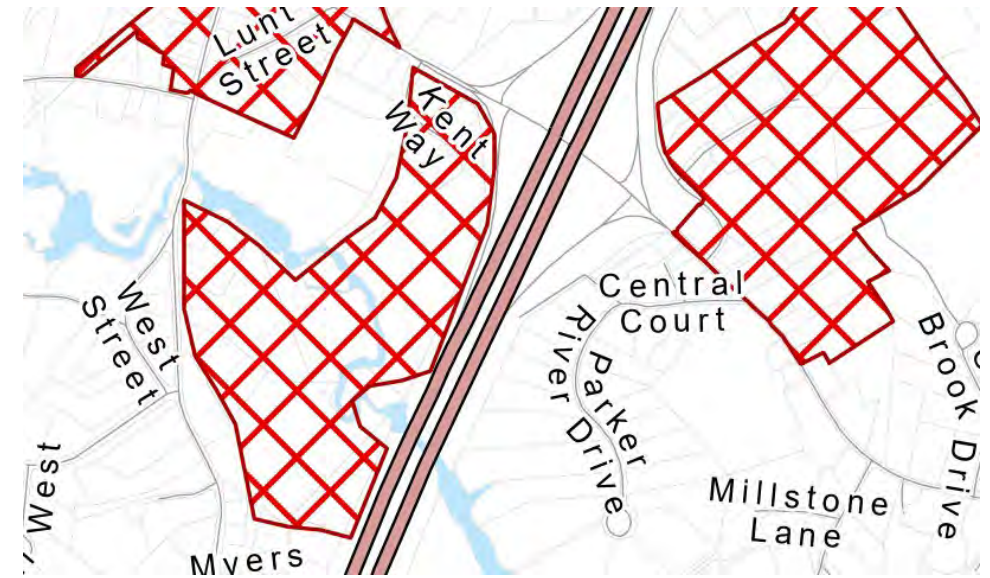
\*Also on the National Register of Historic Places.

*includes 1st Parish Burial + Thomas cemetery across Parker*

Sent  
7/13/2023

I was looking over the maps for the Newbury Master Plan. Unless I am mistaken, on the Priority Growth Map, two parcels (36 & 42 Main St.) are in the crosshatch area between Kent Way and Main Street and seem to include Greenbelt CR properties. These CRs don't appear in the Open Space Map and MiMap.

It doesn't look that good anyway from a watershed perspective to prioritize a growth district right next to the Parker River, in my opinion.





Hi Martha et al

This is the first of what I think will be 3 tranches of comments. I will do my best to NOT revisit these comments. But I will be carrying for Tranch 2 and 3.

Another global comment: There is way way too much emphasis oOn bringing people to the residential area where I live. Especially for bicyclists on what is an AEC..

HERE THEY ARE, TRANCH 1.

- Note: I cannot use the Survey Monkey since it requires me, for instance, to upvote some items before I can submit a comment. And I do not know if the comment section at the end of Monkey Survey will accommodate my comments. . In some cases I do not support any of the items I am asked to vote on. Hence NO SURVEY MONKEY response from me. I will send in individual comments on certain pages.
- ADD This. Community Services:
- Since the PIOD was written and the IMA was signed, Newburyport has expanded infrastructure for water, and especially sewer to promote growth in Newburyport: the Rte 1 traffic circle is noteworthy. This expansion is born by all rate payers including us on PI. The IMA needs to be revisited since infrastructure cost that benefit Newburyport solely are being born by PI residents. At the very least, Newbury should get credit for the commerce-friendly development.
- Page "0" The document is a planning document not a binding document on what the Town must or will do. It will serve as a reference, not a contract.
- Make clear that the MP does not bind the Town, its elected representatives, nor its unelected Boards and Commissions.
- Some of the comments on the Executive Summary should/will be repeated for the individual chapters.
- Page 8
- Identify members of the Master Plan Steering Committee.
- Are these the people listed on Page 17, a group that stopped meeting in the last few years or is/was there another group or individuals - not appointed as far as I know?
- If another group of individuals: who, how selected, and meeting notes should be provided.?
- Page 8 - Executive Summary - **Overview**
- "Modification" : Community goals expressed in the early draft are largely intact, with a few modifications in response to new data or the recommendations of other plans that were completed during this period."
- A "Modification" seems to be the the inclusion of the Community

Preservation ACT.

- The CPA was specifically excluded from the mark-up of the MP by the working group. In addition it was voted down by ballot in a Town-wide election. As a **percentage** of several thousand (i think) 52 - 48 margin. At Town Meeting, I believe the vote was 65 votes for and 62 against, ie 3 votes.
- In any event this is an attempt to overturn the results. Please also note that if one asks often enough, any outcome could change simply because the opposition is worn out. This is not good governance and it implies that some smaller(?) group knows what is good for you.....
- The CPA should be removed from the MP.
- I also ask: Who put it back on the table?
- Where are other findings are part/should be of the public record that seek to overturn a town election?
- (Not on the table is a meals tax bump up as many communities have done nor is the Town-vote supported establishment of marijuana shops. My comment is that they should be. *MJ shops were approved by ballot*; meal taxes have not been discussed by the Selectboard as far as I can tell. )
- Note: On page 9 a Chapter 1, implementation plan, is mentioned
- This is inappropriate for a planning ADVISORY document. It sets expectations as requirements.
- Page 9 - PURPOSE
- Be clear that a MP is not a binding document.
- The word "ACTION(S)" is used in this section. The MP is not for ACTIONS, it can point out a path for consideration in the future.
- The word ACTION implies BINDING Finding or vision or whatever. None of the MP should imply a contract-like document.
- Page 10/11 - **Vision and Goals**
- Good sentence: "All goals should be read as supporting the overall vision, and should provide **guidance** to Town officials and staff as they evaluate future actions."
- No comment
- BUT consider ZONING and TRANSPORTATION comment below/later.
- "strengths in agriculture and fishing " Fishing? Shellfishing maybe.
- What does this mean? "Supports different modes of transit ..."
- Is it code for bicyclists - a distinctive mode of transport. If so, later section should discuss ENFORCEMENT of traffic rules for bicyclists.
- Bicyclists are part of the traffic problem Let;s be clear about what is being discussed.

- Page 12 Plan Goals continued
- LAND USE - SORRY FOPR THE CAPS.BUT
- ON PI I AM VERY TIRED OF PEOPLE, ESPECIALLY NON-RESIDENTS, RUNNING THEIR DOGS ON THE BEACH. Many to not pick up the poop.\Time for Town top amend its bylaws for off-resident poop.
- Or we could post signs directing people to Scotland Heights for instance.
- Please add this a recommendation. Thank you.
- LU-5 reconsider: "Adopt a Community Preservation Act.:
- NO! Let me add: **NO!**
- Remove this.
- It was vetted by the MP Committee and was voted down by the Town in aTown Election. I believe it was 52% down,and 48% up.
- **Do not backdoor a get around of a TOWN vote.**
- Further, the Commonwealth no longer provides matching funds. Further still the CPA advocates are not funding a lobbying effort to get it passed. It does not stand on its merits. STOP! Please
- CS-6 Consider a compost AND YARD WASTE facility.
- Plum Islander cannot burn yard waste - a wise prohibition on the Island. But we have waste. The Town should step up.
- **ADD a CS-10 Community Services!**
- Assess the need and plan for O&M of the **Triton** school campus.
- Triton and the school system and it expected, well known (roughly) costs is a well kn own issue that should be mentioned in the MP>
- **Page 13**
- ED-2 It is not the roll of the Town to support **existing** business.
- and Ed-4 - same comment
- ED - 6
- there are capacity issues. The Town can accommodate only so many people.
- IE - there are limits to growth - Acknowledge that.
- H-4
- The need is to protect housing etc from weather damage, not just climate induced damage. A storm is a storm. For instance: there is ongoing development on barrier beached=s and flood plains.
- AND the Town - contra the PIOD - no longer has a full time, 35 hour/week **Conservation Agent**. FILL IT
- **Page 14**
- NR - 4 FARMS: preserving farms is more of a ED concern, move to ED.
- NR - 7 too vague as written: **eliminate**
- Planning efforts will have be debated and approved at Town Meeting by the Town. The MP should not anticipate rubber-stamping Planning Bd

recommendations.

- Especially when they are not written. We have Town Governance for a reason.
- T - 2: Transport
- Do not advocate in a subsequent document, more MVRTA busing to the Newbury section of Plum Island. We are in a residential community. An overcrowded one at that.
- The Council on Aging can provide transport for residents to the Island.
- If MVRTA were to be expanded - have a route on Scotland Road with a Scotland Heights component as well as bus stop by the Golf Center and Old New Newbury.
- Spare the Area of Env Concern: Plum Island.
- T - 4
- Too vague. Safe and enhanced access must be in accord with the Natural Resource aka Plum Island - a barrier beach and one that is a residential area. The PI Turnpike is only so wide and should be expanded in to wetlands/salt marsh for bicyclists.
- The MP need not concern, on equal footing, Newbury Residents AND visitors.
- Plum Island is a residential community with highly valued and thus taxed residences. The MP should be on the 'lookout' for the residents, not visitors.
- Remember: parking will always be limited. We should be expanding parking for non-residents.
- An example: Parking Lot operators are not required to provide waste facilities - that includes toilets and trash. If the town can afford trash facilities for visitors, then it should also be provided for residents.
- Another example: why single out Plum Island - how about mentioning roads off of Rte 1A going toward the marsh? They are scenic.
- **Page 15**
- **IMMEDIATE NEXT STEPS**
- *Do not incorporate unwritten un reviewed documents into the MP.*
- **NO! To do is a dereliction of transparency.**
- MP Implementation **Committee**
- **Do not create or appoint a (standing) committee**
- "Tracking the implementation of the plan" implies that the MP is a 'must do' as opposed to an advisory road map.
- This especially troubling: 'provides accountability in ensuring that the Town stays on track.' It again implies a 'must ' do MP.



- Communicating with residents - by fiat - is not the way to go in a transparent government.
- Pet Peeve: Data is a plural word - rewrite: 'and some data has not yet been ....
- PAGE 16 - WHY PLAN?
- Another opportunity to be clearer that the MP is a non-binding Plan and not a contract: Please do so.
- 
- A BIG no too: The Town has voiced its preferences, but the governing bodies, both elected and not, do not follow the will of the Town. The Issue is with the Town Officials, not the PEOPLE
- BALONEY - forgive the baloney: "the difficulty the Town has experienced in building consensus around public facilities capital planning."
- PAGE 16 and following: **Introduction: Chapter 2**
- Page 18 -**Adoption**
- This would be a place where the MP is identified as a roadmap not a contract. The MP is not a binding commitment; it is a planning document.
- In general, governing bodies do not bind future elected officials to a specific action, hence the MP is a guidance/plan/roadmap and not a contract.
- **State explicitly that a road map is NOT binding.**
- Page 20: **Expanded Vision** .....Goals and Actions
- Might accomplishment and move toward, but not a MUST: What does the Town want to accomplish during that time?
- Page 24 PLUM ISLAND (I defer to Rt 1A corridor an Byfield)
- LU - 1.8: What is "INCLUSIONARY" zoning? Please define. I might be for or against this.
- Eliminate the reference to TOURISTS" This is a residential community.
- Addressing the needs for parking, waste removal, beach management, and pedestrian and bicycle safety can help to balance the impacts of traffic from Island residents, local beachgoers, and **tourists**. Streetscape and sidewalk improvements leading up through Plum Island Center would also help to define public space and improve the appearance of the center.
- *Tourism to Plum Island is a concern form us residents.Do not encourage more people and traffic backlog. **PI is residential.***
- *That includes bicyclist that do not observe the rule of the road and create traffic hazards.*
- Page 26
- LU - 2.6 What are right of ways. Do you mean delineate the streets. Historically the Town and ZBA have been hesitant to such delineation.

- \Is this a recommendation - one I would support.
- Addressing the needs for parking, waste removal, beach management, and pedestrian and bicycle safety can help to balance the impacts of traffic from Island residents, local beachgoers, and tourists. Streetscape and sidewalk improvements leading up through Plum Island Center would also help to define public space and improve the appearance of the center.
- Page 28
- **CPA discussion/recommendation should be removed.** This was voted down by the Town, eliminated by the MP committee and now is reappearing without vetting.
- Why?
- Who?
- The Town said no: 52% against.
- NO. Remove from the roster.
- **But what about MJ selling which the bTown said OK to?????**
- **And Gov Patrick allowing for an uptick to meal taxes. This is money left on the table!** At least mention it.....
- Page 29 and page 30
- CS - 1: Now that Town Hall was voted down the language regarding Town Hall, need to be update. CS - 1 as well.
- Page 30 and following
- CS - 3.1
- Not for Plum Island; We are fully developed and do not need a business district perm the PIOD. Businesses are trying to do more development: take it off of the MP.
- CS - 2. Who/HOW will ensure that all meetings are broadcast, and more importantly taped for later review. I understand that some boards such as health and the assessors are not recording. If true, change that as a recommendation.
- ADD This.to Community Services:
- Since the PIOD was written and the IMA was signed, Newburyport has expanded infrastructure for water, and especially sewer to promote growth in Newburyport: the Rte 1 traffic circle is noteworthy. This expansion is born by all rate payers including us on PI. The IMA needs to be revisited since infrastructure cost that benefit Newburyport solely are being born by PI residents. At the very least, Newbury should get credit for the commerce-friendly development.

- Page 36
- ED - 1
- Support the Planning Board to get licensed MJ shops. The Town voted up on MJ shops, yet the PB has been derelict in doing the zoning needed to get them located and built - with the revenue sharing options therein.
- ED -2 Support for EXISTING businesses. The government should not be in the business not supporting EXISTING businesses. Support business in general is Ok by me.
- Page 38.
- ED - 3
- **Definitively** is too strong a word. It is all about 'recommendations.'
- 1.
  - **ED-3.2** Address concerns regarding parking management, restroom facilities, waste management, and funding for lifeguards at the Town Beach on Plum Island.
  - Yes, The Selectboard should require waste and bathroom facilities for parking lot licensees. This includes, for example, Blue at the end of S Blvd.
  - The Town should not be in the business of taking on responsibility of what should be a business concern.
  - Let the Parking lot owners provide waste and bathroom facilities.
  - AND THE COST!
  - Page 41.
  - HC 1.3 - No new markers for PI and the beaches. If you do, provide them for Scotland Heights as well.
  - Page 46
  - HC 5.3
  - As written this is a blank check for a DPW to receive marching orders from \_\_\_\_\_?
  - Remove or clarify for vetting
  - Page 48
  - Page 50
  - Accessory apartment: make clear it is for family not rentals to non-family members.
  - H 1-2 - except for Plum Island: Keep this!
  - Page 51
  - H 2 - Re Town Owned Properties
  - Stop selling the properties, We could have used them for the needs of the Town, but now they are gone.
  - Keep what we still have.
- H - 4
- Vulnerability is to STORMS not just climate.
- Storms. The Horseley and Witten report.
- Reference the Horsley and W makes this clear and was *ignored by town officials. Kinin terms of IMPLEMENTATION.*
- The PI Turnpike will be routinely under water.
- So too many parts of the Island.
- Yet we do not have a FULL TIME conservation agent.
- No more platitudes please ADD This.
- Community Services:
- Since the PIOD was written and the IMA was signed, Newburyport has expanded infrastructure for water, and especially sewer to promote growth in Newburyport: the Rte 1 traffic circle is noteworthy. This expansion is born by all rate payers including us on PI. The IMA needs to be revisited since infrastructure cost that benefit Newburyport solely are being born by PI residents. At the very least, Newbury should get credit for the commerce-friendly development.
  - The Town just asked for and received a waiver to build bathrooms in the flood zone.
  - This is not good public policy
  - page 56
  - PAGE 62
  - NR 3-5:
  - **THE CPA comes up agin.**
  - **NO**
  - **remove this. The Town has already voted it down\**
  - **see previous comments about this**
  - **STOP trying to override the expressed will of the Town**
  - Page 65 NR 4.4
  - DO not do this on Plum Island - a flyway for migrating birds does not benefit from wind turbines..
  - Page 67
  - Green Community designation
  - Recent reports say this costs lots of money. Do not do this.
  - As such it is a fine example of an attempt to advocate ADOPTING recommendations before they are written, let alone vetted. I say no to doing this/
  - Let's vote on the ballot.

- Page 67
- NO
- Implement relevant recommendation of other bodies.
- no the public has voiced its skepticism of many Town Board recommendations. Listen to the people and do not back door thru the MP.
- No they must be first written and vetted before the Town
- Page 74 - Element 7 TRANSPORTATION
- Bicycles bicycles and bicycles
- What about wheel chairs???
- Drop the bicycle bicycle PUSH.
- THIS IS WAY WAY TOO BICYCLE FOCUSED. DROP BICYCLES and provide more vehicular enhancement. *After all, I return and leave the Island, i home in a car. And bicycles are a threat on the road as they refuse to follow the rules of he road.*
- First let;s take any further discussion of MVRTA transport to the Residential community off of the Table.
- We are already stressed by overcrowding.
- **T-3.7 Drop this - too much bicycle bicycle.**
- Page 81
- GT-3 and following:
- We are a residential area.
- The Pi Turnpike is limited in terms of its width.
- To preserve the natural resource do not widen the roadway.
- Nor should it be elevated.
- T 3-9\
- Eliminate this
- The Town is not in the business of servisceservusinessicnging businesses.
- Not on Plum Island. Enforce cary in and carry out: Identify locations throughout the community where restrooms and trash receptacles, bicycle racks should be provide
- PI is at capacity. It is an AEC. Develop[e other area such as Scotland Height and the Golf Center. Stop over developing the AEC.
- Page 86
- T 4.4
- Eliminate
- Stop trying to bring people to Plum Island. 'We are already bearing overcrowding.
- Stop it
- This is supposed to be a MP for Newbury. It is not a development plan.

2. **T-4.3** Install bicycle and pedestrian amenities on Plum Island. Locations for bike racks, trash receptacles, benches, and other amenities include Plum Island Center, PITA Hall, and important beach access points.

Hello to all

I am done with page by page comments. I plan to do one more submittal - a kind of David Letterman (remember him) Top 10 list of items. They may seem repetitive but they are meant to capture those items for which I have most concerns.

In the interim here are my 2nd set of comments

- Page 87
- Reference and include a discussion of Horsley and Witten study, funded by the Commonwealth with Newbury in the lead, of the findings. These findings included an assessment of the economic contributions made by PI to the overall Town Finances (net money flow from PI to the Town) as well as many projected and mapped sea level rise scenarios. Those scenarios pointed out how much the Island would be not accessible during spring tides **and or** storm events.
  - **This needs to be considered within the MP future deliberations.**
- Page 99 - Police
  - 11 full time employees seems inadequate, especially when there are only 5 full time patrol officers (6 positions are for the Chief, Deputy and 4 Sergeants.)
  - **Consider more permanent staffing.**
- Page 101 - ANIMAL Control
  - It would be useful if signs were posted at PI center that informed the public about the rules for dogs on the beach.
    - More useful would be a leash law for dogs on the beach.
  - Making a call to the Communication Center is not a very good option. The ACO is shared with other Towns. By the time an ACO can reach the PI beach, the owner of the dog is likely long gone.
    - The ability to respond to a co
- Page 105 "Solid Waste" aka the transfer station
  - Residents only please:
    - The cost of recycling materials is going up. The Town should consider stopping non-residents from bringing these to the Transfer Station. The increasing costs of garbage disposal, (now 2 - 5 dollars/bag) may be going up to pay for the increased recycling costs.
  - Newbury residents should not bear the cost of non-resident recyclables

- **Work with the Board of Health and other boards to limit others to bring their recyclables to the Transfer Station.**
- Page 106 Recreation Facilities
  - The Manter property can be reserved for residents and non residents. The fee structure should be mentioned, with an eye towards higher fees for non-residents.
    - In difficult financial times, the Town might consider raising fees so that the cost of maintenance, including grass mowing and(?) the bathrooms are supported by the user fees.
  - The MP should not - and it does not now - push for a CPA to pay for maintenance of facilities used by non-residents.
- **Raise the fees so that the Fields are self-supporting.**
- Page 111
  - Note that for Plum Island. Residential use is curtailed by the PIOD, but **NEW** commercial build out is generally prohibited.
  - Page 114 - UTILITIES
    - Mention that the Town is/should apply for the program that enables people to sign up for lower cost electricity costs by 'aggregation.'
    - This is passed at Town Meeting: now do it please
- Page 117 Business Locations
  - Worth noting that Plum Island cannot see more business since only a few places are grandfathered in - per the PIOD agreements made when water and sewer were brought to the Island.
    - Page 128 TAX BASE:
      - *As written there is no discussion of a CPA. Keep it that way and do try to overturn a Town vote.*
      - *Mentioning the tax rate, whether it be for businesses or residences is a bit misleading. The total tax liability, for a home especially, is the issue. The residential real estate tax is rising, especially on Plum Island, because of increased valuations. This has served to mitigate the tax load on other parts of Town.*
      - *Do not discuss the tax rate unless the total levy is also discussed, discussed with numbers.*

- *Table ES-6 can be instructive when it comes to projecting future revenue growth. This will help frame the discussion, in light of Prop2.5 and or vs anticipated revenue needs from the Capitol planning Committee - including, the School system, Town Hall, Fire stations, etc. Again I understand that dollar estimates will not be included, but the items should be noted as a future concern.*
- *Page 130 Commercial Development in the Pipeline*
- *Mention that the Town OK's MJ sales but the Planning Board and Planning Dept have not yet moved on appropriate regulations.*
- *Likewise there is no mention of the lack of a meal tax: add a mention please*
- *Page 139 Formative Issues*
- *Table ED-11: Currently no efforts to brand or market Newbury as a destination:*
  - *This questions what are the destinations. A few restaurants on PI does not make for a destination. In any event, a 'destination' should not be emphasized for only 1 of the 3 villages.*
  - *Page 141*
  - *Housing/Zoning: This is a judgement. The proposals were defeated - dare I say defeated 'successfully' by opponents of the change.*
  - *Write about these kids of issues by merely noting passage or defeat - that would be neutral.*
  - *"other zoning changes such as the proposed amendments related to the Little River Development in 2008 were not successful.*
  - *Page 144 Historic and Cultural*
  - *I leave it to the Newbury Historians to comment*
  - *Page 160 HOUSING*
  - *Page 174 - MBTA Community Multifamily*
  - *Where? Provide map please:*
  - *While DHCD has identified 69 acres as developable station area,*
  - *As I understand it the PIOD will continue to preclude this development on the Island. Please mention.*
  - *Page 180 and vicinity*
  - *Must mention summer short term rentals. These are very common on Plum Island. They could provide a source of revenue if the rental costs were subject to a rental tax.*
  - *Certainly these rentals are often crowded and also contribute to 'wear and*

*tear' on the Island and its infrastructure.*

- *Certainly the ASSESSED value of PI housing should be woven into the MP.*
- *Weave discussion into revenue and natural resources.*
- *Page 204 Coastal Resources*
- *"Erosion of dunes and beaches has been a problem for many years but has become more important recently due to expansion of existing oceanfront homes and construction of large year-round residences.*
  - *There is a tourist causation that needs to be acknowledged. Whether it be 'day-trippers' or summer renters, the large influx of people has contributed to dune and beach erosion. Add that please.*
  - *Page 219: Disagree. More development is not an item for the better.*
  - *Stop this line of thinking*
  - *and delete this:*
  - *The town does not have to place a moratorium on development in order to preserve and protect its natural resources. In fact, development, when done appropriately, can help with preservation by clustering buildings to protect wildlife corridors, restoring riparian edges, integrating green building techniques and alternative energy sources, and developing or renovating buildings that are energy- and water-efficient.*
  - *Page 220 - TRANSPORTATION*
  - *Page 229 - yes it is in Newburyport but the park and ride lot really needs to be reactivated with bus service to Boston . It would benefit the Region.*
  - *Work with Newburyport?*

- Page 230 BIKE LANES
- Anyone who has been in a crosswalk or where there is a traffic light has good reason to yell at cyclists that do not obey the law.
  - Please, START this section with a need for enforcement. And then discuss how it would be accomplished.
  - No: Many bike lanes meet the existing standard .
  - "not separated from traffic and are narrow with varying widths between 4-5 feet
    - Let's see: PI Turnpike is about 25 feet wide or less.
    - Say 2-12.5 travel lanes for cars and cyclists.
    - 9.5 foot car lanes after a 3 foot bicycle lane
    - 6.5 feet after moving over 3 feet.
    - THE ROADWAY IS NOT SAFE. The standard for cars is a 11 foot wide travel lane, I think. There is insufficient width. And no, widening into the Marsh is not acceptable.
- PAGE 244 - IMPLEMENTATION PLAN
  - Careful: a MP recommendation is a recommendation and is NOT mandatory, but having one reads like a mandate.
  - A ImpPlan may be not needed.
  - LU-5 Reconsider CPA ??????? NO NO NO
  - **ELIMINATE**
    - This was done by the earlier Committee.
    - The Town Voted it down in an election already.
    - Who is responsible for this?
    - ELIMINATE !
    - Note as well: The Commonwealth has reneged on matching funds.
    - This is an ill disguised attempt to get around Prop 2.5 and the requirement for a 2/3. in part vote.
      - If some elements in the Town want more money - try for an override.
      - Overrides (like the meal tax) are conspicuously missing in the draft. Please add some language for discussion. There has been, unlike the CPA, no town wide vote on these 2 possibilities.
- PAGE 244 - IMPLEMENTATION PLAN
  - Careful: Please reemphasize again and again that a MP recommendation is a recommendation and is NOT a mandate.
  - An ImpPlan may be not needed. I think we need to reconsider this once the comments are in.
- This was done by the earlier Committee.
- The Town Voted it down and the MP Committee said no.
- Who is responsible for this insertion?
- ELIMINATE !
- The Commonwealth has reneged on matching funds.
- This is an ill disguised attempt to get around Prop 2.5 and the requirement for a 2/3. in part vote.
  - If some elements in the Town want more money - try for an override.
- Page 252
  - L\CS - 6 Compost AND YARD WASTE facility, not just compost.
  - Limit usage to newbury residents.
  - The transfer station should also be limited to residents since the cost of disposal is going up and we should not be paying for non-residents to use the facility - at a net cost to the Town.
    - Parking lots - as a license condition - should provide for trash disposal by their customers. This would also save the Town money.
  - Add: Improve signage for carry-in and carry out at plum island
  - ED-3
  - INFRASTRUCTURE COSTS: I understand that the document will not or cannot include costs, these items should be mentioned with a note that cost estimates are not given in this document, but unstated could be noted as upcoming and likely capital costs.
    - PAGE 266
    - NR 3-5
    - INCREASE TOWN FINANCIAL CAPACITY TO ACQUIRE OPEN SPACE AND \_\_\_\_\_ that does not mean a CPA, be sure to make that clear. Overrides and meal taxes might be mentioned as options since they have not been voted down.
    - PAGE 268
    - HORSLEY AND WITTEN REPORT SHOULD BE LISTED
    - PAGE 270
    - T - 1.4
    - Consistent with wetland protection and limiting development and use on a barrier beach.
    - T-3 MASTER PLAN FOR BICYCLES - NO
    - Add an enforcement provision for bicycles

- T 4.1
- *NO NEED TO REPLACE PARKING on Sunset* unless it is for residents only. Do not make spots for non-residents
- Certainly no net increase to parking - that would be a detriment to the AEC.
- T 4-2
- *Will the access points on PI be ADA compliant?*
- They should be.
- T 4-3
- *If one provides bike amenities*, do so at other locations that are also frequented by cyclists. IE the Lower Green/boat launch, upper green, Byfield village, Scotland Road (for access to the Golf Center and more) . Do these before it is done at Plum Island
-



**Planning Board:**

Below are a few 'Big Picture' comments on the draft MP. They are distilled and amplified from the page-by-page commentary that I have submitted.

**Money/Revenue**

- *Community Preservation Act:* This was considered by the MP Committee and was rejected after there was a vote by the Town at the ballot box, rejecting a CPA. The will of the Town" should be respected. Remove CPA from the MP.
- *Other Revenue/overrides* were not mentioned: For instance the Town has passed overrides in the past: 100k for street paving and about 350k for the schools. These are now 'baked in' Town budgets. More overrides could be passed if they are put on the ballot. Mention it as a revenue source.
- *Restaurant Meal tax.* MASS government allows Towns/Cities to add a meal tax to restaurant food. Newbury has not done so. Whether or not the Town will do so, it sure should be mentioned.

**Governance**

- A holistic assessment of the needs of the Town should include governance concerns. These include:
  - Take a close look at the act that governs how the Town operates. Does it need some tweaking. The Selectboard could work with the Town Administrator to see if 'everything is perfect or if there are areas that could be improved.
  - The Intermunicipal Agreement with Newburyport governs some water and sewer arrangements. Should it too be updated....
  - List the Boards and the number, not the names, of people on each. List the 'powers' that reside in each board. Should members serve on multiple boards? Update as necessary by the Selectboard and or the Town Administrator.
  - Broadcast or tape all meetings of Boards and Committees. Some Boards may not be taping their meetings. Who decides?
  - *Keep the office open* for some portion of 5 days a week while maintaining the 35 hour work week. In my opinion that would enable better space utilization and meeting room availability, no matter where Town Hall is located.

**Upcoming Infrastructure**

- I understand that the MP is not the place to provide cost estimates. However, the MP should be informative about known future "concerns." Specifically the document should have a section that mentions these and other projects:

- Town Hall
- Triton Schools
- DPW Garage
- Fire Station(s)
- Equipment such as fire apparatus, police car replacement, etc

**Staffing**

- *Conservation Agent:* The Town recently reduced the number of hours for our Conservation agent, while maintaining her status as 'full-time' for benefits. From what I have seen, the Town needs a full-time Conservation Agent. We should not be solving Merrimack's problem when we have environmental issues of our own to deal with. Make the change now and not at some future point.
- *Animal Control:* Similarly a shared position means that timely actions cannot be taken when there is, notably, a dog problem. Up the hours.
- *Police:* In my opinion the Police are understaffed. I would have liked to have seen whether an assessment of the number of full-time officers might be raised.

**TRAFFIC ENFORCEMENT FOR BIKES**

- In my opinion there is too much concern and MP planning regarding bikes. And in spite of that there is no discussion of how enforcement is going to occur. As it is, cyclists *all too often* do not follow the rules of the road. I have never seen a cyclist 'pulled over' for blowing past pedestrians in a crosswalk, failing to stop at a stop sign, etc etc. If cyclists are to be encouraged, enforcement increase is a must.
- Amenities for bikes since I am on the bike topic: The draft talks about amenities, mostly for Plum Island. Let's be equitable if we decide to provide them. For instance, provide them at the Parker River boat launch, the Upper Green- which would also serve kids - and Byfield and near the Golf Center.
- BTW: when it comes to Plum Island, remember that as an Area of Critical Environmental Concern and once subject to many regulations, one cannot provide these services willy-nilly.
- The draft MP also mentions a MP for Bikes: NO. delete.



**Transfer Station**

- Disposal costs are rising. Yet non-residents are allowed to bring their trash and recyclables to the Station. Stop allowing this.
- Newbury residents should not incur the costs associated with non-resident trash.
- Do provide a yard waste option.

**Parking**

- Agree that Sunset Parking could be terminated. Increased parking for non-residents should be a non-starter. Most of the complaints about parking seem to come from Newburyport residents. Newburyport is free to provide parking for its residents on its part of the Island.
- Similarly there is no requirement for the Town to provide parking. And given that Plum Island is a sensitive environment with significant erosion caused, in part, by visitors as they walk over dunes to the beach. DO not increase parking.
- Parking and Trash: Some parking lots on Plum Island are effectively grandfathered. However their license could and should require provision of trash receptacles and possibly porta-potties.

**Horsley and Witten study**

- More detail, and incorporation in the MP text is appropriate. Significant portions of the Island and its access points will be routinely underwater during Spring Tides. The same is also true for some of the roads leading from Rte1A to the Marsh. The MP should summarize these concerns in greater detail.

**Survey Monkey**

- This kind of survey is unforgiving in that one must vote on certain items even if one does not support any of the choices. One should be able to down-vote as well as up- vote. And no-vote as well.
- And then be able to move onto the next question and or make a comment.

