

**West Newbury Finance Committee
Minutes of the meeting
Monday, April 10, 2017**

Chairman Codair called the Finance Committee meeting to order at 7:06 p.m. in the second floor hearing room of the 1910 Building with Ms. Grammer, Mr. Ellis, and Mr. Phillips in attendance.

There being no public comment, the Committee considered its agenda.

West Newbury Zoning Sign Bylaw Revisions—Ms. Leah Zambarnardi, Planning Administrator

Ms. Ann Bardeen, a member of the Planning Board, accompanied Ms. Zambarnardi. The Planning Board had revised the previously submitted bylaw and requested permission to present the revised bylaw to the Finance Committee. Ms. Zambarnardi stated the Planning Board had removed one of the two conflicting definitions. She continued by passing out copies of a comparison of both initial and proposed changes to the bylaw. A list of items not covered is included in the FinCom Booklet.

Mr. Ellis inquired about special permits. Ms. Zambarnardi stated an individual might apply for a special permit if a sign is in noncompliance. Mr. Glenn Clohecy, the building inspector may grant a variance hardship, such as difficult topography, to owners.

Ms. Grammer suggested the previous bylaw did not cover signs on residential properties but the new bylaw would restrict homeowners. She stated some concern regarding innocuous signs such as “Beware of Dog” may be considered.

Mr. Ellis inquired if the proposed bylaw would aid the building inspector to enforce the bylaw. Ms. Zambarnardi replied Mr. Clohecy had requested more guidance for reinforcement.

Ms. Grammer remarked there are several noncompliant signs displayed in the town, specifically noting the property for sale sign on Coffin Street, which exceeds the allowed size and has been up for several years. Ms. Bardeen stated many signs fall under the agricultural exemption. She cited Christmas tree and church signs as examples.

ARTICLE 25: To see if the Town will vote to amend the West Newbury Zoning Bylaw concerning “Signs” pursuant to the attached document entitled “West Newbury Planning Board Proposed Zoning Bylaw Amendment SIGNS”, dated February 6, 2017 and revised April 4, 2017 at the Spring Town Meeting.

Based on changes to the original request, FinCom members reopened the vote on the sign bylaw.

FinCom voted, 1-3-0, Phillips approving.

Rationale: Mr. Ellis

Mr. Ellis will revise his original rationale, removing the comment of conflicting sign definitions.

Chairman Codair reported the Water Department adjusted their Article Request 8 regarding installation of a new water tank at Break Hill. The original request stated the new tank would be

composed of composite material. Due to the increase in pricing, the new tank will be composed of steel with a composite interior. Since the original quote for construction, total cost rose from \$1.7M to \$2.12M, a rise of \$420,000.00. The use of the new materials allows the cost to remain the same.

Due to the revision, FinCom members reopened their vote.

ARTICLE 8. To see if the Town will vote to raise and appropriate and/or transfer from available funds and/or borrow by short or long term notes in the sum of \$1,700,000 for purchasing, construction and installation of a new water tank to replace the original 1936 Standpipe, including all related equipment and payment of all costs and expenses incidental thereto. By request of the Board of Water Commissioners.

FinCom voted to approve the revisions cited in Article 8, 4-0-0.

Rationale: Chairman Codair

Capital Improvement Committee (CIC) Report

Ms. Grammer reported the CIC released its latest spreadsheet, including ranking.

Meeting Minutes

FinCom members voted to approve minutes of March 20, 2017, with corrections, 4-0-0.

FinCom members voted to approve minutes of March 27, 2017, with corrections, 3-0-1, Phillips abstaining.

FinCom members voted to approve minutes of April 3, 2017, 4-0-0.

FinCom Business

Ms. Grammer will revise the FinCom Booklet to reflect the changes in Articles 8 and 25. Chairman Codair will revise the rationale for Article 8 to show the change in composition of the tank.

Future FinCom Meeting

Monday, April 24, 2017

- 6:30-Meeting in Annex Building prior to Annual Town Meeting

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Elisa Grammer
Secretary

Meeting materials:

1) Prior pending minutes	4) Signs bylaw
2) CIC report (FYI)	--Latest text (in draft booklet)
3) Brake Hill Water Tank	--Latest explanation/ handout (in draft booklet)
--Article Request Form	--CommentaryOnLatestVersion
--New Brake Hill Tank Rept	5) FinCom Articles spreadsheet (Excel + .pdf versions)
	6) Draft FinCom booklet