



# AGENDA<sup>V</sup>

**Nov. 9**  
**5:30-8:30pm**

**5:30 Doors Open:** Socialize, Light Refreshments, Browse Information Stations

**6:00 Welcome and Introduction** (10 mins)

**6:10 Presentation:** Route 113 Corridor Study (20 mins)  
Questions and Answers (15 mins)

**6:45 Presentation:** River Road Climate Change Resiliency Study (30 mins)  
Questions and Answers (15 mins)

**7:30 Interactive Information Stations** – Self Select (50 mins)

Solar Feasibility Study

Route 113/Main St. Corridor Planning

Page School Conditions Assessment

Municipal Vulnerability Preparedness Grant: River Rd. and Vicinity

Middle St. Bridge Project

Housing Opportunities Initiative

G.A.R. Library 5 Year Plan

Council on Aging/SAGE Center

Conservation Initiatives

Emerald Ash Borer Treatment

**8:00 Next Steps and Conclusion** (10 mins)



# **AGENDA**

**Nov. 15**  
**5:30-8:30pm**

**5:30 Doors Open:** Socialize, Refreshments, Browse Information Stations (30 mins)

**6:00 Welcome and Introduction** (10 mins)

**6:10 Presentation:** Housing Opportunities/MBTA Communities Initiative (40 mins)  
Questions and Answers (20 mins)

**7:10 Interactive Information Stations – Self Select** (50 mins)

Solar Feasibility Study

Route 113/Main St. Corridor Planning

Page School Conditions Assessment

Municipal Vulnerability Preparedness Grant: River Rd. and Vicinity

Middle St. Bridge Project

Housing Opportunities Initiative

G.A.R. Library 5 Year Plan

Council on Aging/SAGE Center

Conservation Initiatives

Emerald Ash Borer Treatment

**7:50 Next Steps and Conclusion** (10 mins)



# AFFORDABLE HOUSING TRUST

**Project Overview:**

West Newbury voters approved the creation of an Affordable Housing Trust at the October 2021 Special Town Meeting and adopted a bylaw which details how the Trust will operate at the May 2022 Annual Town Meeting. A seven member Trust was appointed by the Select Board and has worked with a housing consultant to develop a three year Action Plan to address the shortage of affordable housing in West Newbury.

State definitions of affordable housing are tied to Area Median Income and family size. In West Newbury, approximately 28% of residents could be eligible for housing assistance under these definitions. These may include longtime residents looking to downsize but unable to afford housing on retirement income and young adults who grew up in town who are unable to find housing they can afford. There are also teachers, police and other town employees who are unable to afford housing in the community they serve.

Household Size/ Income Limits	1	2	3	4	5	6
50% of Median Income Very Low Income	42,700	48,800	54,900	60,950	65,850	70,750
80% of Median Income Low Income	66,300	75,750	85,200	94,650	102,250	109,800
100% of Median Income Moderate Income	82,020	94,880	106,740	118,600	128,088	137,576

**HUD Summary Income Limits for West Newbury, FY23**

**Recent Developments and Upcoming Steps:**

The Trust is implementing its FY22-24 Action Plan which is organized around Five Goals. Each Goal has a corresponding set of strategies that have been, or will be, implemented in the near future as shown below:

**FY 22-24 Action Plan Goal Accomplishments to Date (October 2023)**

**Goal 1. Increase housing opportunities**

Action:

- Visited local affordable housing projects to identify the types of housing that would work for West Newbury
- Created list of Town owned parcels with potential to create affordably housing

**Goal 2. Provide West Newbury residents with Housing Assistance**

Action:

- Created a small grant program to assist income qualified residents with health and safety related repairs to their homes

**Goal 3. Foster strength of housing options through a public relations campaign**

Action:

- Preparing quarterly news bulletins to increase public awareness about housing

**Goal 4. Strengthen partnerships with organizations**

Action:

- Initiated meetings with Essex County Habitat for Humanity, West Newbury Housing Authority, Bread and Roses Housing, and North Shore Home Consortium

**Goal 5. Grow the capacity of the housing trust**

Action:

- Identified and are working with the appropriate Town staff to obtain support for Trust activities
- Drafted and finalized an agreement with the Select Board that details how Community Housing funds from the CPA fund will be used to further the mission of the Trust in West Newbury.



An example of affordable housing constructed by Bread and Roses Housing in Haverhill

**How You Can Help and Where You Can Find Out More:**

Become engaged with the Affordable Housing Trust! Visit their webpage at:

**<https://www.wnewbury.org/affordable-housing-trust>**

**Food for Thought:**

How can we address West Newbury (and the state's) housing shortage?





**Project Overview:**

In 2021, the West Newbury Select Board requested a report on the state of West Newbury's trees with respect to the Emerald Ash Borer (EAB) infestations. The state of East Coast ash trees is dire- untreated trees, or those otherwise unshielded from Borers, will ultimately be permanently lost. When the report was submitted, it provided us with a great roadmap to treat the Ash Borer infestation within the public rights-of-way. From its recommendations, in 2022, Bartlett Tree Experts were contracted to survey the Town's ash trees and make determinations on which trees were candidates for treating or removing. In the end, 177 of them were treated in June 2023. To the right is the Goals and Priorities matrix that guided the development of the inoculation program. Bottom right is a map indicating the location and condition (based on dot color) of the trees examined and treated.

**Recent Developments:**

The injection program for ash trees within West Newbury's public rights-of-way has resulted in the survival of 89 of the 177 trees that were injected. Unfortunately, last year's drought and subsequent deep Winter freeze have not helped the ash trees under attack by the EAB, and 88 of the injected ash trees were deemed to be too damaged to merit further treatment.

**Upcoming Steps:**

For the 89 survivors, further monitoring is recommended, and consideration of what's next will continue this Fall and Winter between the Select Board, Tree Committee, and Finance Committee.

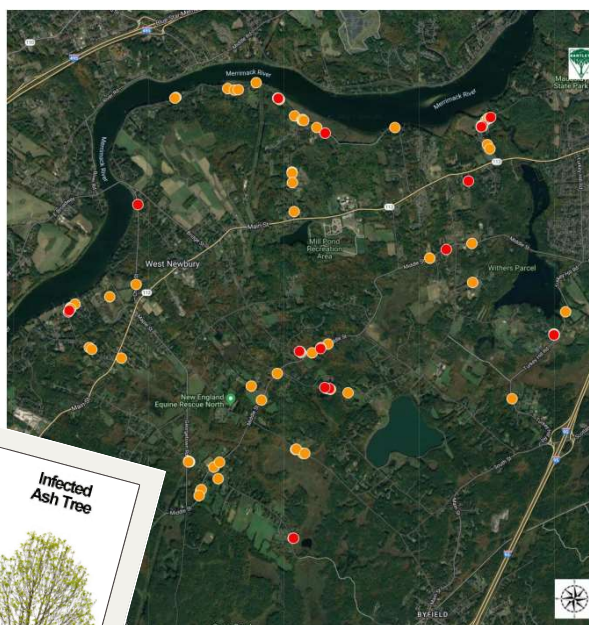
**How You Can Help and Where You Can Find Out More:**

The Tree Committee is eager to bring aboard new members, passionate about conservation and West Newbury's flora. Presently, the Committee is in need of an associate (or even adjunct!) member.

**GOALS & OBJECTIVES**

GOAL	OBJECTIVES TO ACCOMPLISH GOAL
<b>Update the ash tree inventory (per numbers agreed) throughout the Town of West Newbury.</b>	<ul style="list-style-type: none"> <li>Trees were inventoried using Trimble® Geo GPSr hardware and ArborScope™ Inventory Management Tools, collect data such as tree name, location, and size..</li> <li>Tree ID numbers were to each tree inventoried.</li> </ul>
<b>Provide mechanism for managing inventory, recommendations, and related budget planning.</b>	<ul style="list-style-type: none"> <li>Provide map or maps of the inventoried trees to assist the client in managing property areas.</li> <li>Submit a comprehensive report that documents and organizes findings and provides other resources to assist the client in efficient use of the information.</li> </ul>
<b>Maximize client understanding and implementation of the update report.</b>	<ul style="list-style-type: none"> <li>Include in report specific explanations and visuals related to plan recommendations.</li> <li>Make periodic contact with client to follow up and answer any questions about the management plan's contents.</li> </ul>
<b>Maximize immediate and long-term tree health and aesthetics.</b>	Implement a plant-health-care program that uses <ul style="list-style-type: none"> <li>Emerald Ash Borer (EAB) treatments for identified trees in the 2024 growing season</li> </ul>
<b>Manage immediate and long-term maintenance needs associated with trees in high-use areas.</b>	Implement recommended tree removals <ul style="list-style-type: none"> <li>all trees that are determined to be unsuitable for EAB treatments are recommended for removal</li> </ul>

INVENTORIED TREES BY TREES RECOMMENDED FOR EAB TREATMENT



**See a Borer?  
Squash a Borer!**



The activities of the Ash Borers are visible, but often not the bugs themselves. An unhealthy tree has lost a substantial amount of its foliage or crown. In a tree infested with Borers, you may also notice evidence of birds, such as woodpeckers, making small holes trying to get through the bark to eat the Borers in the trunk. Another telltale sign is the tracks of the Ash Borer in the wood of the tree, as seen at left.

**Food for Thought:**

Where have you seen the evidence of the Borers on your property?





# CONSERVATION INITIATIVES

## Project Overview:

Many environmental, land stewardship, and conservation initiatives have taken place across West Newbury in the past few years. This poster highlights the efforts of the Conservation Commission (WNCC), Open Space Committee (OSC), and numerous hard-working volunteers and staff who have protected our natural resources and worked to restore our open spaces.

## Recent Developments:

**Wetlands Protection:** The WNCC works hard to provide a fair and timely permitting process for applicants under the MA Wetlands Protection Act. The WNCC is also drafting a new local Wetlands Protection Bylaw with significant input from residents to strengthen protections for West Newbury's wetland resources. Stay tuned for public info sessions throughout the Winter!

**Invasive Species Management:** Invasive Species Interns in Summer 2022 and 2023 worked on mapping and removal of invasive plants on Town-owned land. The program will be changing in Summer 2024 to a land steward program with expanded duties to include trail maintenance and conservation restriction baseline monitoring. Additionally, by Town Meeting votes, \$70,000 has been allotted for professional invasive plant management and land restoration. This work is already underway as of September 2023. Community members and Town staff continue to participate in intensive invasive plant removal days, pulling bittersweet, autumn olive, and water chestnuts, among other invasive plants.

**Conservation Land:** At Fall Town Meeting, we voted to preserve acreage at 114 Ash St. with our partners at Essex County Greenbelt to be permanently protected against development for use as wildlife habitat and farmland. Prior to this, West Newbury got a conservation restriction to protect over 50 acres of land on Coffin Street in 2022. Acquisition of the Sawmill Brook Parcel abutting Mill Pond is currently in motion with materials in the state's hands for review. In support of the Saw Mill Brook land acquisition the Town was recently awarded a state LAND grant of \$394,800!



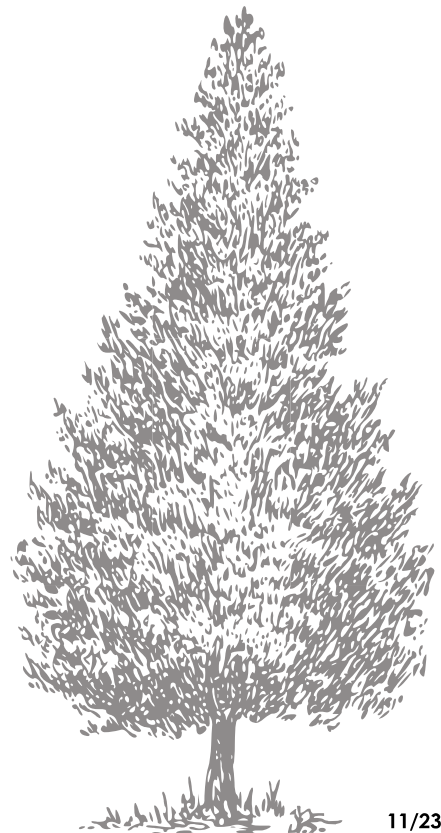
## How You Can Help and Where You Can Find Out More:

There are many ways for residents to engage with the WNCC and OSC and take part in land management:

- Stay up to date on conservation news, events, and information by subscribing to updates on the WNCC and OSC Town webpages.
- Attend the public engagement sessions this winter to learn more about the proposed wetlands protection bylaw and have your feedback heard
- Roll up your sleeves and join your neighbors for invasive plant removal workdays
- Learn more about invasive plants and how you can manage them with info on the WNCC's webpage
- Volunteer on the Conservation Commission or Open Space Committee

## Food for Thought:

What's your favorite open space in Town?







# G.A.R. LIBRARY 5 YEAR PLAN

## **Project Overview:**

West Newbury has been served by a Library in one form or another in various locations since the 1800s, with the present building coming into existence in 1937. The development of a 5 Year Plan for the Library is not required by the Massachusetts Board of Library Commissioners or the Town, but the Library undertook the effort in order to better serve the community and maintain eligibility for state funding.

## **Recent Developments:**

Recent Developments: After substantial work behind the scenes involving Library staff, the Trustees, the Friends of the Library, and the members of the Strategic Planning Committee, the 5 Year Plan was developed and approved. The Library has entered into the FY24 phase of the 5 Year Plan, which is comprised of three focus areas:

Community: The Library is a uniting force of the community.

Services: Collections, programs, and services reflect the needs and interests of the community.

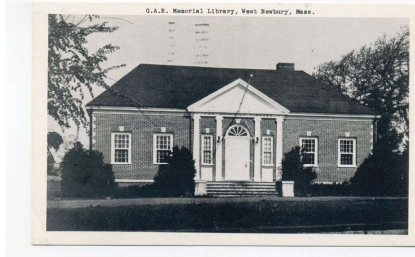
Space: The Library provides a nurturing, inclusive, and modern space to work, study, and socialize.

## **Upcoming Steps:**

Upcoming Steps: The Library continues to pursue its first-year goals and objectives throughout FY 2024. Some aspects of the Plan have already been implemented!

## **How You Can Help and Where You Can Find Out More:**

As with any Library, the best way you can show support is by attending programs, volunteering at it and utilizing its resources: books, movies, online media, and more! Additionally, please familiarize yourself with the components of the Plan below. Visit [www.westnewburylibrary.org](http://www.westnewburylibrary.org)



### **Goal 1) Community: The Library is a uniting force in the community**

**Objective 1:** Enrich relationships

**Objective 2:** Support the Schools

**Objective 3:** Preserve and provide access to West Newbury's unique cultural legacy

**Objective 4:** Increase presence in the community

**Objective 5:** Work in partnership with other Town departments, boards, and committees

#### **Initiatives currently underway to meet these Objectives:**

- In September, the Library kicked off its "Talks by Local Experts" series by welcoming West Newbury Resident and Herbalist, Hannah Sparks. Hannah presented "Winter Wellness - Immune Support with Herbal Antivirals" to an in-person crowd at the Library. Look for more talks in the future, and if you'd like to share your knowledge on a subject, send a proposal to the Library!
- The Library and the Sage Center joined forces to offer yoga at the Annex. Partnering with the Sage Center and moving yoga from the Old Town Hall building to the Annex, removed transportation barriers that prevented some West Newbury residents from being able to attend yoga previously.
- The GAR and the Pentucket School librarian are collaborating to make sure students have a library card and know how to access all of the Library's digital resources from graphic novels to academic databases.
- Last year the Library was the recipient of a grant from the State Historical Record Advisory Board. Using funds from that grant, the Library will begin processing and digitizing items in their archive in FY24 to make their collection more easily accessible to the public.
- The Library wants to help spread the word about events happening in and around town. If you are part of a committee or group that would like to reach a larger audience, reach out to the Library and, as long as your mission aligns with that of the Library, they will help promote your event via their newsletter and online calendar.

### **Goal 2) Services: Collections, programs, and services reflect the needs and interests of the community**

**Objective 1:** Educate all ages with an array of resources and materials

**Objective 2:** Entertain residents of all ages, abilities, and backgrounds

**Objective 3:** Evolve to address changing needs and interests of community

#### **Initiatives currently underway to meet these Objectives:**

- You can now book an appointment with a librarian to learn how to use the Libby, Hoopla, and Kanopy apps to access eBooks, streaming television and movies and more! They can also help with basic technology and internet issues. Bring your devices and your questions! They'll do their best to answer them, and if they can't, they'll look for answers and learn alongside you.
- Noting the resurgence of interest in Pokémon and Dungeons and Dragons, the Library started a Dungeons & Dragons campaign this year and established a Pokémon Club, both of which have proven very successful! Check the calendar to see when these groups next meet!
- This summer the Library expanded its ever-growing Library of Things to include a microscope and a metal detector.

### **Goal 3) Space: The Library provides a nurturing, inclusive, and modern space to work, study, and socialize**

**Objective 1:** Serve as a hub regarding climate change and sustainability

**Objective 2:** Seek innovative design solutions

**Objective 3:** Endeavor always to be inclusive to all groups and individuals

#### **Initiatives currently underway to meet these Objectives:**

- During the summer, work on the Library's Story Walk Sanctuary Garden began. This project is a partnership between the Library, Pentucket Regional High School, West Newbury Wild and Native, and the Gulf of Maine Institute. The garden will offer opportunities for people of all ages and backgrounds to learn about biodiversity and cultivate curiosity and appreciation for the natural world and the creatures that help sustain life on the planet. The Library's partnership with GOMI will help to expand the community-based stewardship (CBS) program GOMI has established at the Pentucket Regional Middle School & High School by providing students an opportunity to put the know-how they gain from the CBS program to work at the Library by creating and leading Library programs related to the garden.
- The Board of Library Trustees uses the money in its fund to make improvements to the Library building and grounds. In FY24 the Library Board of Trustees will use their fund to replace the carpet and tile on the first floor of the Library. Work is expected to begin in December or January. The Library staff will do all they can to minimize disruptions in service during this time, but there may be a brief closure and/or modified open hours while the work is being done.

This winter the Library will begin hosting a Diversity and Inclusion book group. If you're interested in joining, email Corinn Flaherty [cflaherty@westnewburylibrary.org](mailto:cflaherty@westnewburylibrary.org) or call the Library at 978-363-1105.



# HOUSING OPPORTUNITIES INITIATIVE

## Step Two:

### Kickoff Workshop

As part of the Community Engagement Plan, a number of forums and workshops have taken place, supplemented by discussion during Planning Board meetings. These events provided an opportunity for community members to help determine what styles of multi-family units were most favored, where suitable locations for these housing types and density would be (with respect to key aspects like traffic, access, and water supply), and how natural features could factor into design of a new neighborhood. Below, members of the community interact at the June 27, 2023 Design Workshop.



## Upcoming Steps:

### Implementing Steps Five and Six

Next steps in the process will focus on drafting zoning regulations that would allow development that is consistent with the Town's vision for a neighborhood as identified in Concept Plans for each district and meets state requirements. The Planning Board will host additional community forums as well as a public hearing on the final proposed zoning bylaw in preparation for an April 2024 Town Meeting vote. Adoption of these zoning changes would enable the Town to be compliant with state law, and ensures continued access to state grants and awards.

## Project Overview:

In 2020, to help address the Commonwealth's acute housing crisis, the state legislature amended the State Zoning Act (MGL 40A) to require "MBTA Communities" to adopt a Zoning District Bylaw that encourages the production of multi-family housing. For West Newbury, the final MBTA Communities Guidelines require the Town to create a Multi-Family Zoning District (or Districts) of a size and in a location of its choosing provided that the overall zoning meets the Section 3A requirements and allows for the development of at least 87 housing units (called unit capacity). Since the Spring of 2022, the Town has been hard at work to engage with the community to analyze locations for development, identifying what sort of housing styles might be most supported by residents, and what sites may be best suited for higher density housing. From the start, emphasis was placed on present land usage and conservation, as well as architectural aesthetics.

## Recent Developments:

Dodson & Flinker (hired by the Town to help with this work) has recently shared Concept Plans for each of the two proposed zoning districts as well as the draft Zoning Regulations. They continue to test the regulations with the State's compliance tool and to gather Board and community input to finalize the proposed regulations. Meanwhile the Town has been exploring how this might look in its implementation. The timeline of the initiative is seen below:

## PROJECT START, 2021

### Step One:

#### Initiate Project and Develop Community Engagement Plan

Applied for and received state planning grant of \$67,500 with \$7,500 in local matching funds.

### Step Three and Four:

#### Analyze Conditions, Identify Potential Districts

Three areas were initially identified as viable for providing an opportunity for a new neighborhood. Dodson & Flinker helped the community visualize design and density alternatives, and after continuing evaluation and community input, two properties were selected on Main St. for the Town to consider for overlay zoning: the Dunn Property and the Knapp Property.

#### Dunn Focus Area

Approximately 6 acres— sized to meet MBTA Communities Law requirements



#### Knapp Focus Area

Approximately 6 acres— sized to meet MBTA Communities Law requirements



## PROJECT END, Annual Town Meeting 2024

Proposed Zoning Amendments to be voted on at Town Meeting.

## How You Can Help and Where You Can Find Out More:

Check out the "Town Projects" page on the Town website for more information on this (and all Town initiatives), and stay tuned to the activities of the Planning Board.





# MIDDLE ST. BRIDGE PROJECT

### Project Overview:

Since the 1890s, there has been a stone arch span connecting Newburyport and West Newbury to one another- splitting the Artichoke Reservoir into its Upper and Lower halves. The age of the Middle Street Bridge showed in 2018 when erosion and stability issues came to a head and it had to be closed. Since then, the Town of West Newbury and the City of Newburyport have been working to secure state funding for the replacement of the Bridge. Project estimates factor in \$3,315,000 for construction costs; \$550,000 for design and permitting; a construction contingency of \$331,500; \$110,000 for a resident engineer; and \$60,000 for construction engineering services – for a total price tag of \$4,366,500. The initial goal was for the Bridge to be fully constructed by June 30, 2023, but the length of the required permitting processes (including delays related to COVID-19) made this goal impossible. The search for state funding has also taken time. Meanwhile, West Newbury has continued to be in regular communication with the City of Newburyport, through the Mayor's office and the Department of Public Services, regarding continuing efforts to secure project financing. Newburyport Mayor Reardon's proposed FY25 Capital Program, which includes the Middle Street Bridge (a/k/a Plummer Springs Bridge), will be taken up by the City Council during its budget workshop to review the proposed FY25 DPS budget and capital articles.

### Recent Developments:

In early 2023, the Middle Street Bridge project became fully permitted after a lengthy process. Due to the work taking place within sensitive environmental areas, including a public drinking water source, the project required permitting from MassDEP, MassDOT, Massachusetts Historical Commission, the Massachusetts Executive Office of Energy and Environmental Affairs (under MA Environmental Policy Act, or MEPA), the U.S. Fish & Wildlife Services, the U.S. Army Corps of Engineers, and both the West Newbury and the Newburyport Conservation Commissions. It is now, in the words of the Town Manager, "shovel ready", and can be put out to bid once full funding for project construction is secured.

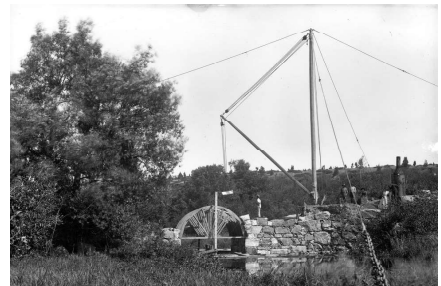


Above: An SUV traversing the Bridge prior to closure.



Images of the collapsed bridge.

Below: Historical image of the construction of the Middle Street Bridge.

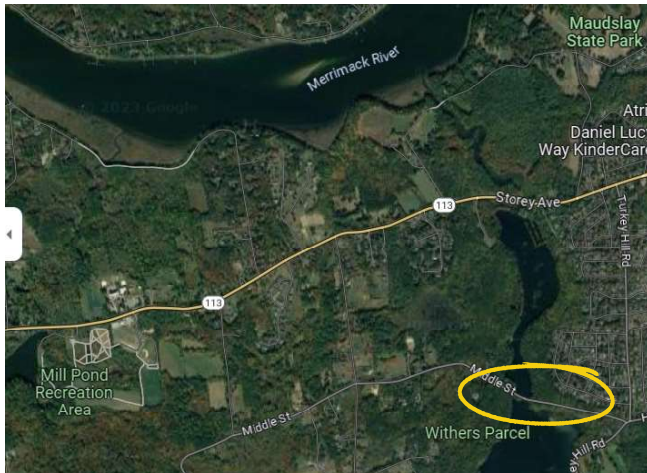


### Upcoming Steps:

To help defray construction costs of a new bridge, we submitted a MassWorks grant application prior to the June 2, 2023 deadline. Thanks to a thorough application and letters of support from close to 40 residents, West Newbury was awarded the grant for \$1,000,000! More recently, we learned that this project also received a \$500,000 Small Bridge Grant from MassDOT as a result of another application, submitted in June. We are still very grateful for the outpouring of community support. Even with this tremendous state support- totaling \$1.5 million in recent grant funds and roughly \$550,000 in state grant funds previously awarded to West Newbury and Newburyport (expended to get the project fully engineered and permitted) plus \$250,000 in state grant funds awarded to Newburyport, plus the Town Meeting allocation of \$600,000, there is still a sizable shortfall in available construction funding. Town officials are working hard to fill this gap so the Middle Street Bridge can be put out to bid and finally rebuilt.

### How You Can Help and Where You Can Find Out More:

Continue to make your voices heard through letters of support and concern, by constructively participating in dialogues. Check back with the "Town Projects" webpage to stay apprised of the situation as we head into 2024.



The yellow circle encompasses the Bridge, with the Upper and Lower Artichoke Reservoirs on either side.





**MUNICIPAL  
VULNERABILITY  
PREPAREDNESS GRANT:  
RIVER RD. AND VICINITY**

**Project Overview:**

The Town is studying the impact of climate change on West Newbury including impacts due to our proximity to the Merrimack River. This analysis will lead to recommendations and actionable items for our community going forward. The impacts of frequent flooding and erosion are blatant along River Road, Coffin Street, and other areas, as is visible in the images below. The MVP Action Grant funds will focus on flood risk and road stability concerns at vulnerable locations subject to Merrimack River flooding. The project will evaluate the risks due to more frequent and extreme flooding events exacerbated by climate change and sea level rise, and will enable the Town to identify and plan for an array of near-(2030), mid-(2050), and long-term (2070) resiliency options. Specifically, the project will focus on River Road and the lower portions of Coffin and Bridge Streets where they intersect with River Road. This directly affects the Rocks Village Bridge, which is a critical connector to Haverhill, Merrimac, and other neighboring municipalities.

**Recent Developments:**

In August 2023, the \$150,000 State MVP Grant was awarded to West Newbury after a letter-writing campaign of support. The MVP Grant funds were matched by \$50,000 of local funding approved at the Fall 2022 Town Meeting. As part of the Grant, public outreach about the resiliency efforts has been underway, the first of which was a successful boat trip along the Merrimack to allow concerned citizens and Town officials to get a better understanding of the threatened shoreline.



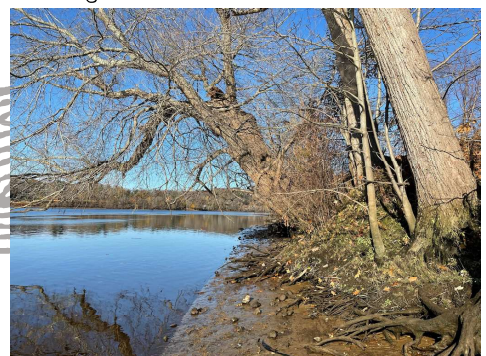
Flooding on River Rd.



Erosion undermining bank



Flooding on River Rd. and Coffin St.



Eroding bank and vulnerable trees

**Upcoming Steps:**

As part of the MVP process, we're going to be undertaking an existing conditions survey of erosion, watershed delineations, and other factors, as well as a survey of drains and culverts. We will also be continuing to stage events, meetings, and workshops to promote climate change resiliency. The activities will also give rise to potential solutions for shoreline stabilization. The project will conclude in June 2024.

**How You Can Help and Where You Can Find Out More:**


Stay tuned to activities of the Climate Change Resiliency Committee and Town News as we collaborate to tackle the challenge of climate change. Questions? Contact Christine Wallace, Project Manager at [dpwprojects@wnewbury.org](mailto:dpwprojects@wnewbury.org).

**Food for Thought:**

What impacts of climate change have you noticed around West Newbury?







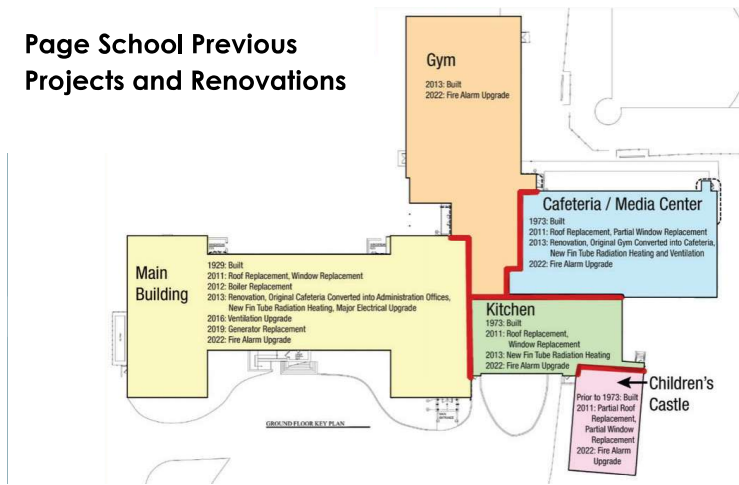
# PAGE SCHOOL CONDITIONS ASSESSMENT

### Project Overview:

To assist with decision-making on the future of the Page School, an updated evaluation of the building was called for. Voters at the 2022 Spring Town Meeting appropriated \$85,000 for a Conditions Assessment for the Page School. The first step of this Study/Assessment included the formation of a Working Group to recommend how best to scope the study prior to selecting a consultant. In September 2022, the Select Board appointed this group comprised of citizen, Town, and Pentucket Regional School District (PRSD) representatives. In preparing this scope, the Board's goal was to draw from a wide breadth of understanding from residents, Town, and School personnel. A previous Assessment Study was performed in 2009 but many changes have taken place over the past decade, including significant upgrades to the building, major water damage, and gradual reductions in enrollment. The building has a long list of capital needs which is updated annually based on collaborative efforts of the Town (which owns the building, and is responsible for capital improvements) and the Pentucket Regional School District (which leases and maintains most of the building, other than the portion leased to the Children's Castle). In December of 2022, the Draft Scope Outline was presented to the Select Board. The Board authorized the procurement process to begin for selecting a Consultant. The Request for Qualifications (RFQ) with the final scope was issued in the Spring of 2023, and Gienapp Architects were selected as the preferred consultant. They began work in July of 2023.

### Recent Developments:

Gienapp Architects conducted a comprehensive Conditions Assessment of our elementary school and the Children's Castle next door. Below, you can see the breakdown of the Page School into its composite parts, including dates of construction and dates of renovation and improvement.



### Upcoming Steps:

Gienapp Architects provided the Select Board with a Summary of Conditions matrix and a series of scenarios for repurposing, renovation, selling, or demolishing the Page School to help guide the community on next steps regarding the use and maintenance of the building. The project is concluding at the end of 2023.

### Food for Thought:

What do you envision for the future of Page School? Did you attend or your kids attend it? What memories do you have of your time there?

## Summary of Conditions

Issue	Main Building	Kitchen	Gym	Cafeteria / Media Center	Children's Castle
Exterior Wall Insulation	Insufficient	Insufficient	Ok	Insufficient	Insufficient
Exterior Masonry	Condition	Ok	Ok	Ok	Ok
Floor Structure	Condition	Ok	Ok	Ok	Ok
Electrical (Power, Lighting)	Ok	Ok	Ok	Ok	Ok
Heating	Ok	Ok	Ok	Ok	Ok
Air Conditioning	Potential	Potential	Potential	Potential	Potential
Ventilation	Ok	Ok	Ok	Ok	Via Windows
Fire Protection (Fire Pump)	Condition*	Condition	Condition	Condition	Condition
Fire Protection (Distribution)	Potential	Potential	Potential	Potential	Potential

Red Items = Words displayed on red cells indicate specific concern. For example, "condition" indicates there is a concern about the condition.  
 Potential = Potential for Improvement  
 \* = Indicates location of equipment

10/13/2023







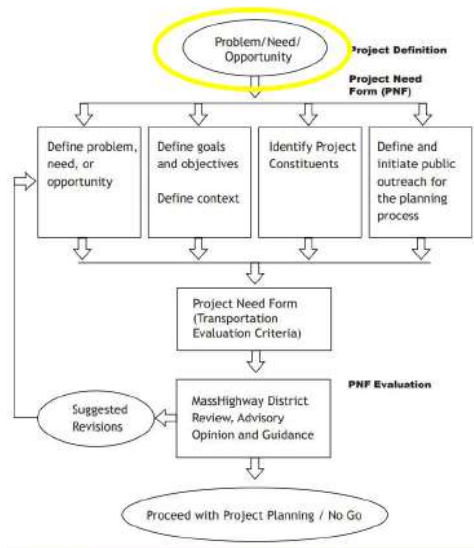
**Project Overview:**

At 2023 Spring Town Meeting funding was secured to initiate a conceptual planning process for the Route 113 Corridor. The corridor extends from the line with Newburyport to the line with Groveland. The scope of the process includes a specific focus on several identified “nodes”, which will receive focused design attention during this public planning process. These nodes are highlighted in orange below: Page School/Pipestave/Mill Pond; Library and Town Hall/Long Hill Orchard; Town Center vicinity including Town Offices and Housing Authority/Soldiers and Sailors Building; and the Middle High School area. The contract deliverables include conceptual planning for the corridor, and identifying pedestrian and bicycle safety improvements along the corridor and at specific focus areas. This is expected to result in several proposed and executed safety projects once advanced through the necessary engineering and permitting processes. This work will improve the Town’s competitiveness for additional state and federal funding for project construction, including through the regional Transportation Improvement Program (TIP) process administered by MVPC as the region’s Metropolitan Planning Organization. The process of upgrading Route 113, being that it is a state road, requires numerous steps for each node, and we are presently at Step One (“Problem Need/Opportunity Identification”) of the eight-step process for the Page School node. More information on just what that Step entails is below.



Image above: The “nodes” on the length of 113.

Exhibit 2-2  
Step 1: Problem/Need/Opportunity Identification



**Recent Developments:**

During Spring 2023, the Town successfully petitioned MassDOT to install improved signage giving drivers more advanced notice of crosswalks at Town Offices, as well as to repaint crosswalks as part of its annual program. In June 2023, the Town obtained \$30,000 with a goal of improving the pedestrian crossing at Page School and Pipestave, as a result of a Traffic Safety Audit conducted in 2022.



Image above: The crosswalks and signage around Town Offices were enhanced during Spring 2023. As part of the broader corridor study, this location and others will be considered for potential Rapid Flasher Beacons (RFBs).

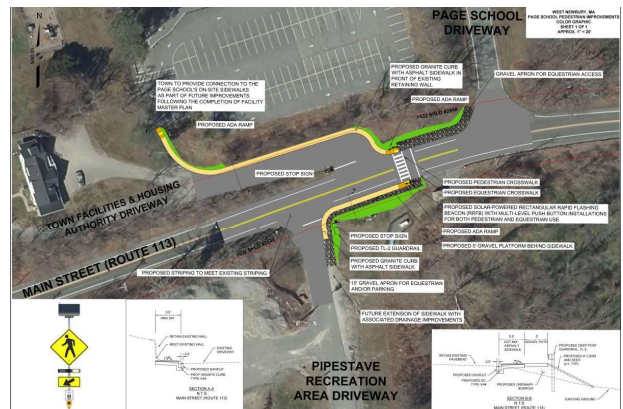


Image above: Pedestrian and equestrian crossing concept “25% Design” Plan at Page School/Pipestave Hill, submitted to the Department of Transportation by Select Board vote as part of the permitting process. The design will be further advanced through 100% permitting under the contract approved at 2023 Spring Town Meeting.

**Upcoming Steps:**

Work remains underway in the previously mentioned nodes, with further activity planned throughout FY24.





# SOLAR FEASIBILITY STUDY

## Project Overview:

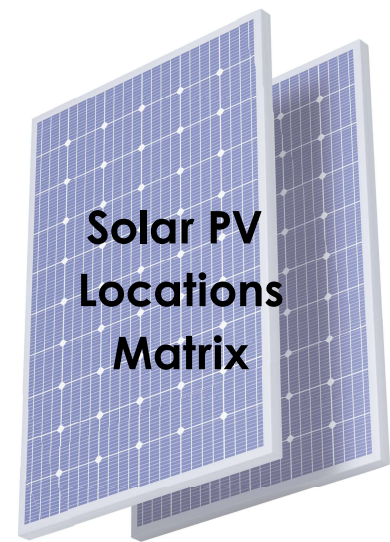
The engineering firm B2Q was engaged by the Town to complete a feasibility study reviewing the potential to implement solar photovoltaic (PV) systems at up to seven West Newbury locations, which were selected by the Town's Energy and Sustainability Committee prior to commencing the study. We are interested in exploring the opportunity to expand renewable energy production in support of our goals to reduce contributions to greenhouse gases and to provide affordable energy for the Town and its residents. As such, the primary goals of this screening assessment were to perform an initial, high-level engineering review of the technical and economic feasibility of installing solar PV system(s) at these locations. The Town has two existing solar PV systems: the Main Street Solar Project (owned by a third party) and a ground-mount array at the DPW (owned by the Town). The Town has also been exploring the feasibility of a microgrid at the Municipal Campus, though this is outside the scope of this study.

Location	Mounting	Preliminary Solar PV System Size	Estimated Annual Solar PV Production	Estimated SMART Incentive Rate	Estimated Direct Ownership Economics				Estimated PPA		
					Order of Magnitude Construction Cost Estimate	Estimated Year 1 Net Cash Flow	Estimated 20-Year Net Present Value	Estimated Discounted Payback Period	Estimated Year 1 Net Cash Flow	Estimated 20-Year Net Present Value	
-	-	-	kW AC	kWh	\$/kWh	\$	\$	\$	year	\$	\$
1.1	Housing Authority	Rooftop	133	170,400	-	\$514,500	\$70,518	\$475,892	5	\$53,089	\$628,394
1.1	Housing Authority	Ground	33	49,837	-	\$111,000	\$21,366	\$176,081	3	\$16,999	\$201,768
1.2	1910 Building	Parking Canopy	240	339,605	\$0.017	\$1,890,000	\$144,706	\$388,187	12	\$63,821	\$733,216
1.3	Public Safety Complex	Parking Canopy	30	49,617	\$0.057	\$266,000	\$23,047	\$84,549	10	\$9,253	\$106,263
1.4	Burnham Field	Parking Canopy	120	177,014	\$0.017	\$945,000	\$75,208	\$228,183	12	\$32,945	\$378,333
1.5	DPW & Pipestave Recreation	Rooftop	33	44,149	-	\$129,500	\$18,119	\$124,219	5	\$13,584	\$160,767
1.5	DPW & Pipestave Recreation	Ground	24	39,688	\$0.013	\$86,400	\$16,905	\$139,765	3	\$12,897	\$153,005
1.5	DPW & Pipestave Recreation	Parking Canopy	480	774,705	-	\$4,165,000	\$315,880	\$833,494	13	\$144,054	\$1,654,214
1.6	Page School	Ground	450	772,453	-	\$1,620,000	\$203,578	\$1,272,290	6	\$135,295	\$1,590,771
1.7	North Dunn Field	Ground	300	480,886	-	\$993,000	\$196,768	\$1,642,714	3	\$154,166	\$1,828,675
1.7	South Dunn Field	Ground	938	1,505,731	-	\$3,300,000	\$614,967	\$4,992,348	3	\$482,718	\$5,725,875

Location	Favorable	Unfavorable
1.1 Housing Authority	<ul style="list-style-type: none"> <li>Physical space availability on roof and ground</li> <li>Building interconnection phase = 3 phase</li> <li>Solar PV could potentially be asset in future Municipal Campus microgrid</li> </ul>	<ul style="list-style-type: none"> <li>Building interconnection voltage = 120/208V</li> <li>Building electric infrastructure upgrades may be necessary to interconnect solar</li> <li>SMART incentives unlikely</li> </ul>
1.2 1910 Building	<ul style="list-style-type: none"> <li>Physical space availability over parking lot</li> <li>Building interconnection phase = 3 phase</li> <li>Solar PV could potentially be asset in future Municipal Campus microgrid</li> <li>SMART incentives may be available due to canopy adder</li> </ul>	<ul style="list-style-type: none"> <li>Building interconnection voltage = 120/208V</li> </ul>
1.3 Public Safety Complex	<ul style="list-style-type: none"> <li>Building interconnection phase = 3 phase</li> <li>Solar PV could potentially be asset in future Municipal Campus microgrid</li> <li>SMART incentives may be available due to canopy adder</li> </ul>	<ul style="list-style-type: none"> <li>Building interconnection voltage = 120/208V</li> <li>Limited parking area space</li> <li>High construction cost due to canopy steel and structures for small system size</li> </ul>
1.4 Burnham Field	<ul style="list-style-type: none"> <li>Physical space availability over parking lot</li> <li>Solar PV could be asset in potential future Municipal Campus microgrid</li> <li>SMART incentives may be available due to canopy adder</li> </ul>	<ul style="list-style-type: none"> <li>Building interconnection voltage and phase unknown</li> <li>Small amount of local load</li> </ul>
1.5 DPW & Pipestave Recreation	<ul style="list-style-type: none"> <li>Some amount of physical space availability on salt shed roof and ground</li> </ul>	<ul style="list-style-type: none"> <li>Building interconnection voltage = 120/240V at DPW</li> <li>Building interconnection phase = 1 phase at DPW</li> <li>Small amount of local load at DPW</li> <li>No existing local load at Pipestave Recreation</li> <li>SMART incentives unlikely for rooftop solar at DPW</li> <li>SMART incentives may not be available for canopy PV, due to lack of local loads</li> <li>Salt shed structure may not be rated to support additional roof loads</li> </ul>
	<ul style="list-style-type: none"> <li>SMART incentives may be available for ground solar at DPW, if system is &lt; 25 kW AC</li> </ul>	
1.6 Page School	<ul style="list-style-type: none"> <li>Physical space availability in unused field behind the school</li> <li>Building interconnection phase = 3 phase</li> <li>Large existing local load</li> </ul>	<ul style="list-style-type: none"> <li>Building interconnection voltage = 120/208V</li> <li>SMART incentives unlikely</li> </ul>
1.7 Dunn Property	<ul style="list-style-type: none"> <li>Large amount of unused space</li> </ul>	<ul style="list-style-type: none"> <li>No existing local load</li> <li>No 3-phase utility power on Chase St.</li> <li>SMART incentives may not be available, due to lack of local loads</li> </ul>

## Recent Developments:

Work was recently wrapped up on the study, providing the Town with a clearer look at potential sites for the mounting of solar panels and potential expenses, output, and revenues. So far, local renewable energy has been very successful.



## Upcoming Steps:

Stay tuned to the activities of the Energy and Sustainability Committee. We value your feedback as we look to expand our solar options in West Newbury!

## Food For Thought:

Which sites interest you? Where do you think the Town should pursue further renewable expansion?