

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
August 18, 2020 – 6:00 P.M.
Board of Selectmen's Room
15 Sunapee Street
Regular Meeting and Public Hearing

MEMBERS PRESENT: David Burnham, Chairman, Ken Merrow, Vice Chairman; Bert Spaulding, Sr.; Ray Kibbey; Herbert Teller, Jr. (alternative for John Hooper BOS Rep)

MEMBERS ABSENT: John Hooper BOS Rep

VIDEOGRAPHER: Louis Cassorla, NCTV

STAFF PRESENT: Christina Donovan, Zoning Administrator

CALL TO ORDER: Chairman Burnham called the meeting to order at 6:11 p.m. followed by a roll call.

NEW BUSINESS:

2020-ANFP-005: Avanru Development Group/Jack Franks (Agent): request final review of annexation property identified as Map 115 Lot 002 and Map 116 Lot 076 and is located on Spring Street in the Heavy Commercial (B2) Zoning District.

Chairman requested a change of verbiage from annexation to property merger.

Bert Spaulding, Jr. stepped down.

On a motion by Ray Kibbey, and seconded by Ken Merrow; *the Board unanimously voted to accept application 2020-ANFP-005: Avanru Development Group/Jack Franks (Agent): request final review of annexation property identified as Map 115 Lot 002 and Map 116 Lot 076 and is located on Spring Street in the Heavy Commercial (B2) Zoning District contingent on the applicant's revision of the application to include the narrative of the resulting properties. Specifically, the application to detail the new lot sizes and locations.*

General discussion regarding the application missing critical information, road frontage regulation review, lots conforming to all Town ordinances, and the review and discussion of RSA 672:14 and RSA 676:4 and RSA 676:4 I (e).

On a motion by Ken Merrow and seconded by Herbert Teller, Jr. ; *the Board unanimously voted to approve 2020 -ANFP—005: Avanru Development Group/Jack Franks (Agent): request final review of annexation property identified as Map 115 Lot 002 and Map 116 Lot 076 is located on Spring Street in the Heavy Commercial (B2) Zoning contingent on the application to include the narrative of the resulting properties. Specifically, the application to detail the new lot sizes and locations.*

2020- SPFP-002: Avanru Development Group/Jack Franks (Agent): request final review of annexation property identified as Map 115 Lot 002 and Map 116 Lot 076 and is located on Spring Street in the Heavy Commercial (B2) Zoning District.

On a motion by Ken Merrow, and seconded by Ray Kibbey; ***the Board unanimously voted to accept application 2020-SPFP-002: Avanru Development Group/Jack Franks (Agent): request final review of annexation property identified as Map 115 Lot 002 and Map 116 Lot 076 and is located on Spring Street in the Heavy Commercial (B2) Zoning District as complete.***

Sharon Monahan, a wetland Scientist, attended through zoom meeting. “WL” on the maps are the locations of the wetlands on each lot. Mrs. Monahan clarifies the Town dictates the “set-backs”. The State holds the jurisdiction over wetlands. The proposal does not affect wetlands. She describes the discharge of run-off processes. She further explains the water quality will improve during and after the construction of this development. She explained residential use is easier on the local environment verses the commercial use.

Jack Franks was in attendance. Jack explained the facility purposes to house ***eighteen*** two-bedroom two-bath units and ***twenty-four*** one-bedroom one-bath units. Two parking spots per unit, in accordance too law.

General discussion regarding the wetlands, run-off processes administered through construction, wetland locations, wildlife preservation, noise orders, DOT recommendations, Fire Department recommendations, traffic safety concerns, failure to submit a traffic study, downcast lighting, lighting on timer, the rules the company will mandate for their renters, State of New Hampshire annual inspection process, the companies yearly reserve to maintain the properties integrity, the expectations the State of New Hampshire has for yearly maintenance, pet concerns the public has, the company’s standard pet regulations, playground offered on the premises, children safety concerns, unit capacity restrictions, during construction equipment traffic concerns, construction time restraints the public expressed, the historical value of the site, the site was the original location for the Newport Meeting House, artifact preservation upon discovery concerns, guest parking concerns, parking per unit concerns, buffers along Spring Street, Sidewalks, Traffic on Spring Street, pathway to the Newport Plaza, bonding regarding construction involving right-a-ways, and the company’s promise to have security cameras installed to record both the entry and exit areas.

On a motion by Ken Merrow, and seconded by Ray Kibbey; ***the Board unanimously voted to continue Case 2020 -SPFP—002: Avanru Development Group/Jack Franks (Agent): request final review of annexation property identified as Map 115 Lot 002 and Map 116 Lot 076 is located on Spring Street in the Heavy Commercial (B2) Zoning to September 8, 2020 Planning Board Hearing.***

Contingencies

CONTINUED BUSINESS:

MINUTES: None

ADMINISTRATION: None

COMMUNICATION: None

On a motion by Ray Kibby, seconded by Ken Merrow.; *the Board unanimously voted to adjourn at 10:15 P.M.*

Respectfully submitted,

Kymberly Kenney

Scribe

Approved on: