

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
June 16, 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; John Hooper BOS Rep

MEMBERS ABSENT: none

VIDEOGRAPHER: Louis Cassorla, NCTV

STAFF PRESENT: Christina Donovan, Zoning Administrator

CALL TO ORDER: Chairman Burnham called the meeting to order at 6:04 p.m. followed by a roll call.

NEW BUSINESS:

The following is tabled to the July 14, 2020 Planning Board Meeting:

2020-SPFP-002: Avanru Development Group/Jack Franks: request final review of site plan for the property identified as Map 115 Lot 002 and Map 116 Lot 076. The proposal is a multi-unit housing projected located on Spring Street in the Heavy Commercial (B2) Zoning District.

CONTINUED BUSINESS: Summit submitted p/w requested by Board.

The Board performed review of the Newport Planning Board Notice of Decision regarding **2020-SPFP-001: Summit Distributing, LLC (Owner) Huseyin Sevincgil (Agent)**; request a final review of a site plan for the property identified as Map 114 Lot 127. The proposal is to remodel the existing building to re-establish the convenience store and drive-thru use and construct a new retail motor fueling facility with three fuel dispenser islands and a new overhead canopy. The property is located at 16 John Stark Highway in the Heavy Commercial (B-2) Zoning District. The Board's review included determining condition compliance.

The following are the Conditions and the Board's conclusions:

1. Pavement Signage to ensure proper traffic flow. **The Board found the condition was met.**
2. Applicant to supply engineer signed impervious numbers from old sight and impervious calculations and results on new sight. **The Board found the condition was met.**
3. Zoning Administrator is to ensure that all existing and new signs on the property meet with the 2019 Town of Newport Zoning Ordinances. **The Board found the condition was met.**
4. Owner is to mitigate all light spillage off property created by new canopy. **The Board found the condition was met.**

MINUTES: March 17, 2020

Mr. Chairman introduced minutes dated March 17, 2020

On a motion by Ken Merrow, and seconded by Bert Spaulding, Jr.; *the Board unanimously voted and approved the March 17, 2020 minutes with the correction of Dave Burman to read David Burnham under the section titled Board Questions.*

ADMINISTRATION: One Credit Union – external lighting.

The Board performed a review of the June 11, 2019 minutes regarding One Credit Union's request to waive the Board's expectation/rule regarding the "submission process" of an Exterior Lighting Plan. There appears to be administrative and/or community confusion regarding a waiver of a step in the application process verses a waiver of the Town's lighting laws. The Board approved the One Credit Union's request to waive the submission of Lighting Plan process only. The Board did not waive Town laws regarding lighting and expects the tenant/owners to comply with any and all Town's downcast regulations.

COMMUNICATION:

a) Board

Victoria Davis (Regional Planning Commissioner for Newport): Ms. Davis participated in the meeting through an online process called Zoom due to COVID-19 risks regarding in-person meetings.

Ms. Davis proposed, to the Board, she participates in a review of the Town's Regulations and make revision recommendations to the Board. She has offered to provide the Board with updated information regarding State and Federal Statue changes. Ms. Davis has recommended the

Board visit RSA 673:2 and consider changing the current number of members required on the Board during a meeting and hearing.

b) Public (Public participation shall pertain to topics within the purview of Planning Board.

Linda Jett (Owner): Informal Review of a proposed merger of 153 Cheney Street; Map 108 Lot 044 with a portion of Prospect Street Map 108 Lot 042-1.

General discussion included property lines, an outline of the proposed properties, clarification of the two owners involved in the proposal, potential deed modifications, the Board's surveyor requirements, annexation application process regarding a lot-line adjustment request, purchase and sales agreement, and registry of deeds processes.

Cliff Richer (agent): Information Review of 156 & 162 North Main Street address proposed merger. Map 109 Lot 003 Map 109 Lot 004.

General discussion included the selling a section of the existing property and adding the back lot to the existing house lot.

Dennis Fleury (owner at Kellyville Auto Sales) and Thomas C. Dombroski (agent): Informal Review of a proposed seven (7) and one half (1/2) acre lot.

General discussion of the proposed lot, variance request, consideration regarding the high traffic road, DOT potential need for involvement, back lot proposed frontage, shared driveway, potential extension of a right-a-way, review of Section 403, the potential of a ZBA Special Exception request, and the review of Section 306 Special Exceptions allowed currently in the district.

On a motion by Ray Kibbey, seconded by Ken Merrow; *the Board unanimously voted to adjourn at 7:35 P.M.*

Respectfully submitted,

Kymberly Kenney

Scribe

Approved on: