

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
January 9, 2018 – 6:00 P.M.
Board of Selectmen's Room
15 Sunapee Street
Regular Meeting and Public Hearing

MEMBERS PRESENT: David Burnham, Chairman; Ken Mellow, Vice Chairman; Bert Spaulding, Sr.; Ray Kibbey; Barry Connell, BOS Ex Officio; Bill Walsh; Howard Dunn

MEMBERS ABSENT: none

VIDEOGRAPHER: Louis Cassorla, NCTV

STAFF PRESENT: Julie M. Magnuson, Planning and Zoning Administrator

CALL TO ORDER: Chairman Burnham called the meeting to order at 6:00 p.m. followed by a roll call.

NEW BUSINESS:

Voted on Completeness of application submitted by Christopher S. & Jennifer M. Spanos assigned Case # 2017-ANFP-005: General discussion performed regarding completeness of the application. Applicant requests a full boundary survey waiver. *On motion by Howard Dunn and seconded by Barry Connell, the Board unanimously voted to approve the application as complete.*

Chairman Burnham opened the public hearing on the following application:

Case # 2017-ANFP-005: Christopher S. & Jennifer M. Spanos: request final review of an annexation of 0.19 Acres from Map 235 and Lot 017 to Map 235 Lot 016. If approved, the remaining lots will be 6.67 Acres and 7.17 Acres. The properties are located at (and near) 824 John Stark Highway in the Rural Commercial (RC) Zoning Districts.

Ms. Magnuson read the Administration Review into record. The applicant is requesting a waiver of full boundary survey. A State of NH Right-Of-Way Plan and a Subdivision plan shows the full boundaries dated 7-28-1986 by Cliff Richer. Application was not forwarded to any other department for review. The applicant wants to build a residential garage. The annexation does not appear to impact access, utilities or zoning areas. The request is for the sole purpose of a residential garage in a preferred location in proximity of their home. The residential garage remains apart lot 16.

Eric Peabody, employee of Green Top Land Surveying, LLC, presented Minor Line Adjustment for Christopher S. & Jennifer M. Spanos, project number: 1022. General discussion took place regarding the use and map details.

On motion by Bert Spaulding, Sr., and seconded by Ray Kibbey, the Board unanimously voted to approve the application as presented. Mylar and Plans presented for the signature of the Board.

Nonbinding Consultation and Conceptual Review: Orion Prevention Information & Education, Inc. (Owner) and Jonathan Burnham (Agent)

request review of a site plan that will allow for the construction of a small classroom to separate middle school from the high school. The property is identified as Map 115 Lot 017 and located at 135 Elm Street in the Rural (R) and Single Family (R-1) Zoning Districts.

Johnathan Burnham presented the intentions of the small classroom as facilitating an estimated 9 children in need. The building is sized to facilitate 15 students. The location of the building will be behind the Orion House building. The building will be one story, slab on grade, full foundations, polyvinyl chloride welded roof with roof drains, T F Moran will do the structure for sure, NEXCEN brand for the recycled wood fiber and porcelain cement blocks adjoined with horizontal and vertical steel beams will be used. Mr. Burnham assures the town that down-cast lightening will be used.

General discussion on the maintenance of neighborhood harmony, amount of kids crossing, set-backs needing to be addressed and parking needing further review.

Continued Business: The Keeping of Hens and Beekeeping.

General discussion took place regarding existing Town regulations, developing Town regulations, rural zoning districts currently permit farming animals, permissive ordinance applicability, and accessory use definition needs clarification.

Ms. Magnuson will seek legal advice regarding what the Town of Newport relies when its officials determine Zoning ordinances regarding all animals, definition and philosophy regarding the application of Accessory Use regulation, and a list of accessory uses shall be defined. Ms. Magnuson shall provide, in email(s), what she receives for information regarding these areas.

MINUTES: November 14, 2017

Chairman Burnham introduced minutes dated November 14, 2017 for review.

On motion by Ken Merrow and seconded by Ray Kibbey, the Board voted to approve the Minutes of the Planning Board Meeting on November 14, 2017 with a correct of Lot 1016 to read as 106-16. David Burnham abstained.

ADMINISTRATION: none

On a motion by Ray Kibbey, seconded by Ken Merrow; *the Board adjourned at 7:39 p.m. The motion passed with complete consensus.*

Respectfully submitted,

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Kymberly Kenney
Scribe

Approved on: