

**TOWN OF NEWPORT, NH**  
**Minutes of the Planning Board Meeting**  
**September 18, 2018 – 6:00 P.M.**  
**Board of Selectmen's Room**  
**15 Sunapee Street**  
**Regular Meeting and Public Hearing**

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**MEMBERS PRESENT:** David Burnham, Chairman; Bert Spaulding, Sr.; David Kibbey; Ray Kibbey; Barry Connell, BOS Ex Officio; Ken Merrow, Vice Chairman

**MEMBERS ABSENT:** none

**VIDEOGRAPHER:** Louis Cassorla, NCTV

**STAFF PRESENT:** Steve Schneider, Planner Administrator

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

**NEW BUSINESS:**

**2018-SDFP-001 Virginia Bruton (Owner), Tom Dombroski (Agent):** request a final review of a two-lot subdivision of land. The proposal is to subdivide 1.1 acres of land from Map 211 Lot 042 currently 3.37 acres. The property is located at 21 Fletcher Road in the Rural (R) Zoning District.

*On motion by Bert Spaulding, Sr., and seconded by David Kibbey, the Board unanimously voted and approved the application as complete.*

Steve Schneider read the Administrative Review into record.

Patrick Dombroski presented to the Board final maps for review.

Chairman Burnham opened 2018-SDFP-001 to the public.

*On motion by Bert Spaulding, Sr., and seconded by David Kibbey; the board unanimously voted and approved the application 2018-SDFP-001 as presented.* The Board signed the Mylar.

**2018-ANFP-004: AF Gloenco Inc. (Owner), Charles Milliken, Eric Peabody (Agents):** request final review of an annexation of .28+/- acres from land from property identified as Map 102 Lot 007 to Map 103 Lot 001. The lots are located at or near 460 Sunapee Street and are in the Industrial (I) Zoning District.

*On motion by Ken Merrow, and seconded by David Kibbey, the Board unanimously voted and approved the application as complete.*

Charles Milliken, alternative for Eric Peabody presented.

General discussion regarding Gloenco Inc., closing their Newport division, set back and right-away concerns, possible deed modifications, non-conforming lots existing, non-conforming lots continuing to exist after annexation approval, the use of lots remain the same with annexation, and the 460 Sunapee tax map line travels through the existing building presented.

Chairman Burnham opened 2018-ANFP-004 to the public.

***On motion by Bert Spaulding, Sr., and seconded by Ken Merrow, the Board unanimously voted and approved 2018-ANFP-004 as presented subject to the Zoning Officer review and/or ZBA approval, right-away at the NE corner deeded from Map 103 Lot 1 to Map 102 Lot 7 as shown, and Map 102 Lot 7 gives deeded right-away to Map 103 Lot 1 as shown.***

#### **MINUTES: July 10, 2018 and August 14, 2018**

Chairman Burnham introduced minutes dated July 10, 2018 for review.

***On motion by Bert Spaulding, Sr., and seconded by Ken Merrow, the Board voted and approved the minutes dated July 10, 2018.*** Barry O'Connell abstained.

Chairman Burnham introduced minutes dated August 14, 2018 for review.

***On motion by Ken Merrow, and seconded by Bert Spaulding, Sr., the Board voted and approved the minutes dated August 14, 2018.*** David Kibbey and Barry O'Connell abstained.

#### **ADMINISTRATION: Keeping of Hens – tabled until next meeting**

#### **COMMUNICATIONS:**

General discussion regarding potential zoning issues hindering the Town's ability to flourish economically such as out-of-date commercial allowances in districts.

General discussion regarding resident-right to purpose new warrants to the Town. A Petition for a Warrant Article is necessary to purpose a new warrant. All Petitions must be accompanied with a minimum of twenty-five (25) resident signatures.

The Board has requested a copy of the Zoning Board minutes regarding the denial of the North Main Street commercial request.

On a motion by Ken Merrow, seconded by Bert Spaulding, Sr.; ***the Board adjourned at 8:05 p.m. The motion passed with complete consensus.***

Respectfully submitted,

Kymberly Kenney  
Scribe

Approved on: