

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
November 27, 2018 – 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.; Barry Connell

MEMBERS ABSENT: John Hooper, BOS Ex Officio
Ray Kibbey

VIDEOGRAPHER: Susan Dutton, NCTV

STAFF PRESENT: Steve Schneider, Planning Administrator

CALL TO ORDER: Vice Chairman Merrow called the meeting to order at 6:03 p.m. followed by a roll call.

NEW BUSINESS: Tom Elliot Conceptual Subdivision Plan

Mr. Elliot is the youngest son of Jane and Louis Elliot. General discussion regarding the Elliot Estate located 101 Chestnut Road (formerly known as Pike Road – located on Map 247, 254 and Lot 7) included: the 100 feet minimum frontage required, the 40 thousand square feet minimum lot requirement, the time frames and process following a subdivision application submission, and the possibility of a voluntary merger after approval of subdivision.

CONTINUED BUSINESS: Review the final draft of the Hens and Commercial Growth

Final Draft of the Keeping of Hens:

General discussion and review of the existing proposed Keeping of Hens Article took place.

On a motion by Bert Spaulding, Sr., and seconded by Barry Connell; *the Board unanimously voted to accept the proposed Keeping of Hens Article edited as follows:*

The intent and purpose of this section is to allow the keeping of a limited number of hens, primarily for the purpose of providing fresh eggs to the occupants of the dwelling, in all zoning districts.

The keeping of hens shall be permitted for all single and/or two-family dwellings provided the following standards are met (these standards do not apply to chickens kept in the zoning districts where farming is a permitted use):

- Less than one acre three (3) hens are permitted
- One (1) to two (2) acres: up to a total of six (6) hens
- Two (2) to five (5) acres: up to a total of fifteen (15) hens
- More than five (5) acres no limitation on the number of hens

- No roosters shall be allowed.
- All hens shall be kept outdoors within a secure enclosure (coop and exercise area) at all times.
- The secure enclosure and the coop shall comply with minimum setbacks for the respective zoning district and shall not be located within the dwelling's front yard.

Commercial Growth:

General discussion regarding the potential commercial growth in Newport included the review of Town maps detailing zones, the Board reviewed permitted uses and special exceptions in some zones, exploring expansion of commercial zones, the possibility of inviting Capital District Development Corporation to provide guidance, discovering where water ends in each districts, discovering where sewer exits-out and enters-in districts, and surrounding town and city needs for housing opportunities.

End result – the Board has tabled continued discussion of Commercial Growth in Newport to next meeting.

MINUTES: October 9, 2018

Mr. Chairman introduced minutes dated October 9, 2018.

On a motion by Barry Connell, and seconded by Bert Spaulding, Sr.; *the Board unanimously voted to approve the October 9, 2018 minutes with the following edits: under Members Present the name Barry O'Connell to reflect Barry Connell, John Hooper to include BOS Ex Officio, second line under continued business omit "application", second line on page two replace "retained" with "retrieved", and add "Main" between the words "North Street" on the second page.*

ADMINISTRATION: None

COMMUNICATION:

General discussion regarding the language and location of "Permissive Use" in Town regulations.

On a motion by Ken Merrow, and seconded by Barry Connell; *the Board unanimously voted to move the following language: "This Zoning Ordinance is constructed as a permissive Zoning Ordinance; if a Use is not specifically identified as a permitted Use or a Use permitted by Special Exception in a Zoning District, the Use is not permitted in that Zoning District" as a proposed Section 101 Amendment in the Town Regulations.*

The proposed Section 101 Amendment will be placed on the January notice for Public Hearing.

On a motion by Ken Merrow, seconded by Bert Spaulding, Sr.; *the Board voted to adjourn at 8:15 p.m. The motion passed with complete consensus.*

Respectfully submitted,

Kymberly Kenney

Scribe

Approved on: