

**TOWN OF NEWPORT, NH**  
**Minutes of the Planning Board Meeting**  
**August 11, 2020 – 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, 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 6:04 p.m. followed by a roll call.

**NEW BUSINESS:**

Ken Merrow read into record the Avanru Development Group email requesting a continuance and for a special meeting date request of either August 18, 2020 or August 25, 2020.

General discussion regarding the special meeting date request submitted by Avanru Development Group. All Board members offered to make every effort to attend and administer an August 18, 2020 meeting date specifically for the applicant only.

On a motion by Bert Spaulding, Jr, and seconded by David Burnham; *the Board unanimously voted to table the 2020-ANFP-005: Avanru Development Group request for 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, to August 18, 2020 at 6:00 PM.*

2020 -ANFP—004: Aldrich Family 2019 Revocable Trust (owner): request final review of annexation property identified as Map 109 Lot 003 and Map 109 Lot 004 and is located on 162 north main street in the Professional Business District (PB).

On a motion by Ray Kibbey, and seconded by Ken Merrow; *the Board unanimously voted to accept application 2020 -ANFP—004: Aldrich Family 2019 Revocable Trust (owner): request final review of annexation property identified as Map 109 Lot 003 and Map 109 Lot 004 and is located on 162 north main street in the Professional Business District (PB) as complete.*

General discussion included: the merger does not request a new construction, is solely for the purpose of merging properties, no change of use, and no zoning problems are involved in case number 2020-ANFP-004: Aldrich Family 2019 Revocable Trust request for annexation.

On a motion by Ken Merrow, and Ray Kibbey seconded by; ***the Board unanimously voted to approve 2020 -ANFP—004: Aldrich Family 2019 Revocable Trust (owner): request final review of annexation property identified as Map 109 Lot 003 and Map 109 Lot 004 located on 162 north main street in the Professional Business District (PB).***

## **CONTINUED BUSINESS:**

Mark Tremblay Class 6 Road Request: Requests approve to build on Grove Road property identified as Map 221 Lot 008 in the Rural (R) district.

Mr. Tremblay participated through zoom program. Mr. Tremblay has a verbal agreement with the one property owner, named Gary McMannis, to share the maintenance of the road. Mr. Tremblay expresses he has his property for motor vehicles to turn around on. There are abutters involved: Gary and Dennis. Gary and Mark have an agreement regarding the Class 6 title and a private road maintenance. However, Mr. Tremblay expresses that Dennis has not been afforded opportunity to agree or disagree with the purposed private road maintenance agreement.

Bert Spaulding, Jr. read into record RSA 674:41. Mr. Spaulding, Jr., took the floor and presented the request in writing on the white Board for the Boards consideration. General discussion included vehicle turn around issues and the lack of a written private road maintenance agreement concern.

***On a motion by Bert Spaulding, Jr. and seconded by Ray Kibbey; the Board unanimously voted to approve 2020-CLA6-001 Mark Tremblay Class 6 Road Request subject to the following conditions: 1) a completed Class 6 Private Road Maintenance Agreement with abutters, and 2) and the private road maintenance agreement shall be registered with the Registry of Deeds. The Board further details the abutters and/or applicant involved in the construction of a Private Maintenance Agreement as follows: Map 221-7, Map 221-8 and Map 221-9.***

Mr. Spaulding, Jr., offered to pay for Mr. Tremblay's attorney to draft up the agreement only. Specifically, Mr. Spaulding offered to have his private counsel assist in the drafting of the private road maintenance agreement.

Ms. Donovan discussed the applicant will need to apply for a 911 number prior to the register of a private road maintenance agreement. Applicant is responsible for the filing fees associated with filing with the Registry of Deeds and 911 number requests. Ms. Donovan discussed a Board of Selectman Liability Agreement need prior to the registry of the agreement.

## **MINUTES:**

Mr. Chairman introduced minutes dated July 28, 2020.

On a motion by Bert Spaulding, Jr., and seconded by Ken Merrow; ***the Board unanimously voted and approved the July 28, 2020 minutes.***

*On a motion by Bert Spaulding, Jr., and seconded by Ken Merrow; the Board unanimously voted to amend the Motion to approve the July 28, 2020 Minutes to include the following corrections: 1) on page 2, after the words "Minutes: June 16, 2020" to read "Dennis Fluery", and 2) page 3, above the title Communications, add the word "after" to follow the word "attended."*

**ADMINISTRATION:**

**Board Signed Mylar – Jett**  
**Board Signed Mylar - Elliott**

**COMMUNICATION: None**

On a motion by Ray Kibbey, seconded by Bert Spaulding, Jr.; *the Board unanimously voted to adjourn at 7:54 P.M.*

Respectfully submitted,

Kymerly Kenney

Scribe

Approved on: