

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
August 13, 2019 – 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.; Dave Kibbey, Alternate

MEMBERS ABSENT: Ray Kibbey

VIDEOGRAPHER: Louis Cassorla, NCTV

STAFF PRESENT: Steve Schneider, Planning Administrator

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

NEW BUSINESS:

2017-ANFP-001: Tony & Melissa Bourque & David & Pamela Lain (Owners) request review of annexing 3.68 acres from Tax Map 257 Lot 4.1 (Lain) to Tax Map 257 Lot 4.2 (Lain); annexing 19.34 acres and .81 acres from Tax Map 257 Lot 4.1 (Lain) to Tax Map 257 Lot 5 (Bourque); and annexing 1.41 acres from Tax Map 257 Lot 4.2 (Lain) to Tax Map 257 Lot 5 (Bourque). The properties are identified as Map 257 Lots 4.1, 4.2, and 5 and are located near 505 East Mountain Road in Rural (R) Zoning District. On a motion by Dave Kibbey, and seconded by Bert Spaulding, *the Board unanimously voted and approved Case 2017-ANFP-001 Tony & Melissa Bourque and David & Pamela Lain (owners) the annexation application as complete.*

David Lain presented the application.

Steve Schneider noted a 0.01 acre difference between the assessors' stated size and what is shown by the surveyor. The surveyor attributes this to having more accurate equipment.

6:09 p.m.- John Hooper joined the Board

On a motion by Bert Spaulding, seconded by Ken Merrow, *the Board unanimously voted and approved Case 2017-ANFP-001 Tony & Melissa Bourque and David & Pamela Lain (owners).*

A new item was added to the agenda. Bert Spaulding wanted to know whether or not the Planning Board members had the most current copy of the following documents:

- Master Plan
- Rules of Procedure- 2017 was the last change
- Site Plan Regulations- 2016 is the most current version the Board has
- Subdivision Regulations
- Zoning Ordinance- including the changes from the 2019 Town Meeting

On a motion by Bert Spaulding, seconded by John Hooper, ***the Board unanimously voted to approve David Burnham as Chairman of the Board.***

On a motion by Bert Spaulding, seconded by Dave Kibbey, ***the Board unanimously voted to approve Ken Merrow as Vice Chair.***

The Planning Board requested that each Board member receive a copy of the *New Hampshire Planning and Zoning Land Use Regulations*, 2019-2020 edition.

CONTINUED BUSINESS: Commercial Growth

General discussion continued regarding Commercial Growth. Bert Spaulding had conducted research regarding the previous zoning change that created the Rural Commercial District. The total value of every property with frontage on 11/103 in the zone is \$8.0 million. Of that total, \$6.3 million is commercial property. Within the commercial zone, 42% of the value, or \$2.4 million, has been added since the change. Mr. Spaulding concluded that the zoning change increased property values.

Ken Merrow concludes the commercial development has increased the tax revenue since the zoning change to a commercial zone. The residential zone didn't increase significantly.

The current residential properties would be grandfathered in at the residential tax rate and any new construction would be taxed at the new commercial rate.

Mr. Chairman clarifies that Commercial Development does not raise taxes because it does not add demand to our existing school or use most services the Town has to offer.

General discussion of properties, the commercial growth, and excluding properties built pre-1988.

Public meeting for Commercial Growth set for October 8 and sending letters and map to the property owners affected by mid-September.

MINUTES:

Mr. Chairman introduced minutes dated July 9, 2019.

On a motion by, Mr. David Kibbey and seconded by Ken Merrow: ***the Board voted and approves the July 9, 2019 minutes with the following edits: Page 2 – “Mr. Spaulding is requesting this lot size to minimize the impacts of cell tower development within the community.” to ‘...development within the lot’. Page 2 “Easement and right-of-way must be incorporate in registering the new deed.” – Change incorporate to incorporated.***

Mr. John Hooper abstained.

ADMINISTRATION: Steve informed the Board that the Regional Planning Commission received grant money to hire someone to take the Planning seat in Newport. Steve Schneider will be stepping down in Newport and someone will be taking his place in office. Steve may or may not be staffing the meetings. He has enjoyed his time here and the Town staff is a great dedicated team.

Ken Merrow expressed his thanks to Steve for all his insight, knowledge, and settling things down.

David Kibbey asks for clarification on the State adoption of the 2015 Building Code. Steve Schneider complied and the question will be passed onto the Town Building Inspector.

Ken Merrow asked if Newport automatically adopts the Building Code. Mr. David Kibbey clarified that even if the Town doesn't adopt the State Building Code you have to abide by it. Mr. Steve Schneider stated a Town cannot be more lenient, but can be more restrictive. Therefore whichever code is more restrictive will be the code to be followed.

COMMUNICATION: None

Mr. Chairman opens the meeting to the public – no public present; he brings the meeting back to the board.

On a motion by David Kibbey, seconded by Bert Spaulding; *the Board voted to adjourn at 7:07 p.m. The motion passed with complete consensus.*

Respectfully submitted,

Kelly Dent/Liz Emerson
Scribe
Approved on: