

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
March 19, 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.; Ray Kibbey, John Hooper BOS Rep

MEMBERS ABSENT: Barry Connell, BOS Ex Officio

VIDEOGRAPHER: Louis Cassorla, NCTV

STAFF PRESENT: Liz Emerson

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

On a motion by Bert Spaulding, Sr., and seconded by Ray Kibbey; *the Board unanimously voted to review Administration first.*

NEW BUSINESS: None

CONTINUED BUSINESS: Commercial Growth

Cody Morrison, the Town's Economic Coordinator, was present.

General discussion on the benefits of Industrial, Commercial and Light Commercial Zoning regulations.

On motion by Bert Spaulding, Sr., and seconded by David Burnham; *the Board voted to approve the following:*

1. The name of the proposed zone will be called the North Newport Industrial Zoning District.
2. The Zone will be amended to include taking a right down Corbin Road up to 100' from the bridge and crossing the river.
3. Liz Emerson will draft a description of the North Newport Industrial Zoning District to include the Corbin Road change for the Boards review.
4. The North Newport Industrial Zoning District Regulations will mirror Section 211 – Industrial Zone with the following exceptions:
 - a. First paragraph on page 20, the Board agreed to strike the sentence “It is intended that the separation of industrial uses will promote a more desirable land use pattern, protect industry from the influences of other land uses, provide suitable space needs for industrial location and expansion, and promote stability of industrial and related development.”
 - b. Under 211.3 – Special Exceptions, the Board agreed to Strike the last sentence beginning with “except the construction of new structures” and ending with “dwellings constructed for the housing of two or more families.”

- c. Under Section 211.4 Bulk Requirements, the Board agreed to change “Minimum lot size” to three (3) acres.
 - d. Under Section 211.4 Parking, the Board agreed to strike “In No case, shall parking be allowed in the front of the building.”
 - e. Under Section 211.4 Parking, the Board agreed to change “Off-street Loading” to “Off-Street Loading Only.”
5. The North Newport Industrial Zoning District Regulations will include Section 206A.4 with the following modification:
- a. Section 206A.4 (a) shall read as follows: “Each lot shall have a front yard of not less than 25 feet in depth as a measured from the edge of the right-of-way.
 - b. Section 206A.4 (c) shall read as follows: “Every lot shall have a rear yard of not less than 25 feet each.

One member opposed.

MINUTES: February 26, 2019

Mr. Chairman introduced minutes dated February 26, 2019

On a motion by John Hooper, and seconded by Ken Merrow; *the Board unanimously voted and approved the February 26, 2019 minutes with the following edit: the correction of Shannon Michaels to read Shannon MacMichael.*

ADMINISTRATION: Preliminary Plan for Subdivision of the Gloenco Property

Mr. Wentzell discussed the current AF Gloenco Property subdivision plans. This property is located in an Industrial Zone. It was explained the previous subdivision request included a four (4) lot subdivision. Mr. Wentzell explained he plans to amend the request to a three (3) lot subdivision that will provide two (2) acres in each of the three (3) lots. It was explained there had been a previous lot-line adjustment approved within the last five years.

Mr. Wentzell holds a current purchase and sales agreement contingent on the subdivision approval.

The Board explained that a right-of-way requires an agreement with surrounding lot owners regarding maintenance and access rights.

The Board explained to Mr. Wentzell that he would need to obtain an Appointment of Agent regarding the AF Gloenco Property and submitting applications to the Town.

Liz Emerson explained she would provide Mr. Wentzell a list of processes he would need to achieve submitting a subdivision application.

The Board reviewed the Town’s Major Subdivision regulations. A Major Subdivision Application is required when the land owner proposes to construct new streets, major improvements, and/or when an application involves a request of a subdivision of four (4) lots or more.

COMMUNICATION: None

On a motion by David Burnham, Chairman, seconded by John Hooper; *the Board voted to adjourn at 8:30 p.m. The motion passed with complete consensus.*

Respectfully submitted,

Kymberly Kenney
Scribe
Approved on: