

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
June 13, 2017 – 6:00 P.M.
Board of Selectmen's Room
15 Sunapee Street
Regular Meeting and Public Hearing

MEMBERS PRESENT: Ken Merrow, Vice Chairman; Bert Spaulding, Sr.; Howard Dunn; Ray Kibbey; David Kibbey, alternate; Barry Connell; Bill Walsh

MEMBERS ABSENT: David Burnham, Chairman

VIDEOGRAPHER: Louis Cassorla, NCTV

STAFF PRESENT: Julie M. Magnuson, Planning and Zoning Administrator

CALL TO ORDER: Vice Chairman Merrow called the meeting to order at 6:02 p.m. followed by a roll call. Vice Chairman Merrow appointed David Kibbey to sit for absent member, David Burnham.

NEW BUSINESS:

Bert Spaulding, Sr., recused from Case # 2017-SPFP-003A.

Vice Chairman Merrow received Site Plan Application Case # 2017-SPFP-003A: Rusty & Debra Camber (Owners).

Ms. Magnuson discussed the completeness of application Case # 2017-SPFP-003A: Rusty & Debra Camber (Owners). Staff suggests consideration of including the hours of operation and outside lighting a condition of the Board's approval. Staff believes the application is complete as presented.

On a motion by David Kibbey, seconded by Howard Dunn: ***The Board voted to accept the Site Plan Application Case# 2017-SPFP-003A: Rusty & Debra Camber (Owners) as complete subject to conditions the Board may impose.*** The motion passed with complete consensus.

Vice Chairman Merrow opened the public hearing on Case #2017-SPFP-003A: Rusty & Debra Camber (Owners) to the public.

Case #2017-SPFP-003A: Rusty & Debra Camber (Owners) request review of a Site Plan to rebuild 2 buildings and add 3 additional buildings for the purpose of storage. The property is identified as Map 118 Lot 003 and is located at 2 Page Hill Road in the Rural (R) and Single Family (R-1) Zoning Districts.

Ms. Magnuson read the Administrative Review into record. Applicant requests a waiver of Mylar recordation, waiver of full boundary survey, three variances have been granted, and Fire

Department states space is required regarding accessing buildings on the property. Keys and/or access codes to all the gates must be provided to the Fire Department. Public Works, Larry Wiggins found five (5) buildings on the applicant's (original) application does not align with the buildings clearly outlined on the plan. This has been corrected on the new plan. There are no drainage issues with this site. Conservation Commission found no concerns. Highway Superintendent, Bill Scanlon, have no comments. Police Department has no comments. Regarding the wood storage building the plan should read *rebuild wood storage building*. Regarding the metal storage building it should read *rebuild metal storage building*. New storage buildings should read 1, 2, and 3. Hours of operation and lighting should be noted. Staff has no obvious concerns if the Public Works concerns are remedied. Relabeling the wood storage and metal storage building, along with numbering the new storage buildings 1 through 3 will remedy the Public Works concerns.

Land surveyor, Wayne McCutcheon, took the floor and presented a map titled *Site Plan Prepared for Rusty J. & Debra Camber "Pirates Landing" 2 Page Hill Road, Newport, New Hampshire* dated March 9, 2017 and received by TOPAZ on May 15, 2017. Hours of operation will be 8:00 am to 7:00 pm. Down-cast motion censored lightening on the exterior will be used.

On a motion by David Kibbey, seconded by Howard Dunn: ***The Board voted to approve the Site Plan Application Case #2017-SPFP-003A: Rusty & Debra Camber (Owners) with the required down-casted lighting, Fire Department having codes and/or keys to the buildings and gates, numbering of new storage buildings on the Site Plan one (1) through three (3), relabeling the wood storage and metal storage buildings as "rebuild of wood storage building" and rebuild of "metal storage building", waiver of Mylar recordation, waiver of full boundary survey, and hours of operation as presented 8:00 am to 7:00 pm. The motion passed with complete consensus.*** David Kibbey and Berry Connell appointed to sign the Site Plan.

Bert Spaulding, Sr., rejoined the Board.

Vice Chairman Merrow stated that he had received Site Plan Application Case # 2017-SPFP-004: The Lofts of Newport Mills, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent). Ms. Magnuson discussed the completeness of application Case # 2017-SPFP-004: The Lofts of Newport Mills, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent). Staff has no obvious concerns. There was general discussion of the first page of the Site Plan under Note Number 1 should read will comply with all State, Local and Federal laws and regulations.

On a motion by David Kibbey, seconded by Ray Kibbey: ***The Board voted to accept the Site Plan Application Case# 2017-SPFP-004: The Lofts at Newport Mills, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent) as complete subject to conditions the Board may impose. The motion passed with complete consensus.***

Vice Chairman Merrow *opened the public hearing* on Case #2017-SPFP-004: The Lofts at Newport Mills, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent) to the public.

2017-SPFP-004: The Lofts at Newport Mills, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent): request final review of Site Plan to redevelop the existing Newport Mills site

into 66 market rate apartments. The property is identified as Map 112 Lot 032 and is located at 169 Sunapee Street in the Single Family (R-1) Zoning District, General Residential (R-2) Zoning District and the Industrial (I) Zoning District.

Ms. Magnuson read the Administrative Review into record. Applicant requests waiver of Mylar recordation. Final remarks from CDL are included in this review. Review two (2) items on the CLD review letter dated June 8, 2017. Lighting fixtures are noted on plans. Cut sheet has been submitted. Retaining walls 4' tall or taller must be engineered (State Building Code). The plans can be part of the construction permit submittals. Signs need separate local permits. Applicant, Jon Rokeh, states that they received approval by Shoreland, DOT, and AOT. Staff suggests timeframe be considered as a condition of the Board's approval.

Agent, Ron DeCola, took the floor and presented a review of content from the April 11, 2017 Planning Board Meeting.

There was general discussion regarding various State department deadlines were discussed.

There was a lengthy discussion regarding the merits of recording a Mylar at the Sullivan County Registry of Deeds. The Board felt that, for many reasons it was advantageous to record a project of this scope and size.

On a motion by David Kibbey, seconded by Howard: ***The Board voted to deny waiver of Mylar recordation included in Site Plan Application Case# 2017-SPFP-004: The Lofts of Newport Mills, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent). The motion passed with complete consensus.***

There was general discussion about the merits of recording the As-builts or the Site Plan. It was decided that the Site Plan (and appropriate copies) should be submitted to the Office Of Planning & Zoning and then the As-Built's will be recorded upon the completion of construction and before the Certificate of Occupancy will be issued.

On a motion by Howard Dunn, seconded by Barry Connell: ***The Board voted to approve Application Case# 2017-SPFP-004: The Lofts of Newport Mills, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent) as presented with the following conditions: (1) rewording of Site Plans Note 1 to include "comply with all State, Local and Federal Laws and Regulations"; (2) add the light pole locations to the Site Plan on pages three and four (3) file the amended Site Plan sheets three, four, five and six with the Town and record the As-Built's of the same pages unless the Sullivan County Registry will not accept pages five and six; and (4) retaining walls 4' and taller will be engineered. The motion passed with complete consensus.*** David Kibbey and Bill Walsh assigned to sign Site Plans and As-Built Mylar's.

Vice Chairman Merrow received Site Plan Application Case # 2017-SPFP-005: Newport Mills Self Storage, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent).

Ms. Magnuson discussed the completeness of application Case # 2017-SPFP-005: Newport Mills Self Storage, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent). Staff believes the application is complete as presented.

On a motion by Howard Dunn, seconded by Ray Kibbey: ***The Board voted to accept the Site Plan Application Case# 2017-SPFP-005: Newport Mills Self Storage, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent) as complete subject to conditions the Board may impose. The motion passed with complete consensus.***

Vice Chairman Merrow opened the public hearing on Case #2017-SPFP-005: Newport Mills Self Storage, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent) to the public.

2017-SPFP-005: Newport Mills Self Storage, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent): request final review of Site Plan to build 3 self-storage buildings consisting of 64 units. The property is identified as Map 114 Lot 032 and is located at 21 Cross Street in the Industrial (I) Zoning District and the Light Commercial (B-1) Zoning District.

Ms. Magnuson read the Administrative Review into record. Applicant requests waiver of Mylar recordation. Final remarks from CLD are included in this review. Staff suggests review of two (2) items on the CLD review letter dated June 8, 2017. Lighting fixtures are noted on the plan. Cut sheets have been submitted. Retaining walls 4' and taller must be engineered (State Building Code). The plans can be part of the construction permit submittals. Signs will need separate permits. Applicant's engineer, Jon Rokeh, states they have received approval by the Shoreland Department. Staff recommends detailing a timeframe regarding construction be a condition of approval. Staff has no obvious concerns.

Agent, Ron DeCola, took the floor and presented a review of content from the April 11, 2017 Planning Board Meeting.

The Board discussed being consistent with the previous vote and requiring recordation of the Site Plan or As-Built's.

On a motion by David Kibbey, seconded by Howard: ***The Board voted to deny waiver of Mylar recordation included in Site Plan Application Case# 2017-SPFP-005: Newport Mills Self Storage, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent) with required As-built Mylar recordation prior to Certificate of Occupancy. The motion passed with complete consensus.***

On a motion by David Kibbey, seconded by Bert Spaulding, Sr.: ***The Board voted to approve Application Case# 2017-SPFP-005: Newport Mills Self Storage, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent) as presented with the following conditions: (1) rewording of Site Plans Note 1 to include "comply with all State, Local and Federal Laws and Regulations"; (2) guardrail locations in the upper and lower sides on the westerly ends of the buildings (3) begin construction within thirty-six (36) months beginning after the appeal period ends with no appeal being filed.. The motion passed with complete consensus.*** David Kibbey and Bill Walsh assigned to sign Site Plans and As-Built Mylar.

On motion by Ken Merrow, seconded by David Kibbey: *The Board voted to reopen Case#2017-SPFP-004: The Lofts at Newport Mills, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent). The motion passed with complete consensus.*

On motion by Bert Spaulding, seconded by Ray Kibbey: *The Board voted to amend the motion to approve Site Plan Application Case# 2017-SPFP-004: The Lofts at Newport Mills, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent) to include a fifth (5) condition to read as “the applicant will begin construction within thirty-six (36) months beginning after the appeal period ends with no appeal being filed. . The motion passed with complete consensus”.*

MINUTES: None

ADMINISTRATION: Capital Improvement Plan (CIP) and Signing the Newport Health Center Site Plan

The Board signed 2017-SPFP-002A: Newport Health Center Site Plan.

General Discussion regarding setting a meeting date for the CIP.

On a motion by David Kibbey, seconded by Howard Dunn: *The Board adjourned at 8:40 p.m.* The motion passed with complete consensus.

Respectfully submitted,

Kymberly Kenney
Scribe

Approved on: July 18, 2017