

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
September 12, 2017 – 6:30 P.M.
Board of Selectmen's Room
15 Sunapee Street
Training & Regular Meeting

MEMBERS PRESENT: David Burnham, Chairman; Ken Merrow, Vice Chairman; Bert Spaulding, Sr.; Howard Dunn; David Kibbey, alternative; Barry Connell, BOS Ex Officio; Bill Walsh.

MEMBERS ABSENT: Ray Kibbey

VIDEOGRAPHER: Louis Cassorla, NCTV

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

CALL TO ORDER:

Chairman Burnham called the meeting to order at 6:00 p.m. Roll called performed.

NEW BUSINESS:

Bert Spaulding, Sr., recused himself. David Kibbey appointed to sit in his place.

Voted on Completeness of the application submitted by RHTL Partners, LLC (Owners) DBA Newport Chevrolet Buick GMC and Mark Stewart (Agent): Case # 2017-SPFP-007.
General discussion performed regarding completeness of the application. *On motion by Howard Dunn and seconded by David Kibbey, the Board unanimously voted to approve the application as complete.*

Chairman Burnham opened the public hearing on the following application:

Case # 2017-SPFP-007: RHTL Partners, LLC (Owners) DBA Newport Chevrolet Buick GMC and Mark Stewart (Agent) request review of a Site Plan for a proposed parking lot layout and a recon building addition. The property is identified as Map 233 Lot 004 and is located at 320 John Stark Highway in the Industrial (I) and Rural (R) Zoning Districts.

Bert Spaulding, Sr., remained recused. David Kibbey remained appointed to sit in his place.

Ms. Magnuson read the Administrative Review.

Mr. Jeffrey Olesky, PE; representing applicant Newport Chevrolet Buick GMC introduce himself. He addressed the Board and lead them through the Site Plans C1.0 through C3.0 titled *Project: Proposed Site Improvements, Newport Chevrolet Buick, GMC*. The company was proposing the reconstruction of an area around the present lot. He pointed out swales, areas considered wetlands, natural boundaries WCE was proposing the dealership use for storm water

evacuation and snow removal, proposed fencing, LED lighting, cleanup options, and proposed landscape grading areas. He explained that the Active DOT driveway plan was established in 1988 and was moderately outdated. Mr. Olesky preformed a supplemental survey and supplied the appropriate agencies a revised DOT driveway plan that included the rectification of the configuration of the driveway entrance to fifty (50) feet in width and the proposed widening of the westbound deceleration and pass-by lane.

Mr. Johnathan Sisson, Beaver Tracks, LLC., introduced himself. He addressed the Board and explained he completed the wetland delineations on May 7, 2014 and revisited the site and delineation on August 8, 2017. Three wetlands were flagged with fluorescent pink and black striped flagging and pink wire flags. Wetlands A is a perennial stream/intermittent stream. Wetlands B and C are Palustrine Forested wetlands. Mr. Sisson recommended appropriate fencing to slow down and/or lessen the risk of erosion regarding wetlands. Additionally, he explains that attempting to remove existing contaminants already existing in the wetlands may cause more harm than good. He recommends only applying techniques/methods that will lessen the risk of erosion and/or contaminants in the future.

Stanley Hannum and Bruce Burroughs (both Co-Chairman) from the Newport Conservation Commission introduced themselves and brought forth their concerns regarding the snow removal process verses the safety of the wetlands for the Boards consideration.

Voted on Approval of application submitted by RHTL Partners, LLC (Owners) DBA Newport Chevrolet Buick GMC and Mark Stewart (Agent): Case # 2017-SPFP-007. *On motion by David Kibbey and seconded by Barry Connell, the Board unanimously voted to approve the application with the following contingencies: (1) the applicant agrees to provide an amended Driveway/Access permit from NH DOT;; (2) the applicant agrees to submit a written management plan of the swales and detention ponds; (3) the applicant agrees to perform a cleanup of the area within the project area including the removal of the aluminum, pavement and steel; ((4) the applicant agrees there shall be no display, stock, signage, loading or unloading of vehicles in either the State and Town Right-Of-Ways; and (5) the applicant will replace all existing exterior lighting to conform to LED downcast light fixtures.* The Board assigned Ken Merrow and Barry Connell, BOS Ex Officio to sign Mylar.

Voted to Amendment Approval of Application submitted by RHTL Partners, LLC (Owners) DBA Newport Chevrolet Buick GMC and Mark Stewart (Agent): Case # 2017-SPFP-007. *On motion by David Kibbey and seconded by Barry Connell, the Board unanimously voted to amend the Approval of Application to include the following: (6) the applicant agrees to submit the Mylar As-built Site Plan, page C2.0 with a Land Surveyor Stamp to be recorded.*

Bert Spaulding, Sr., rejoined the Board and David Kibbey was appointed to sit in for Ray Kibbey.

MINUTES: August 8, 2017

Chairman Burnham introduced minutes dated August 8, 2017 for review. *On Motion by Barry Connell and seconded by David Kibbey, the Board voted to accept the August 8, 2017 minutes with the*

following corrections: (1) remove Howard Dunn as present; and (2) revise Call to Order as presented by Chairman Burnham. The motion passed with Howard Dunn and Ken Merrow abstained.

Administration: Ms. Magnuson provided each Board member with **2017** Zoning Ordinances.

Communication: None

Adjourn:

On a motion by David Kibbey, seconded by Howard Dunn; *the Board adjourned at 7:27 p.m. The motion passed with complete consensus.*

Respectfully submitted,

Kymberly Kenney
Scribe

Approved on: October 10, 2017