

**Agenda**  
**TOWN OF NEWPORT, NH**  
**Newport Planning Board**  
**February 9, 2021 - 6:00PM**  
**Board of Selectmen's Room**  
**15 Sunapee Street**  
**Regular Meeting and Public Hearings**

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**1) Call to Order**

**2) Roll Call**

**3) Agenda Review**

**4) New business:**

- **2021-SPFP--001: Cheshire Oil Company:** request a final review of a site plan for the property identified as Map 105 Lot 013. The proposed installation of a commercial solar array. The property is located on Sunapee Street, Heavy Commercial (B2) Zoning District.
- **2020-SPFP-001A (Amended): Summit Distributing, LLC:** request change to approved site plan for the property identified as Map 114 Lot 127. The proposal is to remodel the existing building to re-establish the convenience store and drive-thru use, and construct a new retail motor fueling facility with three fuel dispenser islands and a new overhead canopy. The property is located at 16 John Stark Highway in the Heavy Commercial (B-2) Zoning District.

**5) Continued Business:** None

**6) Minutes:** Updated August 18, 2020 and January 12, 2021

**7) Administration:**

1. Update One Credit Union in regards to exterior lighting
2. Shed clarification in regards to zoning setback – Get examples from surrounding Towns
3. Length at which the planning board can alter definitions contained within 2019 zoning ordinance book. – No Changes Allowed
4. Solar Arrays - Addition of State Guidelines– Consult with legal
5. Create “draft” of Newport Lot Line Adjustment application
6. Proposed North Industrial Zone?

**8) Communications:**

**a) Board**

**b) Public** (Public Participation shall pertain to topics within the purview of the Planning Board)

**9) Adjourn**

