

**Zoning Board of Adjustment**  
**Agenda of April 26, 2018**  
**6:30 PM**  
**Board of Selectmen's Room/Municipal Building**  
**15 Sunapee Street/Newport, NH**

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- A. Call to Order
- B. Roll Call
- C. Administration
- D. Minutes: March 20, 2018
- E. New Business/Public Hearings:

**Case #1059: Tim & Michelle Parenteau (Owners):** request a Variance from the terms of Article II Section 206.5 (D) of the Zoning Ordinance to reduce the distance between separate buildings. The property is identified as Map 260 Lot 012 and is located at 526 Unity Road in the Rural (R) Zoning District.

**Case #1060: Linda Coelho (Owner):** requests a Variance from the terms of Article II Section 206.5 of the Zoning Ordinance to reduce the depth of a front yard to build a garage. The property is identified as Map 230 Lot 002 and is located at 412 Maple Street in the Rural (R) Zoning District.

**Case #1061: Christopher Martin (Owner):** requests a Variance from the terms of Article II Section 207 of the Zoning Ordinance to build a 2 family duplex for senior independent living. The property is identified as Map 115 Lot 023001 and is located at 2 Pine Street in the Single Family (R-1) Zoning District.

**Case #1062: Christopher Martin (Owner):** requests a Special Exception as provided for in Article II Section 207.2 of the Zoning Ordinance and specifically the provision to permit the use of a convalescent or rest home. The property is identified as Map 115 Lot 023001 and is located at 2 Pine Street in the Single Family (R-1) Zoning District.

**Case#1063: Michelle & Kevin Widmer (Owners):** request a Special Exception for Mixed Use as provided for in Article IV, Section 413 of the Zoning Ordinance to permit a home business. The property is identified as Map 218 Lot 015 and located at 18 Allen Street in the Rural (R) Zoning District.

**Case #1064: 169 Sunapee Street, LLC (Owner) and Ronald K. DeCola (Agent)** request a Special Exception as provided for in Article II, Section 211.3 of the Zoning Ordinance and specifically the provision to permit the use of a Medical Facility in the existing mill building. The property is identified as Map 112 Lot 032 and located at 169 Sunapee Street in the Single Family (R-1), General Residential (R-2) and Industrial (I) Zoning Districts.

**Case #1065: 169 Sunapee Street, LLC (Owner) and Ronald K. DeCola (Agent)** request a Special Exception as provided for in Article II, Section 211.3 of the Zoning Ordinance and specifically the provision to permit the use of a Restaurant in the existing mill building. The property is identified as Map 112 Lot 032 and located at 169 Sunapee Street in the Single Family (R-1), General Residential (R-2) and Industrial (I) Zoning Districts.

The documentation is available for public review at the Town Office of Planning and Zoning during regular business hours. Signed: The Newport Zoning Board of Adjustment

**F. Continued Business: None**

**G. Adjournment.**