

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
October 8, 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; John Hooper; Bert Spaulding, Sr.; Dave Kibbey, Alternate

MEMBERS ABSENT: Ray Kibbey

VIDEOGRAPHER: John Lunn, NCTV

STAFF PRESENT: Kelly Dent, Planning Administrator

OTHERS PRESENT: Alan & Sally Carruth, Ramona Kozikowski, Annette Kozikowski, Linda Morrow, Alexandra Matthews, Tony & Linda Timbrell, Tamara Murphy/Horne, Diane Horne, Phyllis Carruth, Joan Carruth, Don & Gina Bruton, Meredith Lunn, Scott McCoy, Carl Dombroski, Jason Avery, David Black, Ray Reid, Paula Brensinger, Larry Schissel, Maura Stetson, and Mary Schissel

CALL TO ORDER: Chairman Burnham called the meeting to order at 6:04 p.m. followed by a roll call.

NEW BUSINESS: None

CONTINUED BUSINESS:

Public Hearing for the proposed North Newport Industrial Zone (NNIZ)

Chair Burnham welcomed the public and gave an introduction to the Planning Board’s intent for the NNIZ, which is to reduce the tax burden on the town, using Kelleyville as a model. Based on a study of the valuation of Kelleyville, this previous rezoning attempt worked out well.

Hooper welcomed the community to the meeting and encouraged public feedback. Spaulding recalled his experience with Kelleyville in the 1980s, which improved the tax base significantly. He noted that the NNIZ is an idea and asked if this proposal will meet the needs of the community going forward.

Burnham noted that the proposed NNIZ has direct access to I-89 and doesn’t bring traffic through town. He noted that no one would be able to build in the wetlands. Burnham read Jennifer Souliotis’ email into the public record. The email detailed concerns for wildlife should the NNIZ get approved. Burnham responded to the email by saying that any new development is required to follow DES regulations. Spaulding noted that an acreage requirement could maintain the rural feel of any new development.

Chair Burnham opened the meeting to public comment.

Diane Horne, 500 N. Main Street, expressed concern with industrial uses bringing factories, mining, traffic and noise. She noted the Master Plan from 2012 discouraged commercial at the town's entrances.

Tamara Murphy asked about the town's previous interest in using the land for water resources. Mrs. Murphy asked how the zone differed from the Opportunity Zone designated by the federal government.

Spaulding noted that only a single favorable location for a public well is within the zone, and that has a protected radius around it.

David Black, Corbin Road, expressed concern about the NNIZ devaluing property that is designated scenic highway.

Mary Schissel asked procedural questions regarding how the NNIZ proposal gets on the ballot.

Spaulding noted that this is the first time since the 1970s that the Planning Board sent notice to everyone affected by the proposal. The Board is attempting to be open about the proposed changes.

Alan Carruth, 51 Camel Hump Road, expressed concern about contamination of the aquifer the town proposes to use for a public water supply. He noted that much of the land in NNIZ is not suitable for development due to wetlands and steep slopes. He noted other areas of town may have better access to utilities.

Hooper noted that Newport is an Opportunity Zone which provides tax incentives to development. He also verified that 1/3 of the land in the proposed NNIZ is not developable.

A general discussion ensued regarding whether or not this area could be rezoned to commercial instead of industrial.

Linda Morrow, Camel Hump Road, asked that Camel Hump Road not be included in any proposed industrial zone due to its strong residential neighborhood character.

Tony Timbrell, 56 Camel Hump Road, noted that the area in question is considered residential in the Master Plan.

A general discussion ensued regarding the procedure for bringing this proposed zoning ordinance change to town meeting. The proposal requires a majority of the Planning Board to vote in favor of it. The next Planning Board meeting, November, 19, 2019, will be a deliberative session where this proposal will be discussed among board members. December 10, 2019 is the next public hearing for discussion of the NNIZ.

Alexandra Matthews, Camel Hump Road, asked whether or not taxes will be grandfathered.

Spaulding noted that the use of the property is grandfathered to the owner, as well as to whomever it's sold to. The use stays with the land, not the person. Hooper noted that a valuable company could develop within this proposed zone, which would make surrounding properties more valuable. Burnham noted that the valuable company could make everyone's taxes go down.

Allan Carruth warned that fragmenting wildlife habitat results in decreased value for that habitat.

Burnham noted that the intent of NNIZ was to have green space around the industries.

MINUTES: September 17, 2019.

Chair Burnham introduced minutes dated September 17, 2019.

Revisions to the minutes were proposed by Spaulding :

Page 1 – Change rectangle 1 - to read “Lot # 19 and #20 are not missing; neither lot has frontage on Route 11/103.”

Page 1 – Change rectangle 3 & 5 - to read “is the assessed lot value of the RC district now.”

Page 1 – Change rectangle 6 - to read “is the portion of increased assessed lot value”

Page 2 – Change David Hooper to David Kibbey

Page 2 – Change – On motion by “Ray Kibbey” to David Kibbey

On a motion by Hooper, seconded by Spaulding, *the Board voted unanimously to approve the September 17, 2019 minutes as amended.*

ADMINISTRATION: None

COMMUNICATION:

The next Planning Board Meeting is scheduled for November 19, 2019.

Minutes for April 9, July 9 and August 13 2019 to be reviewed at the next Planning Board meeting.

On a motion by Merrow, seconded by Spaulding, *the Board voted unanimously to adjourn at 8:45p.m.*

Respectfully submitted,

Kelly Dent

Approved on:

