

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
January 14, 2020 – 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, BOS Representative; Ray Kibbey

MEMBERS ABSENT: Bert Spaulding, Sr.

VIDEOGRAPHER: John Lunn, NCTV

STAFF PRESENT: Steve Schneider, Town Planner

COMMUNITY MEMBERS PRESENT: Wayne McCutcheon

CALL TO ORDER: Chairman Burnham called the meeting to order at 6:03 p.m. followed by a roll call.

NEW BUSINESS:

2020-ANFP-001: Bar Harbor Bank & Trust (Owner) Wayne McCutcheon (Agent) request final review of a .08-acre annexation from the property identified as Map 114 Lot 167 to Map 111 Lot 009 and is located at 19 Depot Street in the Light Commercial (B-1) Zoning District.

Ken Morrow made the motion to accept the application as complete, with Ray Kibbey seconding. The motion was approved 3-0.

Wayne McCutcheon presented the application materials. He stated that the .08 acres is part of a Bar Harbor Bank building. This application would put everything that is one structure onto one map & lot.

Ken Morrow made the motion to approve the application as submitted with Ray Kibbey seconding. The motion passed 3-0.

2020-SDFP-002: Bar Harbor Bank & Trust (Owner) Wayne McCutcheon (Agent) request final review of a two-lot subdivision for the property identified as Map 114 Lot 167. The proposal is to subdivide 1.4 +/- acres into two lots. The proposed lots will be .8 +/- acres and .37 +/- acres. The property is located at 19 Depot Street in the Light Commercial (B-1) Zoning District.

Ken Morrow made the motion to accept the application as complete, with Ray Kibbey seconding. The motion passed unanimously.

Wayne McCuthcheon presented the subdivision materials. The old Railroad Depot Building is on the proposed .37 acre lot. There was some discussion about creating non-conforming lots. There was some discussion about the Town acquiring or be gifted for a \$1, the railroad depot building and lot. It was determined the smaller lot would need a right-of-way across the larger lot to Depot St. The Board also wanted some language included in the new deeds that referenced the use of parking spaces on the smaller lot by Bar Harbor Bank and the winter maintenance of the parking lot.

Planning Board Member John Hooper arrived at 6:20 pm

Ken Morrow made the motion to approve the application for SDFP-002, with Ray Kibbey seconding. The following conditions were included with the motion; 1. In the deeds of the newly created lots, a right-of-way is granted for the .37 acre lot across the larger lot for vehicular access to Depot Street; 2. That the deeds also address the parking spaces and winter maintenance of those parking spaces for the .37 acre lot. The motion was approved unanimously.

2020-SDFP-001: Anne Kathan (Owner) Wayne McCuthcheon (agent) request final review of a two lot subdivision for the property identified as Map 233 Lot 035. The proposal is to subdivide the 22.85 +/- acres into two lots. The proposed lots will be 11.52 +/- acres and 11.33 +/- acres. The property is located at 219 John Stark Highway in the Rural (R) and Single Family (R-1) Zoning Districts.

Ken Morrow made the motion to accept the application as complete with Ray Kibbey seconding. The motion passed unanimously.

Wayne McCuthcheon presented the subdivision materials. The two new lots will be current use eligible. Road frontage for Lot 2 is off Boland Road. The plan needed a minor revision to account for Elm Street road frontage.

Ken Morrow made the motion to approve the application as submitted with the variances and distances added as necessary, with Ray Kibbey seconding. The motion passed 4-0.

CONTINUED BUSINESS: North Newport Industrial Zone (NNIZ) discussion

The Board has tabled this item until after Town Meeting in May.

MINUTES: December 10, 2019

Ken Morrow made the motion to approve the minutes of December 10, 2019 as submitted with John Hooper seconding. The motion passed unanimously.

COMMUNICATIONS:

- a) Board: None
- b) Public: Steve Schneider informed the Board about a couple potential new applications and asked for guidance as to the proper process. Mr. Schneider also informed the Board about the UVLSRPC's efforts to address housing for the regions communities. He suggested dedicating a meeting with perhaps the Selectboard to have a more in-depth conversation about the housing needs for Newport.

On a motion by Mr. Kibbey, seconded by Mr. Merrow; *the Board adjourned at 7:21 p.m. The motion passed 4-0-0.*

Respectfully submitted,

Steve Schneider
Town Planner

Approved on: February XX, 2020