

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
March 17, 2020 – 6:00 pm.
Board of Selectmen Room
15 Sunapee Street
Regular Meeting and Public Hearing

MEMBERS PRESENT: David Burnham, Chairman; Ken Merrow, Vice Chairman; John Hooper; Bert Spaulding Sr.

MEMBERS ABSENT: Ray Kibbey

VIDEOGRAPHER: John Lunn, NCTV

STAFF PRESENT: Christina Donovan, Zoning Administrator

OTHERS PRESENT: None

CALL TO ORDER: Chairman Burnham called the meeting to order at 6:12 p.m. followed by a roll call.

NEW BUSINESS:

2020-SPFP-001: Summit Distributing, LLC (Owner) Huseyin Sevincgil (Agent): request a final review of a 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.

Dave Burman made the motion to accept the application as complete, Ken Merrow seconding. The motion was approved 3-0.

Tom Frawley (owner) and Huseyin Sevincgil (agent) were contacted via phone to present to the board at 6:14 p.m.

Tom reviews old sight plans and why there was a need to make changes to new sight plans. Removal of old island and canopy, addition of new card reader chips and gas pumps.

Tom Spoke about the purchasing habits of gas consumers vs not gas consumers and explained why they were removing side entrances and creating one central entrance to store front. Addition of new sidewalks and paving

Tom spoke about removing excess pavement in the rear of Mobil Station to help mitigate flooding and upgrade drainage.

Huseyin Sevincgil presented information about creating better water flow on property and noted that no changes or renovation would cause increased flood issues.

Tom continued presentation and new led under mounted lighting with less spillover and energy efficient.

Board Questions:

Dave Burman asked about entry and exit signs. Dave had concerns about confusion with cars parking in diagonal spaces and traffic flow. Dave requested painting directly on pavement with arrows to help traffic flow.

Bert Spaulding stated his belief that In and Out signs need to be clearly displayed. Bert also had questions about mitigating runoff that would go into Sugar River.

Bert had concerns about Tractor trailers being about to access this location.

Tom Frawley stated that the pumps are all slow flow which will reduce tractor trailers what to service at this location.

Ken asked about light spillage onto sidewalk and JSH.

Dave stated the all lighting needs to be downcast.

Tom responded that he would have all lighting shielded.

On a motion by Ken Merrow, seconded by John Hooper, the Board unanimously voted and approved Case 2020-SPFT-001 Summit Distributing, LLC (Owner), with the following conditions:

1. Pavement Signage to ensure proper traffic flow.
2. Applicant to supply engineer signed impervious calculations on old sight and impervious calculations on new sight.
3. Zoning Administrator is to ensure that all existing and new signs on the property meet with the 2019 Town Of Newport Zoning Ordinances.
4. Owner is to mitigate all light spillage off property created by new canopy.

MINUTES: January 14, 2020

Ken Merrow requested that the spelling of his last name be corrected throughout the January 14th, 2020 minutes.

Ken Merrow made the motion to approve the minutes of January 14, 220 with the corrections, John Hooper seconding. The motion passed unanimously.

CONTINUED BUSINESS: None

ADMINISTRATION: None

COMMUNICATION:

Mr. Chairman opens the meeting to public - no public present; he brings the meeting back to the board.

On a motion by Ken Merrow, seconded by John Hooper; the Board voted to adjourn at 7:42 p.m. The motion passed with complete consensus.

Respectfully Submitted,

Christina M. Donovan
Zoning Administrator