

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
June 11, 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; Bert Spaulding, Sr.; Ray Kibbey, John Hooper, BOS Ex Officio; David Kibbey, Alternate

MEMBERS ABSENT: Barry Connell;

VIDEOGRAPHER: Louis Cassorla, NCTV

STAFF PRESENT: Steve Schneider, Planning Administrator

CALL TO ORDER: Chairman Burnham called the meeting to order at 6:00 p.m. followed by a roll call.

NEW BUSINESS:

2019-SPFP-003: Waterstone Sugar River Plaza, LLC & Harkness Sugar River Plaza, LLC (Owners) Wayne Morrill, Jones & Beach Engineering, INC. (Agent): request final review of a site plan for a 2,531 sq. ft. financial institution. The property is identified as Map 117 Lot 055 and is located at 24-70 John Stark Highway in the Heavy Commercial (B-2) Zoning District.

Conceptual design for Golf Course

CONTINUED BUSINESS: Commercial Growth and CIP

MINUTES: May 21, 2019

Mr. Chairman opens Case 2019-SPFP-003.

On motion by Ken Merrow, and seconded by David Kibbey: *the Board unanimously voted (5-0-0) to approve the application as complete.*

Mr. Chairman read into the record the requested waivers for drainage analysis and exterior lighting plan.

Mr. Chairman reads administrative review into the record. The applicant wants to construct a financial institution at the former Pizza Hut site. The proposed building is completely in B-2 (Heavy Commercial). A traffic report has been prepared and the financial institute will generate less traffic than the previous use.

Mr. Chairman read the Department reviews into record.

Mr. Wayne Morrill from Jones & Beach Engineering explains the site. They will be constructing the 2,531 square foot financial institution which will require 8 parking spaces. The front driveway will remain as it stands. At the rear of the building there will be 2 drive-thru lanes. They will relocate the 1 telephone pole into a landscaped island to increase green space. The drainage will be the same and drained to the existing catch basin and drainage. Bank traffic is significantly less than the previous restaurant.

Mr. Wayne Morrill continues to describe the lighting, landscaping, and building. Mr. David Kibbey asked for clarification of the drainage, Mr. Morrill complied.

Mr. Chairman asked if the institution will be out of the flood plain. Mr. Morrill referred to the Site plan; the building is just outside of the 100 year floodplain.

Mr. Bert Spaulding asked if the floors would be raised to compensate the 101'. Mr. Morrill explained the floors will be raised 6". They will not be raising the whole parking lot, but the institute will be 6" higher than the 100 year flood zone.

Mr. Bert Spaulding asked for clarification of the parking spaces and the distance from the rear bumper of a car to closest edge of the travel way. Mr. Chairman clarified, +/- 6'.

6:15 p.m. John Hooper enters BOS Room.

Mr. Morrill explained the drive-thru is mainly utilized, not many people go inside the bank.

Mr. Ken Merrow asked for clarification on sheet C-2; the existing force main. Mr. Morrill explained the force main is existing but the pump chamber will be replaced and they will camera the line to make sure it's in good working condition before they hook up the sewer.

Mr. Chairman opens comment to the public. No public comment.

General discussion continued of drainage all around the building.

On motion by Ray Kibbey, and seconded by Ken Merrow: ***the Board unanimously voted (5-0-0) to approve the application as presented.***

General discussion on a Mylar copy of the plans.

On motion by Ray Kibbey and seconded by Bert Spaulding Sr.: ***the Board unanimously voted to waive the Mylar and receive an as built plan at completion of project. (5-0-0)***

Mr. Steve Schneider presents Mr. David Hill's conceptual golf course plan.

General discussion on the potential golf course project.

Conceptual ideas for the golf course:

- English Language Speaking School – like a private school

- Handicap outdoor recreation – cross country skiing, snowshoeing

Mr. Bert Spaulding explains to the board; be careful on how much is shared in this meeting since it is just a conceptual design and not an application.

Mr. Steve Schneider continues to explain Mr. David Hill wants to make an investment and make sure it will fit in with Newport.

General discussion of the golf course being zoned outdoor recreation and uses.

Mr. Bert Spaulding reminds the board if they would like to make a statement that Newport is open to development, but cannot express anything further since this is a conceptual design.

Mr. John Hooper asks for clarification on enterprise. It is a very vague term. Mr. Chairman states we don't define Enterprise the board can't make a ruling.

Mr. David Kibbey asks for clarification of the boundary lines. Mr. Ken Merrow clarifies.

Mr. Chairman asks for permitted uses. Mr. Steve Schneider complies.

General discussion on the uses of the Outdoor Recreation Zone, possible rezoning, enterprises and state legislature on golf courses.

Mr. Steve Schneider states Mr. Hill wants to know if Newport is in favor of development.

Mr. Bert Spaulding states that our Master Plan, our zoning ordinance, and planning should show Newport does accept development.

General discussion on the taxation of the golf course, expansion from a 9 hole golf course to an 18 hole golf course, and how long it's been running.

Mr. Bert Spaulding states to let Mr. Hill know if the board expresses an opinion they cannot sit on the case and states the Supreme Court case: Winslow v. Holderness and to rely heavily on our Town employees.

Mr. Chairman moves forward to Commercial Growth.

CONTINUED BUSINESS: Commercial Growth and CIP

General discussion continued regarding Commercial Growth. The Board revisited Town maps and outlined potential proposed zoning regulation changes. The Board requested to change the allowed uses of the ordinance to include "assemble finished products" to include structures.

The Board discusses loading dock requirements for warehouses and definition of warehouses.

The Board discusses making excavation a special exception or changing the wording of excavation to include the wording "continual excavation".

On a motion by Chairman Burnham; *the Board unanimously voted to remove the word “Plants” from the Light industrial definition. (6-0-0)*

On a motion by Chairman Burnham; *the Board unanimously voted to not change the warehouse definition (6-0-0)*

On a motion by Chairman Burnham; *the Board unanimously voted to remove “or beneath the land surface” (6-0-0)*

On a motion by Chairman Burnham; *the Board unanimously voted to add “continued removal and processing of earth material” to Special Exception definition. (6-0-0)*

MINUTES:

Mr. Chairman introduced minutes dated May 21, 2019.

On a motion by, Mr. Bert Spaulding Sr. and seconded by Ken Merrow: *the Board voted and approve the May 21, 2019 minutes with the following edit: “Mr. Spaulding returned to the Board” right before continued business. (5-0-1) Mr. David Kibbey abstained.*

COMMUNICATION: None

On a motion by Mr. Ken Merrow, seconded by Mr. Ray Kibbey; *the Board voted to adjourn at 7:45 p.m. The motion passed with complete consensus.*

Respectfully submitted,

Liz Emerson, Zoning Administrator
Approved on: