

**TOWN OF NEWPORT, NH**  
**Minutes of the Planning Board Meeting**  
**April 11, 2017 – 6:00 P.M.**  
**Board of Selectmen's Room**  
**15 Sunapee Street**  
**Regular Meeting and Public Hearing**

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**MEMBERS PRESENT:** David Burnham, Chairman; Ken Merrow, Vice Chairman; Bill Walsh, Howard Dunn; Bert Spaulding, Sr.; Ray Kibbey; David Hoyt, BOS Representative

**MEMBERS ABSENT:** No irregularity

**VIDEOGRAPHER:** Louis Cassorla, NCTV

**STAFF PRESENT:** Julie M. Magnuson, Planning and Zoning Administrator

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

**NEW BUSINESS:**

**2017-SPFP-002A: Newport Health Center (Owners) and David P. Doyle (Agent)** request review of an amendment to 2015-SPFP-001 to improve the main entry. The property is identified as Map 114 Lot 129-001 and is located at 11 John Stark Highway in the Heavy Commercial (B-2) Zoning District.

Chairman Burnham opened case 2016-SPFP-002A and read the Administrative Review into record. Chairman stated applicant requests an amendment of 2015-SPFP-001 to improve main entrance/exit.

General review of the Application for Site Plan Review dated March 10, 2017 took place. Town of Newport granted a Variance on October 24, 2013 and a Variance extension was granted on May 1, 2014. The Planning Board approved original site plan on July 14, 2015. DOT conditionally approved Driveway Permit 02-339-0023. Fire Chief Conroy approved the new plan. Public Works recused themselves from reviewing the new plan as the result of an outside engineering firm has and continues to be assigned.

On a motion by Howard Dunn, seconded by Bert Spaulding, Sr; ***the Board voted to accept the amendment to application as complete. The motion passed with complete consensus.***

David Doyle (acting agent for Newport Health Center) took the floor and presented a site plan titled *Newport Health Center, Newport, NH Site Plan C-101* dated April 03, 2015 outlining the request for an entry/exit expansion from 12 feet to 18 feet. No objections noted.

On a motion by Bert Spaulding, Sr., seconded by Ray Kibbey; ***the Board voted to approve the site plan subject to reasonable solutions are made to satisfy DOT requirements. The motion passed with complete consensus.***

**2017-SPFP-003A: Rusty & Debra Camber (Owners)** request review of a Site Plan to rebuild 3 buildings and add 2 additional buildings for the purpose of storage. The property is identified as Map 118 Lot 003 and is located at 2 Page Hill Road in the Rural (R) Zoning District.

Chairman Burnham opened Case 2017-SPFP-003A and read the Administrative Review into the record. Chairman stated the applicant requests a waiver of Mylar and a waiver of a full boundary survey.

General review of the Application for Site Plan Review took place. Newport Zoning Board of Adjustment (aka: ZBA) granted three Variances; review ZBA Case #1042 dated January 26, 2017, ZBA Case #1019 dated July 24, 2014 and ZBA Case #804 dated November 1, 2002. Fire Chief requires adequate space to access all buildings on the property, along with keys and codes to all gates installed. Larry Wiggins Public Works found a discrepancy in the number of buildings outlined on the application, along with the oversight of a drainage plan.

Wayne McCutcheon (agent for Rusty & Debra Camber) and Rusty Camber took the floor and presented a site plan titled *Site Plan Prepared for Rusty J. & Debra Camber Pirates Landing, 2 Page Hill Road, Newport, NH* developed by Wayne McCutcheon Associates, Inc., Project No. 1616516 dated March 9, 2017 outlining three (3) new constructions and three (3) reconstructions. Locations of the 178x24, 85x35 reconstructions are clearly outlined on the proposed Site Plan. The 62x55 building location was presented by Mr. Chamber highlighting the area of reconstruction requested in his application. The 62x55 area of reconstruction ***was not*** clearly outlined on the Site Plan. Mr. Camber agrees to the following: (1) amend the Site Plan to reflect the portion of building that constitutes a 62x55 reconstruction area *and* drainage plan; (2) amend and submit a new Application for Site Plan Review to reflect the correct number of new constructions; (3) detail the stream located at the bottom of the bank on the Site Plan; (4) request the Conservation Commission review the safety of the property's surrounding water sources and permit the organization access to the property (if needed) in their review; (5) maintain entrances free and clear of property for sale and non-sale; (6) and submit a drainage plan to the Planning and Zoning Department prior to May 23, 2017 for review; *and* (7) define in writing the space between buildings for the Board of Planning and Zoning.

On a motion by Howard Dunn, seconded by Bill Walsh; ***motioned for the Application as complete. Mr. Spaulding objected. Motion withdrawn.***

The Board continued the matter until the May 30, 2017 Planning Board Meeting at 6:00 PM.

**2017-SPFP-004: The Lofts at Newport Mills, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent)**: request final review of a Site Plan to redevelop the existing Newport Mills site into 66 market rate apartments. The property is identified as Map 112 Lot 032 and is located at 169 Sunapee Street in the Single Family (R-1) Zoning District, General Residential (R-2) Zoning District and the Industrial (I) Zoning District.

Chairman Burnham opened case 2017-SPFP-004 and read the Administrative Review into record. Chairman stated applicant requests to redevelop existing Newport Mills into 66 Market Rate Apartments.

General review of the Application for Site Plan Review took place. Email from Roger Keilig to Julie Magnuson dated April 11, 2017 provided a summary of NHDOT requests. Report dated

April 7, 2017 to Julie Magnuson from Brian A. Vincent, P.E., Regional Office Manager for Consulting Engineers (aka: CLD) provided relative information regarding the renovation of the Newport Mills building. Site Plan Review Checklist dated March 16, 2017 presented. Letter dated April 11, 2017 from Rokeh Consulting; LLC to Julie Magnuson provided *item by item responses to the current review memo by CLD*. The Public Works Director was unavailable to conduct a Peer Review for the Planning Board. Charlie Hirshberg, P. E. and Brian Vincent, P.E. of CLD Engineering were hired to conduct the Peer Review. The application is incomplete.

Ron DeCola, representative of 169 Sunapee Street, LLC provided the Board with a presentation regarding the Lofts of Newport Mills. Mr. DeCola provided the Board with a ten (10) page packet titled *Site Development Plans Lofts at Newport Mills* dated February 17, 2017 developed by Rokeh Consulting, LLC. Additionally, Mr. Decola provided a fourteen (14) page packet titled *The Dexter Richard and Sons Mill* developed by Fort Hill Architecture. Smoke stacks, Hydro 1 and dam will remain as they currently exist.

Furthermore, Mr. DeCola provided the 169 Sunapee Street, LLC a time line regarding their ownership of the Lofts at Newport Mills as follows: August 17, 2016 Acquisition finalized. October 24, 2017 Placed on the National Registry of Historical Places. 169 Sunapee Street, LLC is seeking federal historic tax credits on this property. March 1, 2017 filed with ZBA. March 15, 2017 filed an application with the Town of Newport Planning and Zoning Department. March 17, 2017 AOT (aka: Alteration of Terrain) permit application submitted. March 22, 2017 Shore Land Protection application submitted for both sites and copies submitted to Julie Magnuson on April 11, 2017. March 23, 2017 ZBA Hearing regarding a Variance and Special Exceptions for projects – all granted. April 7, 2017 Department Head Meeting where CLD attended.

John Rokeh is a professional engineer and owner of Rokeh Consulting overseeing the development of the Lofts of Newport Mills. Mr. Rokeh provided additional presentations. He presented a twenty-four (24) foot wide paved entrance/exit on the Site Plan connecting to Cross Street. Cross Street entrance will be the primary entry way to the parking area.

Mr. Rokeh explained he conducted a joint meeting with the State of New Hampshire AOT Department and the Shore Land Department. Through this meeting, it is Mr. Rokeh's understanding the Sugar River is *treated* like a *great pond*. The pre/post development flows won't affect the level of the water. Abutters will not be affected by increasing flows of water. The primary concern is insuring the water is completely treated before it is released into the river. A test pit was dug. Ideally, with a micro-pool extended detention pond, water will permanently pool at the end of the pond before it exits. The test proved the water pooled exactly as it should on this site. Because the site disturbs more than fifty (50) thousand square feet of terrain an AOT application is required. AOT will review the detention pond, erosion details and the process of water before entering the river.

Mr. Rokeh explains there is one identified issue regarding the site and the dam location. Upon a one hundred-year event, the way the site is currently set up the parking lot would be flooded. To avoid flooding, he had to raise and lower terrain until the pre/post flood volumes balanced.

Snow removal processes will be regulated by AOT restrictions.

Ductal iron piping is currently unconfirmed.

General discussion regarding the location of transformers, backup generator, and access to these areas of interest took place. All the dry utilities are in the same location and residents will not be permitted access to this entry point.

On a motion by Ken Merrow, seconded by Ray Kibbey; ***the Board voted to approve a Continuance of 2017-SPFP-004: The Lofts at Newport Mills until May 30<sup>th</sup>, 2017 Planning Board Meeting and Hearing at 6:00 PM. The motioned passed with complete consensus.***

**See page 5 for the rest of the meeting...**

**2017-SPFP-005: Newport Mills Self Storage, 169 Sunapee Street, LLC (Owners), Ron DeCola (Agent)**: request final review of a Site Plan to build 3 self-storage buildings consisting of 64 units. The property is identified as Map 114 Lot 032 and is located at 21 Cross Street in the Industrial (I) Zoning District and the Light Commercial (B-1) Zoning Districts.

Chairman Burnham opened case 2017-SPFP-005 and read the Administrative Review into record. Chairman stated applicant requests to build three (3) self-storage buildings.

General review of the Application for Site Plan Review took place. The application is incomplete.

Ron DeCola representative of 169 Sunapee Street, LLC provided the Board with a presentation regarding the Lofts of Newport Mills. Mr. DeCola provided the Board with a seven (7) page packet titled *Site Development Plans Newport Mills Self Storage* developed by Rokeh Consulting, LLC. Mr. DeCola provided a zoning overlay. Sugar River Hydro Station II will remain as it currently exists, the access way to Hydro II will remain, and lighting will be discretely organized.

John Rokeh is a professional engineer and owner of Rokeh Consulting overseeing the development of the Lofts of Newport Mills. Mr. Rokeh provided additional presentations. Buildings will be thirty (30) feet apart at the depth that currently exists. There will be no underground utilities. The sewer line issues are still undetermined. To insure the correct control of water flow, drainage off the building will flow to the center by implementing pitched roofs and curbs on the buildings. Fencing will encompass the property. Management will be performed from the Mill. No onsite offices. No parking spaces. Rental of storage units will be offered to both the Mill and public. Mr. Rokeh assures the public lighting will not be disturbing to neighbors.

General discussion of a walking trail right-away was discussed.

On a motion by Ken Merrow, seconded by David Hoyt; ***the Board voted to approve a Continuance of 2017-SPFP-005: The Lofts at Newport Mills until May 30<sup>th</sup>, 2017 Planning Board Meeting and Hearing at 6:00 PM. The motioned passed with complete consensus.***

#### **MINUTES: March 21, 2017**

On a motion by Howard Dunn, seconded by Ray Kibbey; ***the Board voted to approve the Minutes of the Planning Board Meeting on March 21, 2017. The motion passed (Bill Walsh and David Hoyt abstained).***

#### **ADMINISTRATION: Discussion of CIP findings**

Ms. Magnuson called the Municipal Association and spoke with Attorney Margaret Burns. Ms. Burns advised Magnuson to look into the Enabling Statutes regarding the CIP reduction of members from seven (7) to five (5). Ms. Magnuson conducted a review of ten (10) years of town records. There were no Capital Improvement Plan records found in the Town's meeting records. The current amount of CIP members will be assumed operational. Board of Selectman will be assumed power over the CIP appointment of nominees.

#### **CONTINUED BUSINESS: Capital Improvement Plan**

General review of the Capital Improvement Committee members took place. David Hoyt is the Board of Selectman Representatives; Bert Spaulding, Sr. is the Planning Board Representative; Virginia Irwin is the School Representative; Seth Wilner is the Budget Advisor Committee Representative; Josh Stevens is a Citizen at Larger member; Russell Fowler Citizen At Large Member. At this point, nominees will remain in effect for the Board of Selectman's approval but each member must complete an application with the Town. Applications can be found on the Town's website. Final appointments will be done by the Board of Selectmen.

On a motion by Howard Dunn, seconded by Bert Spaulding, Sr.; *the Board voted to approve the list of CIP members for the Board of Selectmen's approval. The motion passed with complete consensus.*

#### **COMMUNICATIONS: none**

On a motion by Ken Merrow, seconded by Howard Dunn; *the Board adjourned at 7:17 p.m. The motion passed with complete consensus.*

Respectfully submitted,

Kymberly Kenney  
Scribe

Approved on:  
May 30, 2017