

## NEWPORT CITY PLANNING COMMISSION MINUTES \*January 7<sup>th</sup>, 2014\*

**MEMBERS PRESENT:** Charles Elliott, Clark Curtis, Ruth Sproull, Jennifer Black, Woodman Page

**MEMBERS ABSENT:** none

**OTHERS PRESENT:** PAUL DREHER, ZA; Pam Ladds, John Ward, Corey Therrien, Brian McNeill, Suzanne Zieliff

**7:04 p.m.** Chair Charles Elliott called the meeting to order. Ruth Sproull moved to approve the minutes, with the following amendment: add a closed quote at the end of a sentence in the 8:08 pm paragraph, "These parcels are between Blanchard and Commercial B zone along East Main St." This was seconded by Clark Curtis. **APPROVED BY UNANIMOUS DECISION.**

**7:08 p.m. BYLAW AMENDMENTS.** This week was supposed to have been a hearing, but the ZA received word from the engineers on the AnC Bio project regarding building heights. The area where the former Bogner plant is located is zoned Light Industrial, which has a building height limit of 72' currently, for fire standards. The current fire trucks cannot reach above 72'. The proposed building is 4 stories, which would not usually be more than 72', but each story needs to be taller than usual because of the uses of the building. They are proposing a height of 100'-110'. The Commission and the others present discussed the height limitations due to fire and possible solutions to them, including the need for a taller ladder truck if the height limit is increased and the potential long-term cost to taxpayers. Chair Charles Elliott proposed a course of action; leave the Definition of Building Height as is in the bylaw, as well as create a new section in General Regulations that would apply city-wide (add a section 440) that repeats the Definition and adds clarity. The height would be left to 72', with the addition that any permit proposing a building over 72' requires approval from the fire chief. In addition, the height limitation in the Light Industrial section would be removed. Clark Curtis noted that he would be interested in seeing language to clarify before the next meeting; the ZA can work some up and send to the Commission. The ZA will also run the language by the city lawyer. The Commission will finalize the language at the next meeting and set a hearing date for this and the bylaw change discussed at the last meeting.

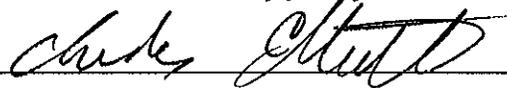
**7:50 p.m. OTHER BUSINESS.** The ZA has a copy of the report from the last meeting and passed it to the Commission. It will be discussed further at the hearing. The ZA is working with the City Manager and the City secretary on putting minutes and agendas on the city website. Clark Curtis asked about the various roles; the ZA's responsibility is to get them to the secretary in a timely manner in order to be put online. The secretary's job is to post them. Clark Curtis then asked for an update on the Miller project at the old hospital; the permit is being amended but the ZA has not seen it yet.

The Historic Preservation Commission needs to meet; set an agenda ASAP.

**8:40 p.m. NEXT MEETING.** The next meeting will be January 21th, 2014, at 7 pm in the City Council Room.

**8:42 p.m.** Ruth Sproull made a motion to adjourn. This was seconded by Clark Curtis.  
**APPROVED BY UNANIMOUS DECISION.**

*Minutes taken and transcribed by Jennifer Black.*

Approved:  Date: 02-10-2014