

NEWPORT CITY PLANNING COMMISSION PUBLIC HEARING MINUTES

February 7th, 2017

MEMBERS PRESENT: Chair Clark Curtis, Vice Chair Robert Currier, Woodman Page and Dan Ross.

MEMBERS ABSENT: None.

OTHERS PRESENT: Zoning Administrator (ZA) Charles Elliott, Tom Adams, Pam Ladds, Anne Page, Paul Prue, Mark Quirion, and Robert Quirion.

7:04 p.m. Review Notice of Public Hearing and the Proposed Amendment to the Zoning Bylaw: Chair Clark Curtis began the Hearing by reading the City of Newport Notice of Public Hearing and each of the Proposed Zoning Bylaw Amendments. The first amendment was to change the zone from Industrial to Commercial-B for properties fronting on East Main Street between the City Center Industrial Park and existing Commercial-B Zone on the west side of North Country Credit Union. The change will affect the H&R Block property, old Louis Garneau property and the Agway Farm and Garden Property. Robert Quirion questioned the reasoning for the change. Chair Curtis explained that some of the properties in question were already being used for Commercial-B purposes. ZA Elliott explained that Industrial Zoning was more restrictive than Commercial-B and Dan Ross stated that the area now lends itself to be Commercial-B since there is more traffic in the area and property across the street is listed as Commercial-B. Mark Quirion wanted to know if the change in zoning would have any future effect on selling their property in the future. Again, Dan Ross stated that the change would make it easier to sell the property since there would be more options available for use at the properties.

7:12 p.m. Review Proposed Amendment to Require a Certificate of Occupancy: Chair Curtis again read verbatim the second proposed bylaw to require a Certificate of Occupancy. ZA Elliott provided a brief history of how the City of Newport was not receiving proper notification for billing of properties when occupied and thus losing out on charges related to the use of resources related to water and sewer. In addition, the State of Vermont requires that new construction must meet certain energy standards prior to issuing a Certificate of Occupancy. ZA Elliott also explained that for individuals to receive loans for businesses that banks now require Certificates of Occupancy. Tom Adams owner of the former Newport Plastics/Louis Garneau property inquired if his building would need multiple Certificates of Occupancies which ZA Elliott gave an example where three different businesses in the building would need three different Certificates for each of the businesses. Mr. Adams provided an example of where there was a group of offices in one area and wondered if only one Certificate of Occupancy would be needed which ZA Elliott confirmed that the situation would be similar to the former Montgomery Ward building and would only require one Certificate of Occupancy but warned that any additional changes in a structure might possibly require additional Certificates of Occupancy.

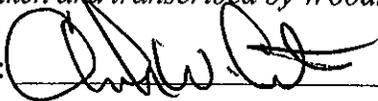
7:20 p.m. Review Proposed Amendment to Modify Section 304.09 Shore Land Control District: Chair Curtis read the proposed amendment. ZA Elliott explained that the City Bylaw would now be in synch with the State Statute. It was explained that any shore land development

must have all state permits and supporting documents prior to applying for a city permit. The change ensures that all state permits are in place prior to obtaining associated Newport City permits.

7:24 p.m. Close Public Hearing: With no further discussions on the proposed By Law Amendments, Chair Curtis entertained a motion to close the Public Hearing which Vice Chair Robert Currier moved and this was seconded by Dan Ross. **APPROVED BY UNANIMOUS DECISION.** At this point, there was an additional question by Mark Quirion related to Industrial versus Commercial-B zoning. Chair Curtis stated that he should have gone into greater detail over the procedures for the hearing and further explained that at this time based upon input received that the Planning Commission would probably move forward with the Bylaw Amendments being passed on to the City Council for approval. Chair Curtis advised that the participants take all of the material presented and study the proposals. If participants felt that these proposed amendments were wrong then they would have an opportunity to attend another public hearing which would be held before the City Council and at that time participants could voice their opposition to the proposed Bylaw Amendment changes. ZA Elliott further shared with those present a paper copy of the information related to the breakdown of uses for Industrial versus Commercial-B.

Minutes taken and transcribed by Woodman Page

Approved: _____



Date: _____

2-21-17