

NEWPORT CITY PLANNING COMMISSION MINUTES
February 21st, 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, Pam Ladds, and Anne Page.

7:03 p.m. Chair Clark Curtis called the Planning Commission meeting to order. Vice Chair Robert Currier moved to approve the minutes of the February 7th, 2017 Planning Commission meeting. This was seconded by Dan Ross. **APPROVED BY UNANIMOUS DECISION.**

7:07 p.m. Chair Clark Curtis requested that the Planning Commission also review the Public Hearing Minutes. Dan Ross moved to approve the minutes of the February 7th, 2017 Public Hearing meeting. This was seconded by Vice Chair Robert Currier. **APPROVED BY UNANIMOUS DECISION.**

7:08 p.m. Review Section, Article 5, of the City Zoning & Subdivision Bylaw: Chair Clark Curtis inquired of Dan Ross how the Development Review Board (DRB) was coming along with its review of the Bylaw. Dan Ross stated that the DRB had begun its review by looking at definitions to ensure that they were accurate as well as clear and concise. Overall, Dan Ross stated that he didn't see problems with the Bylaw. Clark Curtis wanted to know if the corrections that had been previously identified were being updated in a working draft document maintained by Laurel Wilson. ZA Charles Elliott confirmed that this was the case. Section 501, line 4, the sentence which begins Section 205 was marked for changes. It should read Section 304. Dan Ross also identified Section 502.01 B as an area that needed further work in clarifying the language in the sentence since it gives the DRB too much discretion in its decision making process. The DRB will be looking further into this area and will provide recommendations.

7:27 p.m. Review Form Base Code for North Side of East Main Street: Dan Ross provided each member of the Planning Committee with a package consisting of maps and diagrams as well as the reasoning for the proposed change. This will be an ongoing process, but ultimately the Planning Commission should consider the change for the North Side of East Main Street from a Commercial Zone B District "C-B" to an Urban Mixed. The change would not come with restrictions and would allow for further development to occur. Further study of this proposal will be needed before any additional action is taken. Chair Curtis wondered if this would affect the Ford dealership if for some reason it had to be torn down and rebuilt. ZA Elliott agreed that there would be a problem since there would be restrictions such as meeting green space standards as well as parking restrictions.

7:50 p.m. Resolution for Transportation Grant Opportunity: ZA Elliott briefed the Planning Commission on a grant that the City of Newport is planning on applying for. The grant is for the amount of \$100,000 and will replace the three traffic lights and street lighting along the Causeway. The traffic lights will be more state-of-the-art and be synchronized. The street lighting will also be more efficient and closely match what is currently in place along the Long Bridge and Main Street. The obligations of the grant include a commitment for the City of Newport to match funds of 50% of total project cost. Woodman Page moved that the Planning Commission endorse the proposed application for \$100,000 for the replacement of three traffic lights and street lighting along the Causeway and that Chair Clark Curtis be authorized to sign the Resolution For Downtown Transportation Fund Grant. This was seconded by Vice Chair Robert Currier. **APPROVED BY UNANIMOUS DECISION.** Chair Curtis signed the application and presented it to ZA Elliott.

7:55 p.m. Other Business: ZA Elliott stated that he would be attending the next City Council Meeting to present the Proposed Zoning Bylaw Amendments that the Planning Commission had approved to submit to the City Council for approval. It is thought that the City Council review hearing date will be held on March 20th.

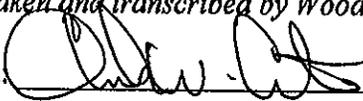
It was again suggested that another phase of advertising for the vacant position on the Planning Commission be reinitiated. ZA Elliott will take this action.

7:59 p.m Next Meeting: The next meeting will be scheduled for March 21st 2017, at 7p.m. The agenda will consist of: 1. Call to Order, 2. Approve Minutes of 21 February, 3. Begin Review of Section 6 Bylaws, 4. Interview candidates with possible Executive Session, 5. Other Business, 6. Set Date and Agenda for Next Meeting, 7. Adjourn.

8:08 p.m. Woodman Page made a motion to adjourn. This was seconded by Dan Ross. **APPROVED BY UNANIMOUS DECISION.**

Minutes taken and transcribed by Woodman Page

Approved: _____



Date: 3-21-17