

NEWPORT CITY PLANNING COMMISSION MINUTES
JUNE 17, 2014

MEMBERS PRESENT: Charles Elliott, Clark Curtis, Jennifer Leithead, Woodman Page

MEMBERS ABSENT: Dan Ross, Paul Dreher

OTHERS PRESENT: Pam Ladds, Denis Chenette, Don Hendricks

7:06 p.m. Chair Charles Elliott called the meeting to order. Clark Curtis moved to approve the minutes of the May 27, 2014 meeting with as written. This was seconded by Woodman Page. Jennifer Leithead (formerly Black) abstained. **APPROVED BY UNANIMOUS DECISION.**

7:06 p.m. DISCUSSION WITH JIM CAMPBELL. Mr. Campbell was not present at the meeting. Clark Curtis presented some research and thoughts he had had since the previous meeting; to add an Industrial Mixed Use District (IMUD) that would include all of the uses and conditional uses in an industrial zone, with added uses desired by Mr. Campbell and the owner of the building, as well as those currently in place in that zone. Mr. Curtis noted that he is still wanting a close-up map of the area from the ZA. Mr. Curtis is in agreement that uses in the area have changed from industrial for the most part, with the exception of Columbia Forest Products, and would like to hear from Mr. Campbell and the owner of the building what uses would be desired in that district. Chair Charles Elliott noted that he is not sure about keeping residences as a use, but the current buildings can continue in perpetuity as long they are not changed. He also believes that the railroad spur is more important than many realize and wants to keep it available to the businesses in that area. The Commission then tabled the discussion; the ZA can pass information to Mr. Campbell and others for a future discussion. Keep as an agenda item for the next meeting.

7:28 p.m. MUNICIPAL PLAN UPDATES. Clark Curtis handed out a section written by John Ward at a previous meeting; Woodman Page noted a small typo in one place. Jen Leithead will check the Gmail system for editing capabilities as Woodman is not able to edit. Clark Curtis asked about the Downtown section that was going to be written by Patricia Sears and what should happen now that she is no longer in that position. Jen Leithead will talk to Rob Hodgkins, the chair of the NCRC Board, about the chapter. Clark Curtis noted that Don Hendricks from the Memphremagog Watershed Association (MWA) was at the meeting and invited him to speak, and noted that Dan Ross was in charge of the MWA Section. Mr. Hendricks had not yet been contacted by Mr. Ross, and had some general ideas to present to the Commission. Jen Leithead can also give editing privileges on the Google doc. Appendix T is the MWA section, page 69 in the current plan, and was written by Mr. Hendricks previously. He has a few edits and updates for that section and is happy to do so, and has new language the MWA would like to see incorporated into either other sections or in a new section. Mr. Hendricks did note current language that MWA supports, including on page 10, Priority 2; in Policies, number 2; in Recommendations number 15; and Appendix D, Lake Memphremagog. Mr. Hendricks then passed out examples of wording they would like to see incorporated. Clark Curtis asked if they had contacted Derby at all, since they are

also part of the "watershed;" they haven't specifically regarding the city plan, but are working with them and Fish and Wildlife closely on Eagle Point WMA. Jen Leithead asked about NVDA's City Plan Review; the Commission has talked about whether to put pieces in various places or make a new chapter. Mr. Hendricks is happy to help either way. Woodman Page then asked about the recent Shoreland Protection Act; does that need to be added in any way to the Plan? Mr. Hendricks noted that it would be helpful to have reminders about obtaining proper permitting in the plan, but it's probably not necessary to go further. Mr. Page then asked about connections in Canada; MWA works very closely with their northern counterparts, the Memphremagog Corp. Inc. (MCI) with a task force of sorts in which they are both active members. The Act also enable municipalities, if they so desire, to regulate with their own permitting; Charles Elliott noted that the Commission and the city have deliberately stayed away from regulating what the state or other agencies already regulate. Mr. Hendricks then asked about next steps. Jen Leithead will give him editing privileges for the Appendix. The Commission then discussed whether the other items will go into various sections or a new section will be written; Mr. Hendricks will write it and submit it to the Commission for review at a later date. Mr. Elliott then noted to the Commission that it's time to get more chapters written.

7:54 p.m. OTHER BUSINESS. Clark Curtis noted his disappointment that the ZA hasn't warned a Historic Preservation Commission meeting after being reminded; warn for the next meeting.

7:56 p.m. NEXT MEETING. The next meeting will be July 1 at 7 p.m. in the City Council room.

7:56 p.m. Jen Leithead made a motion to adjourn. This was seconded by Woodman Page.
APPROVED BY UNANIMOUS DECISION.

Minutes taken and transcribed by Jennifer Black.

Approved: _____ Date: _____