NEWPORT CITY PLANNING COMMISSION MINUTES
JULY 1, 2014

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

MEMBERS ABSENT: Paul Dreher

OTHERS PRESENT: Pam Ladds, Denis Chenette

7:07 p.m. Chair Charles Elliott called the meeting to order. Clark Curtis moved to approve the minutes of the June 17, 2014 meeting as written. This was seconded by Jennifer Leithead. **APPROVED BY UNANIMOUS DECISION.**

7:07 p.m. UNION STREET ZONING DISTRICT DISCUSSION. A copy of Clark Curtis's proposal for a new zoning district was given to Jim Campbell after the previous meeting, but the Commission has not heard back from him with suggestions for uses. Dan Ross opposed the idea of creating a new zone and thinks that since the other side of Union Street is zoned Commercial, that side of the street should be also, as there is not much commercial left in the city and thinks that area lends itself to commercial because of high traffic volume. Woodman Page noted that only one individual has asked for the change, without word from other landowners in the district, and that individual hasn't been clear with the Commission about desired uses. He also thought the Commission had noted before the desire to keep Industrial around Columbia Forest Products. Chair Charles Elliott noted that commercial opens the area up to retail, which he is not in favor of. Clark Curtis's main concern is the railroad spur, and protecting Columbia Forest Products as a very large employer in the area. He noted that area in question continued over to Fred's storage tanks on Bluff Road. Dan Ross disagreed that that area was also being discussed. Clark Curtis noted that he is opposed to Commercial in that district. Charles Elliott sees that district as being very mixed use, and is concerned about making that area retail. He also likes the presence of the active railroad spur and would like to keep that potential alive. Dan Ross noted that Commercial is already across the street and probably wouldn't change much, looking at the businesses currently there. Most are currently nonconforming as Industrial. In his opinion, the Commission exists to determine land use, not simply to conform to landowner's. The Commission then discussed how to move forward and decided to table the topic indefinitely. Clark Curtis made a motion to table the topic indefinitely. The motion was seconded by Dan Ross. **APPROVED BY UNANIMOUS DECISION.**

7:39 p.m. MUNICIPAL PLAN UPDATES. Dan Ross is meeting with the Recreation Dept. He noted that Don Hendricks was stepping down from the chair of the Memphremagog Watershed Association and Perry Thomas is taking over and questioned what would happen; Mr. Hendricks is still very interested in helping the Commission with the chapter and wording and will work with Ms. Thomas moving forward. He is also working with the MAC Center on the Arts section. He asked about the Designated Downtown section; Jen Leithead will connect him with Rob Hodgkins, chair of the board of Newport City Renaissance. Woodman Page has submitted the Emergency Services section to the ZA, who

has been out and hasn't distributed to the Commission yet. Charles Elliott noted that the Commission should have a final draft by the end of July.

7:39 p.m. OTHER BUSINESS. The Commission had no other business.

7:39 p.m. NEXT MEETING. The next meeting with be July 15 at 7 p.m. in the City Council room.

7:40 p.m. Clark Curtis made a motion to adjourn. This was seconded by Jennifer Leithead. **APPROVED BY UNANIMOUS DECISION.**

Minutes taken and transcribed by Jennifer Leithead.

Approved: Charles Elliott Date: 07-15-14