

**NEWPORT CITY PLANNING COMMISSION MINUTES**  
**\*JULY 15, 2014\***

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

**MEMBERS ABSENT:** none

**OTHERS PRESENT:** ZA: Paul Dreher; Pam Ladds, Dave Husolo

**7:09 p.m.** Chair Charles Elliott called the meeting to order. Dan Ross moved to approve the minutes of the July 1, 2014 meeting as written. This was seconded by Woodman Page.

**APPROVED BY UNANIMOUS DECISION.**

**7:17 p.m. MUNICIPAL PLAN CHANGES.** Charles Elliot is working on his: Utilities and Energy Plan. There are not many changes to make on some, and more on others. He has added solar energy to the Energy section. Jennifer Leithead asked about district heat and if there are any updates; The ZA believes there are plans in the works at Columbia Forest Products and Poulin Grain. He will check into it and let Mr. Elliott know; Mr. Elliott will add it in the plan. Dan Ross met with the Recreation Committee, who promised to assist and have wording by the end of July. He received a write up from the MAC Center for the Arts, Jim McKimm with Now Playing Newport, and is working on the orchestra and others. Woodman Page met with Jim Johnson on the Facilities section; there are no updates from the last plan, but he did make one small change from media reports regarding the county jail. Dan Ross asked how he is receiving the wording from MWA; Jen can find out. Clark Curtis asked Woodman Page about the ownership of the county jail; after some quick research, it was discovered the county does own the jail, so he will make that change in the plan. The Commission discussed the values of the city property and realized an assessment has not been done for quite some time. Jen Leithead is currently researching and does not have anything for the Commission to look over yet. The Commission needs to have a rough draft by the next meeting, August. Clark Curtis asked to have the plan shared with him again; Jen Leithead will take care of it, as well as John Ward. The ZA and Charles Elliott will look into the beginning sections.

**7:40 p.m. OTHER BUSINESS.** Dave Husolo was present to discuss a parcel on Orchard Street. He wants to subdivide, and, looking at the parcel, it presents itself well to subdivision, but current zoning will not allow it. It fronts East Main and Orchard. It appears that it was previously two lots that were joined together at one time; if this is the case, he can easily subdivide. Mr. Husolo will research the deeds and, if it was previously two parcels, will move forward. If not, he will ask to visit the Commission again for further advice. The Commission discussed potential options, including a waiver from the DRB. The landowner will research and move forward accordingly.

Clark Curtis asked for a current bylaw with the appropriate updates at the beginning, and, if possible, for one with page numbers. Clark Curtis also asked when Derby Planning

Commission will visit Newport; it is supposed to be every 6 months. The ZA will call Derby to set it up.

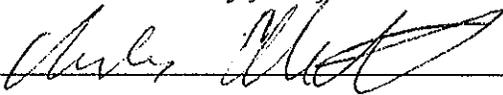
The Commission discussed a memo from Susan Hudson from the Public Service Board; it had to do with definitions of "good cause" and "substantial deference." The PSB is looking for input from any interested planning commissions.

Clark Curtis asked about an email from the ZA with desired uses from Jim Campbell that was received the day after the last meeting; the ZA was sick that day and wasn't in the office to receive his email or pass it along to the Commission. The Commission briefly discussed options and decided to stick with the previous decision until we hear more. In looking further at the bylaw, the uses listed looked like they would fit under conditional review, going before the DRB. The ZA will pass this along to Mr. Campbell if he asks again.

**8:19 p.m. NEXT MEETING.** The next meeting will be August 5 at 7 p.m. in the City Council room.

**8:21 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:  Date: 08-19-2014