

**NEWPORT CITY
DEVELOPMENT REVIEW BOARD
MINUTES**

Public Hearing August 12, 2015

Members present:

John Harlamert, Agathe Coburn, Denise Bowen, Dan Ross

Others present:

Charles Elliott, Zoning Administrator,

Jim Mulkin, Applicant, Mark Stewart, Douglas Spates, Tyler Tinker and Douglas and Lois Jenks

Meeting was called to order at 7:00 PM.

1. Approve minutes of the May 27, 2015 Public Hearing.

Motion by Agathe Colburn to approve the minutes of the May 27, 2015 hearing as written. Second by Denise Bowen. Approved unanimously.

2. Consider application #15039 by JM & PL Management, LLC to build a new 3630 sq. foot building for Retail and Office space at 812 East Main Street. The permit seeks permission to build a second building at the same location at a future date.

7:04 PM: John read the application (complete).

SITE PLAN REVIEW – SEVEN CRITERIA

Section 708.02 E. The DRB shall conform to the requirements of Title 24 VSA section 4416 before acting upon any application. In considering its action the DRB shall consider and may impose appropriate conditions and safeguards, in a manner that is consistent with the intent of this bylaw and the City Plan, with respect to:

1. the adequacy of parking, traffic access, and circulation for pedestrians and vehicles with particular attention to safety;

Adequate, all info on submitted plans

2. the adequacy of landscaping, screening, and setbacks with regard to achieving maximum compatibility and protection to adjacent properties;

Adequate, all info on submitted plans

3. the protection of the utilization of renewable energy resources;

Adequate

4. exterior lighting;

Adequate, as depicted on submitted plans

5. harmonious relationship between proposed uses and existing adjacent uses;

Adequate

6. the adequacy of drainage control;

No changes

7. compliance with all parts of this bylaw.

Complies with the Bylaw

Motion to accept application #15039 by Agathe Colburn with condition of a letter from Tom Bernier approving driveway and location of water and sewer lines. Seconded by Denise Bowen. Approved unanimously.

3. Consider application #15040 by JM & MM Properties for a Conditional Use Permit for a Fitness Center of up to 6000 sq. feet in a 12000 sq. foot building at 326 Bluff Road. The building is located in an Industrial Zone.

7:20 PM: John read the application (complete).

After a discussion of the use not being an allowed use in the zone, the applicant, Jim Mulkin, withdrew the application.

4. Other business

None

7:40 PM: Motion to adjourn by Agathe Colburn, second by Denise Bowen, Approved by unanimous vote.

Applications and supporting data are available in the Zoning Administrators Office

Approved



John Harlamert, DRB Chairman