

NEWPORT CITY PLANNING COMMISSION MINUTES
AUGUST 19, 2014

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

MEMBERS ABSENT: none

OTHERS PRESENT: ZA: Paul Dreher, Pam Ladds, Cindy Hennings

7:10 p.m. Chair Charles Elliott called the meeting to order. The Commission discussed minor wording changes to the August 5, 2014 minutes. Woodman Page moved to approve the minutes of the August 5, 2014 meeting with noted changes. This was seconded by Dan Ross. **APPROVED BY UNANIMOUS DECISION.**

7:19 p.m. MUNICIPAL PLAN UPDATES. Chair Charles Elliott has been working on the front sections. The Commission discussed the Overview, then moved on to Long Term Vision. Mr. Elliott has reviewed the Introduction but has not revised it yet, and will incorporate the list of new developments the Commission discussed at the previous meeting. The Commission discussed the Objectives section; wording from the Memphremagog Watershed Association was incorporated into #3 under Priorities, and #11 was added. Mr. Elliott added a comment about using the State Best Practices as well, and will add Lake Road residential properties to #11. The Commission then discussed the Development Direction Analysis. The ZA asked if the Foreign Trade Zone was mentioned yet; it is not, but Mr. Elliott will include it. The ZA will contact Dave Snedeker at NVDA for details about the Zone. Mrs. Leithead then asked about changing the wording on #2 under Priorities to include the word "affordable" relating to housing, and removing the "elderly" and "young" age limitations relating to housing and recreation. The Commission then discussed the Short Term Vision and Recommendations, and the ZA asked to add the Pick and Shovel elevator and specify Eden Ice Cider's manufacturing and distribution on Main Street as part of the Tasting Center to the list of developments.

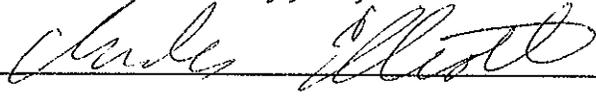
8:20 p.m. OTHER BUSINESS. The ZA noted that Municipal Planning Grants from the state have been released, prioritizing planning regarding floodplain, flood regulations, low-impact development and green stormwater infrastructure. The Commission has discussed the lack of clear and updated floodplain and flood maps in the City previously, and this grant may give the opportunity to plan and update them. The grants are for \$18,000, with some matching from the city. The Commission agreed that this would be beneficial to the City, so the ZA will speak with the City Manager about them and report back. The ZA was also asked about scheduling a meeting with the Derby Planning Commission; he has contacted them but has not heard back so will call again. Clark Curtis then asked about any updates on the Certificate of Occupancy. Woodman Page researched and reported that Newport Center does not have anything similar. Online there were several options, including Derby's, but his thought was that incorporating it into the original permit was likely the simplest way. Charles Elliott noted that in other cities, if water and/or sewer capacity was reserved, it is paid for immediately even if not used as a common

development practice. His thought is that if a landowner gets a permit for a water/sewer change, it is their responsibility to either notify the City that they aren't using it or pay accordingly.

8:40 p.m. NEXT MEETING. The next meeting will be September 9 at 7 p.m. in the City Council room. The future meeting schedule includes a meeting Sept. 23, then a hearing on Sept. 30.

8:42 p.m. Clark Curtis made a motion to adjourn. This was seconded by Woodman Page.
APPROVED BY UNANIMOUS DECISION.

Minutes taken and transcribed by Jennifer Leithead.

Approved:  Date: 09-09-14