NEWPORT CITY PLANNING COMMISSION MINUTES *November 5th, 2013*

MEMBERS PRESENT: Charles Elliott, Clark Curtis, Woodman Page, Ruth Sproull

MEMBERS ABSENT: Jennifer Black

OTHERS PRESENT: PAUL DREHER, ZA; Peter Campbell, Corey Therrien, Pam Ladds, Anne Chiarello, Brian McNeal

7:04 p.m. Chair Charles Elliott called the meeting to order. Ruth Sproull moved to approve the minutes of 10.22.13 with a wording change: under 7:11 pm, where "the building has a very interesting design..." change the sentence to read: "Mr. Stenger said the building has a very interesting design..." Chair Charles Elliott also corrected a spelling change: under 8:05 pm. Clark Curtis seconded the motion with changes. **APPROVED BY UNANIMOUS DECISION.**

7:11 p.m. BYLAW AMENDMENTS. Realtor Peter Campbell was present to follow up on a requested change to the form base code by including three parcels along East Main Street and Blanchard Avenue. Chair Elliott stated that there would be a change to the bylaw report followed by the planning commission vote on it. ZA Paul Dreher was waiting for all the changes prior to scheduling a hearing date. Realtor Campbell had thought the initial request had been completed. Chair Elliott stated that the planning commission would complete the necessary requirements as well as an unrelated parking lot issue. Clark Curtis took an informal poll of the planning commission members to determine if all were in favor of the Campbell proposal which all were. The ZA would write the changes and realtor Campbell could come to the hearing if he desired.

Chair Elliott asked if there were any other changes to address. ZA Dreher stated that there were some items related to the bylaws and form based code that were initially raised by commission member Ruth Sproull. Section 211 was identified as an area that needed to be rewritten in a better format which the ZA planned on doing using better software. Section 204 was also identified for changes but not before Rosemary Rowe announced to the commission and those present that the ballot measures for a fire department heavy rescue truck and antennas on the city's water tower were both approved by voters. A great deal of discussion continued with sections 704 and 707 relating to the Development Review Board's (DRB) relation to waivers and variances. This issue was directly related to the DRB's approval of the Maplefield's project and permitting process. Clark Curtis stated that the commission needs to move beyond the Maplefield's project but did need to tighten up rules to prevent deviation from the form base code. Chair Elliott thought that there might be problems with rules being too rigid and strict. ZA Dreher stated that the bylaws had lots of missing teeth and directed a review of the general notes of pg 9 with issues of no minimum lot size. ZA Dreher will determine a change to the general notes.

Additionally, the Mulkin parking issue near the new Superintendent of School's offices is

currently being worked by the ZA.

8:44 p.m. OTHER BUSINESS. Chair Elliott had just received Derby's new Municipal Plan and shared it with commission members. A quick review showed that the plan included the 2010 vote in favor of a Wal-Mart but did not include an alternative back connection route for the proposed super center. Chair Elliott stated that it would eventually happen to ease traffic congestion. The plan also stated that Derby and Newport meetings twice a year should be extended to other area towns.

Other business raised came from area resident Brian McNeal on the issue of signs hanging over side walks. ZA Dreher stated that signs could be taken down and modified and updated as long as it was within a year. Any major modifications would require a permit. It was mentioned that Lapierres new sign was border line illegal. ZA Dreher also stated that a sign could come out from a building but no more than four feet. Mr. McNeil asked about window balconies which the DR stated there were no prohibitions. A final question raised by Mr. McNeal was why the Gilman Housing on Main Street had been prohibited from building balconies. The ZA explained that it was due to historic preservation restrictions and constraints related to federal funding that went into the project.

8:57 p.m. NEXT MEETING. The next meeting will be November 19th, 2013, at 7 pm in the City Council Room. Dan Ross will be included on the agenda as well as a Historic Preservation Commission Meeting.

8:58 p.m. Clark Curtis made a motion to adjourn. This was seconded by Ruth Sproull. **APPROVED BY UNANIMOUS DECISION.**

Minutes taken and transcribed by Woodman Page.