

NEWPORT CITY PLANNING COMMISSION MINUTES

November 22nd, 2016

MEMBERS PRESENT: Chair Charles Elliott, Robert Currier, Clark Curtis, Woodman Page and Dan Ross.

MEMBERS ABSENT: None.

OTHERS PRESENT: Pam Ladds and Anne Page.

7:10 p.m. Chair Charles Elliott called the meeting to order. Clark Curtis moved to approve the minutes of the July 5th, 2016 meeting. This was seconded by Robert Currier.
APPROVED BY UNANIMOUS DECISION.

7:10 p.m. Discussion of Zone Change from Industrial to Commercial-B for East Main Street Properties Between City Center Industrial Park and Existing Commercial-B Zone on Western Side of North Country Credit Union: Chair Elliott led the discussion and provided a map for the area to be considered. The properties affected would be the H&R Block, the former Louis Garneau/Newport Plastics building and the Newport Farm and Garden – Agway store. The reasoning for the change is that the former Garneau building might possibly be considered for future retail use. The change would not have any negative affects upon the H&R Block building or the Agway store. The Planning Commission agreed to the change and Chair Elliott stated that he would begin the process of making a report and setting a date for a public hearing. The process with final approval from the City Council is expected to be completed by spring.

7:35 p.m. Discussion of Wording for Zone 304.08, Industrial District, Conditional Use Number 2: Charles Elliott reviewed the history of this bylaw which the Planning Commission had previously reviewed in Dec 2015. Chair Elliott suggested changes to the bylaw since it had problems with misinterpretation for permitted uses. The Planning Commission recommended that Chair Elliott remove the Conditional Use Number 2. Here again, Chair Elliott would include this change also to be added for a report and public hearings.

8:00 p.m. Requirement for Certificate of Occupancy: This issue had previously been discussed on May 17th, 2015 for reasons which Chair Elliott reiterated. Charles Elliott presented a recently created copy of the Certificate of Occupancy for the Planning Commission to review. The Certificate of Occupancy would be administratively used by employees of the City of Newport. Following review of the document it was suggested that the State Statutes that were listed be checked for accuracy, but other than this suggestion the Planning Commission was pleased with the new document and gave its approval to move forward with it.

8:25 p.m. Other Business: Dan Ross provided each member of the Planning Commission with a booklet that included enlarged zoning maps of Newport as well as a

listing of errors in the bylaw to be reviewed and ultimately corrected. The Planning Commission recognized and thanked Dan Ross for his work.

Clark Curtis voiced his concern over the time elapsed since the Planning Commission had last met. A list of concerns were raised with the final item being that the Planning Commission needs new leadership and that there is a conflict with the Zoning Administrator being the Chair of the Planning Commission. Clark Curtis who currently serves as the Vice Chair for the Planning Commission stated that he did not want the position of Chair and other members of the Planning Commission also voiced their unwillingness to accept the Chairmanship position. Chair Elliott responded to each of the list of concerns raised and concluded that he did not feel that there was a conflict with him being the Zoning Administrator and the Chair for the Planning Commission.

8:57 p.m Next Meeting: The next meeting will be scheduled for December 6th, 2016, at 7p.m.

8:57 p.m. Clark Curtis made a motion to adjourn. This was seconded by Robert Currier.
APPROVED BY UNANIMOUS DECISION.

Minutes taken and transcribed by Woodman Page

Approved: Clark A. Elliott Date: 12-6-2016