

NEWPORT CITY PLANNING COMMISSION MINUTES**Oct. 9, 2018**

MEMBERS PRESENT: Chair Clark Curtis (CC), Vice Chair Robert Currier (RC), Woodman Page (WP), Colleen Moore-Ortiz (CMO), Ruth Sproull (RS)

MEMBERS ABSENT: None

OTHERS PRESENT: Pam Ladds, Anne Page, Paul Dreher, ZA Charlie Elliott, Heidi Eichenberger (HE), Brian Thompson, Mayor Paul Monette, Alderwoman Julie Raboin

7:10 p.m. Chair Clark Curtis officially called the Planning Commission meeting to order. Minutes of Oct. 2, 2018 were reviewed. CMO made motion to approve WP seconded. Unanimous approval

7:12 p.m. Presentation for zoning change to Urban Residential from Light Industrial on Lakemont for proposed assisted living facility. Heidi Eichenberger, who provides hearing aids to many elderly in the area, said that there is a dearth of senior housing. She would like to build the facility. She likes it because of its proximity to the hospital and other services. Need higher density zoning for the project to be economically feasible so they are asking for a change to Urban Residential. Close to physical therapist. Newport is attractive because of public/private grants and other incentives. It will be a non-profit. She would like to build next spring/summer and do it modularly for the least disruption. 80ksf/building. Four stories would make it more dense and possible view of lake. Paul Dreher said that there isn't much need for light industrial in this area and time, which was corroborated by the ZA and mayor. Low-impact development in keeping with city plan. Act 250 review would be a part of the process. There would be 200 units and corresponding amenities would provide economic gain for community. Three of four lots will be built upon (10 acres, more or less) but there are four lots in the group that HE would like us to rezone totaling 13 acres. Would be presented as a PUD.

Height and density are the two main reasons to go to Urban Residential rather than General Residential.

About 50 employees. Parking for everyone. Mixed income.

Called Lakemont Retirement Community.

Discussion of the committee after the presentation grappled with which zoning change would be most beneficial to the city and the developer. While a decision wasn't made, the committee seemed to be leaning towards a rezone of Public Health, since that fit in best with existing zoning and also with the intent of developer. There would have to be some minor tweaks to wording of allowable uses in Public Health to make this work. All this will be discussed in more detail at next meeting.

9:00 p.m. Motion by RC and second WP to skip #4 and #5, unanimous approval.

Set date and agenda for next meeting

Oct. 23, 2018 at 7 p.m.

1. Call to order
2. Approve minutes of the Oct. 9, 2017 meeting
3. Proposed senior housing at Lakemont
4. Review zoning and subdivision bylaw starting with 704
5. Other business
6. Set date and agenda for next meeting
7. Adjourn

9:15 p.m. RC made motion to adjourn, CMO seconded. All approved.

Minutes taken and transcribed by Ruth Sproull

Approved _____ Date _____