

NEWPORT CITY
DEVELOPMENT REVIEW BOARD
MINUTES
Public Hearing March 23, 2016

Members present:

John Harlamert, Agathe Coburn, Dan Ross

Members absent:

Denise Bowen, Harriet Hall

Others present:

Charles Elliott, Zoning Administrator, Matt Wright, Todd Wright

Meeting Called to order at 7:00 PM.

Chairman read the Hearing warning.

1. Approve the minutes of the December 16, 2015 meeting.

Motion to approve the minutes of the December 16, 2015 meeting as written by Agathe Coburn, 2nd by Dan Ross, passed unanimously.

2. Consider application 16013 by Wright Brothers VT, LLC to establish a used car dealership at 1586 Crawford Road. The car dealership will be in addition to the metal salvaging business already being conducted at this location. There are no changes to existing buildings or site features being proposed. This permit is to a request to allow an additional business to be conducted at the same location.

John read the application and determined that it was complete. A brief discussion of onsite automobile traffic with regards to pedestrian safety took place. It was determined that no unsafe conditions existed.

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;

The property is located on the gravel portion of Crawford Road which has a small amount of automobile traffic and only rarely a pedestrian. The site has two driveways, one on each side of the property, which allow automobiles to enter in one driveway and continue out the other driveway without turning around or backing. This continuous traffic flow provides a safe circulation pattern for vehicles and pedestrians alike.

The 25 parking spaces shown on the site plan are located on what is now unused space. The parking of cars for sale in the locations show on the site plan will not interfere with the metal salvage business currently taking place on the site. The metal salvage business takes place completely behind the metal fence/wall shielding it from view, while the auto sales business is outside between the fence and Crawford Road. This completely separates the auto sales customers from the salvage operation.

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

No change is being proposed to the existing landscaping, buildings and screening, all are adequate at the present time. They will not be changed or altered by this project.

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

Adequate

4. Exterior lighting;

Adequate, energy efficient lighting already exist.

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

The neighborhood is currently all commercial and industrial, Hospital wellness Center, Offices. Marina, warehousing and Hydro-electric plant and dam. .

6. The adequacy of drainage control;

No change from existing.

7. Compliance with all parts of this bylaw

The property is zoned Industrial. In Bylaw section 304.08 Industrial District, the following uses are permitted, Car Wash, Motor Vehicle Service/Repair and Parking Lot/Garage. A Used Car Sales business repairs, washes and parks cars until they are sold. The rest of the business consist of paper work which will take place in an existing office. Used Car Sales is clearly compatible with Permitted Uses in the Industrial Zone.

As no physical changes to the site were proposed, the site plan map from Application No. 12028 was used for site plan review. It was determined that the site was adequate for the proposed additional use.

Motion to grant approval of Application 16013 by Wright Brothers VT, LLC by Dan Ross, 2nd by Agathe Coburn, passed unanimously.

3. Other business

Kingdom Go's annual status report to the DRB regarding there gravel pit operation is due. The Zoning Administrator will set a meeting in early April.

4. Adjourn

Hearing adjourned at 7:40 PM.

Approved by;



John Harlamert, Chair of Development Review Board

Date: 6-28-16