

**NEWPORT CITY**  
**DEVELOPMENT REVIEW BOARD**

**MINUTES**

**Public Hearing June 29, 2016**

Members present:

John Harlamert, Agathe Coburn, Dan Ross, Denise Bowen, Harriet Hall

Members absent:

None

Others present:

Charles Elliott, Zoning Administrator, Francis and Julie Lamoureux

Meeting Called to order at 6:58 PM.

Chairman read the Hearing warning.

1. Approve the minutes of the March 23, 2016 Public Hearing.

Motion to approve the minutes of the March 23, 2016 Public Hearing as written by Agathe Coburn, 2<sup>nd</sup> by Dan Ross, approved unanimously.

2. Approve the minutes of the May 11, 2016 Public Meeting.

Motion to approve the minutes of the May 11, 2016 Public Meeting as written by Denise Bowen, 2<sup>nd</sup> by Harriet Hall, approved unanimously.

**3. Consider application #16027 by Francis and Julie Lamoureux for Site Plan approval for a 14 X 16 Foot addition on the rear of their building (H&R Block) located at 1294 East Main Street. The property is in an industrial zone and is an expansion of an existing business.**

**John Harlamert read the application.**

CONDITIONAL USE REVIEW was conducted.

In considering its action, the DRB shall make findings on general and specific standards, hold hearings and attach conditions if any, as provided for in Title 24 VSA, 4414(3).

705.01 The standards shall require that the proposed conditional use shall not result in an undue adverse effect on any of the following;

1. General standards,

No effect

2. The capacity of existing or planned community facilities,

No effect

3. The character of the area affected, as defined by the purposes of the zoning district within which the project is located, and specifically stated policies and standards of the municipal plan,

No effect

4. Traffic on roads and highways in the vicinity,

No effect

5. Bylaws and Ordinances then in effect,

No effect

6. Utilization of renewable energy resources.

No effect

Motion to grant Conditional Use by Denise Bowen, 2<sup>nd</sup> by Harriet Hall, approved unanimously.

Site Plan Review was discussed and conducted.

#### 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;

*This is an existing business with no changes to parking and traffic access, and no change to the existing volume of pedestrians or vehicles is being proposed.*

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

*No changes to landscaping, screening, or setbacks are proposed. The small addition significantly exceeds the minimum setbacks in all directions.*

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

*No changes.*

4. Exterior lighting;

*No changes.*

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

*This is an existing business that has been operating harmoniously with adjacent neighbors for several years. No changes are proposed.*

6. The adequacy of drainage control;

*No changes are being made.*

7. Compliance with all parts of this bylaw.

*The proposed addition complies with all parts of this bylaw.*

Motion to grant Site Plan Approval by Denise Bowen, 2<sup>nd</sup> by Harriet Hall, approved unanimously.

After a brief discussion a motion to approve Permit No. 16027 was made by Dan Ross, 2<sup>nd</sup> by Agathe Coburn and approved unanimously.

4. Election of Officers for 2016.

A motion by John Harlamert to keep the same officers, (John Harlamert, Chair, Agathe Coburn, Vice Chair and Dan Ross, Clerk) and 2<sup>nd</sup> by Denise Bowen was approved unanimously.

5. Other business

None

6. Adjourn

Motion to Adjourn by Harriet Hall and 2<sup>nd</sup> by Agathe Coburn was approved unanimously.

Meeting adjourned at 7:40 PM.

Approval Granted: 7 Denied: \_\_\_\_\_ Date: 8-3-16

By:  Chairman of the Development Review Board