

NEWPORT CITY
DEVELOPMENT REVIEW BOARD
MINUTES
Public Hearing August 3, 2016

Members present:

John Harlamert, Agathe Coburn, Dan Ross, and Harriet Hall

Members absent:

Denise Bowen

Others present:

Charles Elliott, Zoning Administrator, Laura Dolgin, Richard Geisel, Paul Monette, Denis Chenette, Jim Mulkin, Doug Spates, Douglas Jenks, Lois Jenks, and Tyler Tinker

Meeting Called to order at 7:00 PM.

Chairman read the Hearing warning.

1. Approve the minutes of the June 29, 2016 Public Hearing.

Motion to approve the minutes of the June 29, 2016 Public Hearing as written by Harriett Hall, 2nd by Agathe Coburn, approved unanimously.

2. Consider application No. 16031 by JM & MM Properties, LLC for a Conditional Use Permit for a Fitness Center of up to 6,000 Sq. Ft. in an existing building at 326 Bluff Road. The property is in an Industrial Zone.

Note: This Permit No. 16031 replaces Permit No. 15040 which was withdrawn by the owner at the August 12, 2015 Hearing.

The Chairman read the application and verified that it was complete.

A general discussion of traffic and parking took place. A signed letter from Public Works Director Tom Bernier was noted. The hours of normal operation will be from 5:00 AM to 8 or 9:00 PM each day.

Conditional Use review was performed.

CONDITIONAL USE REVIEW

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,

The Fitness Facility complies with all general and specific standards.

2. The capacity of existing or planned community facilities,

No impact on existing or planned community facilities.

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,

The Fitness Facility is allowed under Bylaw Section 304.08 Industrial District Conditional Uses: No. 2, As Other Commercial Uses that are of the same general character as those permitted and which will not be detrimental to the other uses within the district or to the adjoining land uses.

The City Plan in various locations emphasizes the City's need for continued development of all kinds of recreation facilities and specifically in Section VII: RECOMMENDATIONS the City Plan recommends that the City work closely with recreational clubs and associations to accommodate their needs for access to facilities or access to the lake or other areas.

4. Traffic on roads and highways in the vicinity,

No adverse impact on roads and highways in the vicinity.

5. Bylaws and Ordinances then in effect,

Complies with all current Bylaws and Ordinances

6. Utilization of renewable energy resources.

Will not have any impact on renewable energy resources.

Approval Granted: _____ Denied: _____ Date: _____

By: _____ Chairman of the Development Review Board

Motion to grant Conditional Use by Harriet Hall, 2nd by Agathe Coburn, approved unanimously.

Permit No. 16031 – Fitness Facility – 326 Bluff Road – Hearing August 3, 2016

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;

Safe traffic access and circulation with 42 parking spaces, loading dock access and space for truck turn around are all adequate.

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

Existing landscaping, screening, and setbacks will not be altered by this project and are considered to be adequate.

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

This project will not interfere with the utilization of renewable energy resources.

4. Exterior lighting;

Additional exterior lighting is required for pedestrian safety in the parking areas.

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

The Fitness Facility is harmonious with existing adjacent uses.

6. The adequacy of drainage control;

No change in drainage control is proposed.

7. Compliance with all parts of this Bylaw.

The Fitness Facility complies with all parts of this Bylaw.

Approval Granted: _____ Denied: _____ Date: _____

By: _____ Chairman of the Development Review Board

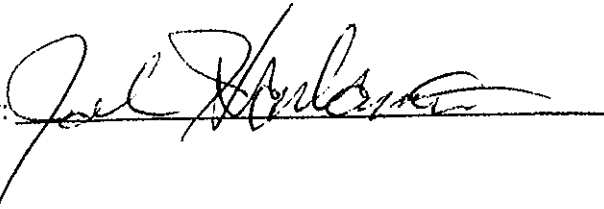
Motion to approve Application No. 16031 with the requirement that additional lighting must be installed in the parking area by Dan Ross, 2nd Agathe Colburn, passed unanimously.

Other Business

None

Motion to adjourn by Agathe Colburn, 2nd by Harriet Hall, Passed unanimously.

Approved 8-10, 2016

By:  Chairman of the Development Review Board