

NEWPORT CITY
DEVELOPMENT REVIEW BOARD
MINUTES
Public Hearing September 7, 2016

Members present:

John Harlamert, Agathe Coburn, Denise Bowen, and Dan Ross

Members absent:

Harriett Hall

Others present:

Charles Elliott, Zoning Administrator, Ernie Pomerleau, Pomerleau Real Estate, Michael Wonson, Land Use Consultant representing Turtle Pier, Charles and Nancy Cook of Turtle Pier

Meeting Called to order at 7:00 PM.

Chairman read the Hearing warning.

1. Approve the minutes of the August 10, 2016 Public Hearing.

Motion to approve the minutes of the August 10, 2016 Public Hearing as written by Denise Bowen, 2nd by Agathe Coburn, approved unanimously.

- 2. Consider application No. 16039 by Pomerleau Family, LLC for a two lot Planned Unit Development at the Waterfront Plaza. No new construction is proposed.**

The Chairman read the application and verified that all required supporting data was available. Ernie Pomerleau described the project to the DRB members and explained why it was being done. The DRB members reviewed, Section 709 Planned Unit Development of the City's Zoning Bylaw and determined that the Waterfront Plaza property meets all of the requirements for a Planned Unit Development. At this point Site Plan Review was performed.

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:

3. Consider application No. 16045 by Turtle Pier, LLC, a.k.a. Charles & Nancy Cook, for filling of land on Parcel No. 125074, 200 Farrant Street. No buildings are involved or proposed.

The Chairman read the application and verified that all required supporting data was available.

Mitch described the project and explained why it was being done. The project involves the filling of a portion of the property only. Existing trees will not be affected, the current natural surface drainage patterns will remain the same, and a silt fence will be installed and remain in place until the new fill is stabilized. It was noted that the City's Director of Public Works had reviewed the project and provided a letter supporting the application.

Site Plan Review was then performed.

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 project has no impact on traffic, pedestrians, etc.

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

The fill will raise the elevation on the fill area, however the finish grade will slope in the same direction and locations as the existing drainage patterns. There should be no impact on adjacent properties.

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

No impact.

4. Exterior lighting;

None exist and none is being added.

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

The filling of the land will have no impact on adjacent properties or adjacent uses.

6. The adequacy of drainage control;

No changes are being made that will affect the drainage patterns on adjacent properties. Silt fence is being installed to control erosion until the new fill is stabilized.

7. Compliance with all parts of this bylaw.

The proposed addition complies with all parts of this bylaw.

Based on the foregoing findings, Site Plan Approval is hereby Granted.

/S/ John Harlamert

September 7, 2016

Chair, Newport City Development Review Board

Date of Decision

Motion to approve Application No. 16045 by Dan Ross, 2nd Denise Bowen was approved unanimously.

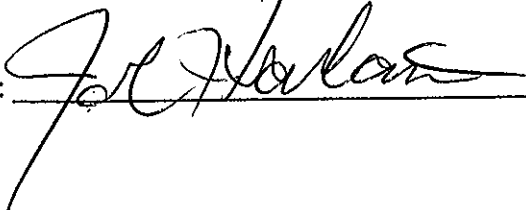
4. Other Business

None

5. Adjourn

Motion to adjourn by Denise Bowen, 2nd. By Dan Ross, approved unanimously

Minutes approved Sept. 21, 2016

By:  Chairman of the Development Review Board