

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

**MINUTES**

**Public Hearing October 19, 2016**

Members present:

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

Members absent: None

Others present:

Charles Elliott, Zoning Administrator, Dena Gray, Mark Stewart, and Mike Desautels

The meeting was called to order at 7:00 PM.

The Chairman read the hearing warning.

1. Approve the minutes of the September 21, 2016 meeting.

Motion by Denise Bowen to approve the minutes of September 21, 2016 as written and seconded by Agathe Coburn was approved unanimously.

2. **Consider application No. 16052 by East Main Equities. LLC to build a 1,310 square foot addition to the Tavern on the Hill at 1724 East Main Street. The addition will expand the restaurant from 48 to 100 seats. Two (2) new hotel rooms will be added on the second story.**

Chairman John Harlamert read the application.

Architect Mark Stewart gave an over view of the project. A two story addition will be built on the west side of the existing restaurant seating area. The down stairs will expand the seating area from 50 to 81 seats. The kitchen and bar areas will remain as they currently are. The upstairs will add two (2) new

hotel rooms in addition to the three that already exist, making a total of five hotel rooms. The parking lot will be upgraded to provide a total of 46 parking spaces. The Zoning Bylaw requires 43 parking spaces. Five 150 watt LED downlights mounted 20 feet high will be added to provide lighting in the parking lot area and new wall mounted lighting will be added at each entrance.

A discussion of the project followed. Chairman Harlamert expressed concerns about the double row configuration of the 14 parking spaces on the east side of the driveway entrance. Both the architect and developer agreed to develop a single row of 14 gravel parking spaces as an acceptable alternative.

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:

1. The adequacy of parking, traffic access, and circulation for pedestrians and vehicles with particular attention to safety;

*The Zoning Bylaw requires 1 parking space for every 3 seats (81 seats = 27 spaces) in the restaurant, 1 parking space per hotel room plus 5 additional spaces (5 rooms = 10 spaces) and 1 parking space for each employee on the largest shift (6 employees = 6 spaces). A total of 43 parking spaces is required. A total of 46 spaces is being provided, which exceeds the bylaw requirement by 3 spaces and provides plenty of room for vehicle access and turning.*

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

*New landscaping will be limited to that necessary to construct the new building. Drainage patterns will be undisturbed and left in their existing locations. The eastern property line setback will be 26 feet 11 inches and the rear setback will be 100 plus feet. All other setbacks remain unchanged. All property line setbacks meet or exceed the minimum required by the bylaw.*

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;

*Exterior lighting will be "down lighting" to provide adequate ground surface light without causing light pollution of neighboring properties.*

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

*This is an addition to an existing commercial property in a heavily developed commercial district in both the Town of derby and City of Newport.*

6. The adequacy of drainage control;

*Drainage from the property will be maintained in its existing locations.*

7. Compliance with all pertinent parts of this Bylaw:

*This project complies with the Bylaw.*

Granted 10/19/2016, /S/ John Harlamert, Chairman of DRB

A motion to grant site plan review with the condition that a letter is received from the Director of Public Works approving site access and water and sewer connections was made by Harriet Hall and seconded by Agathe Coburn was approved unanimously.

**3. Other Business**

Michael Desautels attended the meeting to discuss the zoning along East Main Street from the Industrial Park to the City line at the Tavern on the Hill. The old Garneau building and the Agway property are currently zoned Industrial, while the rest of the properties to the City line are zoned commercial. It was agreed that the properties fronting East Main Street have historically been used as commercial properties. After discussion it was agreed that the Planning Commission should consider changing the zoning from the City Center Industrial Park to the Newport/Derby line to commercial for all properties that front on East Main Street. This is consistent with the other uses in this area.

**4. Adjourn**

A motion to adjourn was made by Denise Bowen and seconded by Harriet Hall was approved unanimously.

Minutes approved JAN 25, 2016

By  Chairman of the Development Review Board