

NEWPORT CITY
DEVELOPMENT REVIEW BOARD
MINUTES
Public Hearing October 28, 2015

Members present: John Harlamert, Agathe Colburn, Dan Ross

Members absent: Denise Bowen, Harriet Hall .

Others present:

Charles Elliott, Zoning Administrator, John Gobeil, John Cote, Jeremy Delabruere, and Leslie Dunn

Hearing called to order 7:03 PM.

Reading of the warning by Chairmen John Harlamert.

1. Approve the minutes of the October 7, 2015 meeting.

Motion by Agathe Colburn to approve the minutes of October 7, 2015 as written. Seconded by Dan Ross. Approved unanimously.

Motion by to move to Item No. 3 by Agathe Colburn, 2nd by Dan Ross, approved unanimously.

John Harlamert explained that a quorum of three members was required to conduct business and while there were three members present he had to recuse himself from Item No. 3 as he was an abutting neighbor. Therefore the DRB could not review item No. 3 until a later date.

Motion by Agathe Colburn to table Item No. 3 until November 4, 2015, 2nd by Dan Ross, approved unanimously.

2. Consider application #15063 by Grady and April Plante for a small service by appointment only automobile cleaning and detailing business in the garage at the rear of the lot employing the owner and possible 1 additional employee Maximum. Current use is residential and is zoned Urban Residential.

John Harlamert read the application and noted the abutters list and site map and the absence of Tom Bernier's report. He then moved to the Conditional Use Review.

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,

A. 95 Elm Street is in the Urban Residential Zone.

2. The capacity of existing or planned community facilities,

A. The business will have 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.

A. Personal Services is a permitted use in the Urban Residential zone.

4. Traffic on roads and highways in the vicinity,

A. No significant impact on the highways. Business is by appointment only, therefore limiting traffic impact to one or two cars at a time.

5. Bylaws and Ordinances then in effect,

A. Meets all criteria in the Bylaw.

6. Utilization of renewable energy resources.

A. The proposed business will not have a significant impact on renewable energy resources.

Motion by Dan Ross to approve permit 15063 with the condition that we receive a report from Tom Bernier. 2nd by Agathe Colburn, approved unanimously.

3. Consider request by KingdomGo Corp. to modify the operation dates requirement of Permits 07-060 and 09-061 to allow operations to continue throughout the winter of 2016 with a mud season shut down per road conditions during March and April.

Item No.3 previously tabled until November 4, 2015 at 7:00 PM in the City Council Room.

4. Other business

Dan Ross noted that

Section 204.09 Shoreland Control District page in the online version of the Zoning Bylaw still shows a DRAFT watermark across the page. He felt this could lead to confusion and result in errors being made. He asked that the Zoning Administrator look into having it removed.

5. Adjourn

Motion to adjourn and continue the hearing on November 4, 2015 at 7:00 PM in the Council Room by Agathe Colburn, 2nd by Dan Ross, approved unanimously.

Approved



John Harlamert, DRB Chairman