

NEWPORT CITY

DEVELOPMENT REVIEW BOARD

MINUTES

Public Hearing May 31, 2017

Members present:

John Harlamert, Agathe Coburn, Dan Ross, Denise Bowen

Members absent:

Harriett Hall

Others present:

Charles Elliott, Zoning Administrator, F. LeClair, R. Bowen, C. Bowen, C Smith, and Ed Barber

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

2. Approve the minutes of the April 12, 2017 meeting.

Motion by Denise Bowen to approve the minutes of April 12, 2017 as written was seconded by Agathe Coburn and approved unanimously.

3. Consider application No. 17015 by Doug Swenson to allow NEK Counseling to provide individual and group counseling services at 33 Oak Street. NEK Counseling provides mental health services and alcohol and drug addiction recovery services.

-Review the proposal

-Site Plan Review of the project

The Chairman read the application. NEK Counseling is seeking to obtain a permit to provide services before purchasing the building. NEK Counseling provides services Monday through Friday 7:00 AM until 6:00/7:00 PM. Group sessions due not exceed 10 people. The nature of the use and parking arrangements were discussed in detail.

The DRB concluded they need more information regarding State permit status and requirements, parking arrangements, driveway and curb cuts.

Dan Ross made a motion to table application 17015 indefinitely pending additional information. The motion was seconded by Denise Bowen and approved unanimously.

4. Other business
No other business

5. Adjourn

Motion was made to adjourn by Agathe Coburn, seconded by Dan Ross and approved unanimously.

June 28, 2017 Continuation of the Public Hearing Held May 31, 2017

Members Present: John Harlamert, Agathe Coburn, Dan Ross, Denise Bowen

Absent: Harriet Hall

Others present: Charles Elliott, Zoning Administrator, Robert Booth, Holly Ross, Tammy Blais, Patricia Bennett, Stephanie Bowen, Laura Dolgin, Rick Geisel, Carol Darling, Briana Crawford, Tyler DuPuis, Curtis Bowen, Paul Monette, Sue Swenson, John Monette, Fred LeClair, Doug Swenson, Frank Davis, Tina Tarryk, Robert Bowen, Cheryl Bowen, and Seth DiSanto.

The Hearing was called to order at 7:09 PM.

The Chairman read the Hearing Warning.

Item 1. Continue consideration of application No 17015 by Doug Swenson to allow NEK Counseling to provide individual and group counseling services at 33 Oak Street. NEK Counseling provides mental health services and alcohol and drug addiction recovery services.

Rereading of the application was not required.

Proposed parking arrangements in both the front and rear of the building were discussed. Tom Bernier, Director of Public Works provided a letter indicating that he did not have a problem with the parking or curb cuts.

The meeting was opened for comments from the public. The following people offered comments;

Fred LeClair, Carol Darling, Robert Booth, Holly Ross, Stephanie Bowen, and Tina Tarryk.

Comments were generally supportive of the Counseling Service and felt it would be asset to the City. Fred LeClair felt that it should not be in the Oak Street neighborhood.

The next step was to perform Site Plan Review. After a brief discussion Dan Ross made a motion to go into deliberative session. The motion was seconded by Agathe Coburn and was approved unanimously.

After returning from deliberative session the DRB continued with Site Plan Review.

DEVELOPMENT REVIEW BOARD – *Public Hearing May 31, 2017*

Permit No. 17015 – 33 Oak St. – NEK Counseling Services

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 amount of parking was deemed to be adequate, however the DRB requested that they remove two of the four front spaces and add two more spaces in the rear parking lot. The applicant agreed to make the change.

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

Existing land scaping and screening was considered adequate.

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

Not applicable to the project.

4. Exterior lighting;

The DRB requested addition of lighting in the rear parking lot. The applicant agreed to use "down light" luminaires that would prevent Light and glare on neighbor's property.

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

Is an allowed use in the Commercial-b zone.

6. The adequacy of drainage control;

Not applicable for this project, no change from existing

7. Compliance with all parts of this bylaw.

Complies with all parts of the Zoning Bylaw.

A motion to approve Application No. 17015 with the condition that lighting be added in the back lot was made by Dan Ross, 2nd by Agathe Coburn and was approved unanimously.

Item 2. Other Business

There was no other business

Item 3. Adjourn

A motion to adjourn made by Denise Bowen and 2nd by Dan Ross was approved unanimously.

Minutes approved 8-2-, 2017

By


Chairman of the Development Review Board