

DRAFT

Newport City

Development Review Board

Minutes of Public Hearing on January 8, 2020

Members Present: Jay Gonyaw, John Harlamert, Agathe Coburn, Denise Bowen, Dan Pickering

Others present: Donald Petite-Builder, Robert Gosselin – Newport City, Thomas Bernier – Newport City, Bill Cook – Newport Resident, Stacy Charboneau – Newport Resident, Christopher Roy – Reporter and Pam Ladds.

John called meeting to order at 7:00 pm and read the public hearing notice.

Denise made a motion to approve the minutes of the Sept 11, 2019 Public Hearing, Dan seconded, all were in favor.

Dan made a motion to approve the minutes of the Sept 18, 2019 Public Hearing, Denise seconded, all were in favor.

First item on the agenda, Permit No. 19060; by the City of Newport for a greenhouse to be used by the City Landscaper. The building structure was partially built in the fall ahead of the frost season. The structure is exempt from Zoning Permit requirements as it is considered an agricultural structure. However, due to its closeness to the Flood Hazard Zone a permit was required. The DRB referred to the "City of Newport Federal Insurance Rate Map, Panel No. 500086 0001 B, effective June 18, 1980". The site was located on the map and determined not to be in the Flood Plain. Therefore, no further action was required. Dan make a motion to grant Site Plan approval, Agathe seconded, and all were in favor.

Second item on the agenda, Permit No. 19063; by Kevin and Stacy Charboneau to renovate and expand the existing garage to make it compliant with the Americans with Disabilities Act (ADA). A variance from normal zoning building property line setback requirements was needed to allow room for the garage addition to be built partially within the required set back. The DRB reviewed the zoning requirements for a variance.

Agathe made a motion to grant the variance request, Dan seconded, and all were in favor

The third item on the agenda, Permit No. 19064, by Spates Family LLC. was to amend Permit No. 18002 which gave approval to tear down an existing 4-unit and construct a new 8-unit apartment building at 102 West End Ave... Permit No. 19064 is to allow four additional units to be built in the basement, bringing the total units in the building to twelve. The building otherwise remains the same. The parking garage was expanded from eight parking space to nine spaces. As the dimensions of the building does not change no site plan review was required. An update to the Local Act 250 Review was performed.

Dan Motions to approve the addition of the four units and the revised Local Act 250 Review, Denise seconded the motion, all were in favor.

**OTHER BUISNESS**

Charlie has been requested to by the engineers working on the Bluffside Farm to schedule a hearing with the DRB for the walking path connecting to Prouty Beach. It is looking like early February.

Dan made motion to adjourn, Jay seconded, unanimous vote of yes and meeting was adjourned.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_