

NEWPORT CITY DEVELOPMENT REVIEW BOARD

NOTICE OF PUBLIC HEARING

Wednesday May 6, 2020 at 7:00 PM

City Council Room of the Municipal Building, 222 Main St., Newport, Vt.

Members of the DRB and the Public are encouraged to Participate Remotely:

Phone 1 (978) 990-5000 and entering PIN: 185354#

Or

By Computer go to <https://freeconferencecall.com> and join the meeting using id:
cityofnewportremote

Development Review Board Members: John Harlamert
 Agathe Coburn
 Jay Gonyaw
 Denise Bowen
 Daniel Pickering

Charles Elliott, Zoning Administrator

Agenda:

1. Call hearing to order.
2. Approve the minutes of February 19, 2020 public hearings.
3. **Consider application No. 20007 by Metal-Flex Welded Bellows, INC. to build a 12 X 60-foot addition to the exiting Building. The addition is to be used for additional storage.**
 - Review the Proposal
 - Site Plan Review
3. **Annual Review of KingdomGo Corp's. Pine Hill Sand and Gravel Operations**
4. Other business
5. Adjourn

Applications and supporting data are available in the Zoning Administrator's office.

Participation in this hearing is a mandatory prerequisite for any interested party who may wish to make any subsequent appeal of the hearing process and/or results.

Public participation is welcome and encouraged.

Posted April 20, 2020

ZONING PERMIT APPLICATION CITY of NEWPORT

222 Main Street, Newport, VT 05855-5000

Property Owner's Name: Barrie W. Hume Daytime Phone: (802) 334-5550

Mailing Address: 14 Lakeport Rd.

City: Newport State: VT Zip Code: 05855

E-911 Locatable Address: 149 Lakeport Rd

Adjacent Property Owners: Hospital, Lakeport Retirement, Mulkin

Estimated Completion Date: September 2020 Zoning District: Public Health

Estimated Construction Value: \$75,000⁰⁰ Parcel ID#: 106016

Proposed Use and/or Construction: Addition to existing building for material storage

Building Setbacks		Building Dimensions	
Front: <u>N/C</u>	Rear: <u>N/C</u>	Length: <u>60'</u>	Width: <u>12'</u> Height: <u>12'</u>
Left Side: <u>N/C</u>	Right Side: <u>N/C</u>		
Lot Size: <u>1.92 Acres</u>	Road Frontage: <u>395 Ft.</u>		
Source of Water: <u>None</u>	Sewage Disposal Method: <u>None</u>		

I, the undersigned, request a zoning permit for the use and/or construction stated, to be issued based on the representation contained in this application and any required submission materials. I fully understand that any incorrect or misleading representations may result in the permit becoming void and legal action instituted by the City of Newport. I further understand that the permit may contain conditions with which I will be required to comply.

→ Owner's Signature: Barrie W. Hume Date: 03-14-2020

For Administrative Use only	
Application Number: <u>20007</u>	Submitted on: <u>3/16/2020</u> Fee: <u>142⁰⁰</u>
<u>20007</u>	
Referred to Development Review Board on <u>4-20-2020</u>	Meeting Date: <u>May 6, 2020</u>
Site Plan <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Waiver <input type="checkbox"/> Appeal <input type="checkbox"/> Act 250 Local Rev. <input type="checkbox"/>	
Granted: _____ Denied: _____ By: _____	Chair, Development Review Board
Upon the representations contained herein this Zoning Permit is hereby -	
Granted: _____ Denied: _____ By: _____	Administrative Officer
Reasons for Denial or Conditions: _____	

pd.
CAD

An interested person may appeal any decision by the Administrative Officer to the Development Review Board in accordance with 24 VSA, Chapter 117, §4465, in writing, within 15 days of the date of such decision. The fee is \$200.

An interested person who has participated in the municipal regulatory proceeding may appeal the decision rendered in that proceeding by the Development Review Board to Superior Court, Environmental Division in Accordance with 24 VSA, Chapter 117, §4471, in writing, within 30 days of the date of such decision. The entry fee required by 32 V.S.A. Section 1431 must accompany the Notice of Appeal.

If you fail to appeal a decision, your right to challenge the decision at some future time may be lost because you waited too long. You will be bound by the decision, pursuant to 24 V.S.A. §4472(d).

A CERTIFICATE OF OCCUPANCY FROM THE CITY OF NEWPORT IS REQUIRED FOR ALL NEW STRUCTURES, ADDITIONS TO EXISTING STRUCTURES, REMOVAL AND/OR DEMOLITION OF STRUCTURES AND CHANGE OF ALLOWED USE OF THE STRUCTURE IN WHOLE OR IN PART THAT IS NOT INCIDENTAL AND SUBORDINATE TO THE PRIMARY USE. COMMERCIAL RENTAL PROPERTIES REQUIRE A CERTIFICATE OF OCCUPANCY FOR ALL NEW TENANTS. RESIDENTIAL RENTAL PROPERTIES DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY FOR TENANT CHANGES.

THIS IS A LOCAL PERMIT APPLICATION ONLY. Other permits may be NECESSARY. To determine if other permits are required, contact the Vermont Agency of Natural Resources at (Vermont.gov>ANR>Planning and Permitting).

ACKNOWLEDGMENT OF RESPONSIBILITY

I hereby affirm that I am the fee title owner or the owner's agent* of the property for which this application has been made. I am the party whom the City should contact regarding any matter pertaining to this application and it is my responsibility to keep myself informed of the progress of the application.

I further understand that additional information such as a survey of the property, traffic analysis, or expert testimony may be required for analysis of the application, and that upon my written authorization, fees for such additional information will be my responsibility.


I agree to allow City personnel access to the property to review all aspects of this application and for tax assessment purposes.

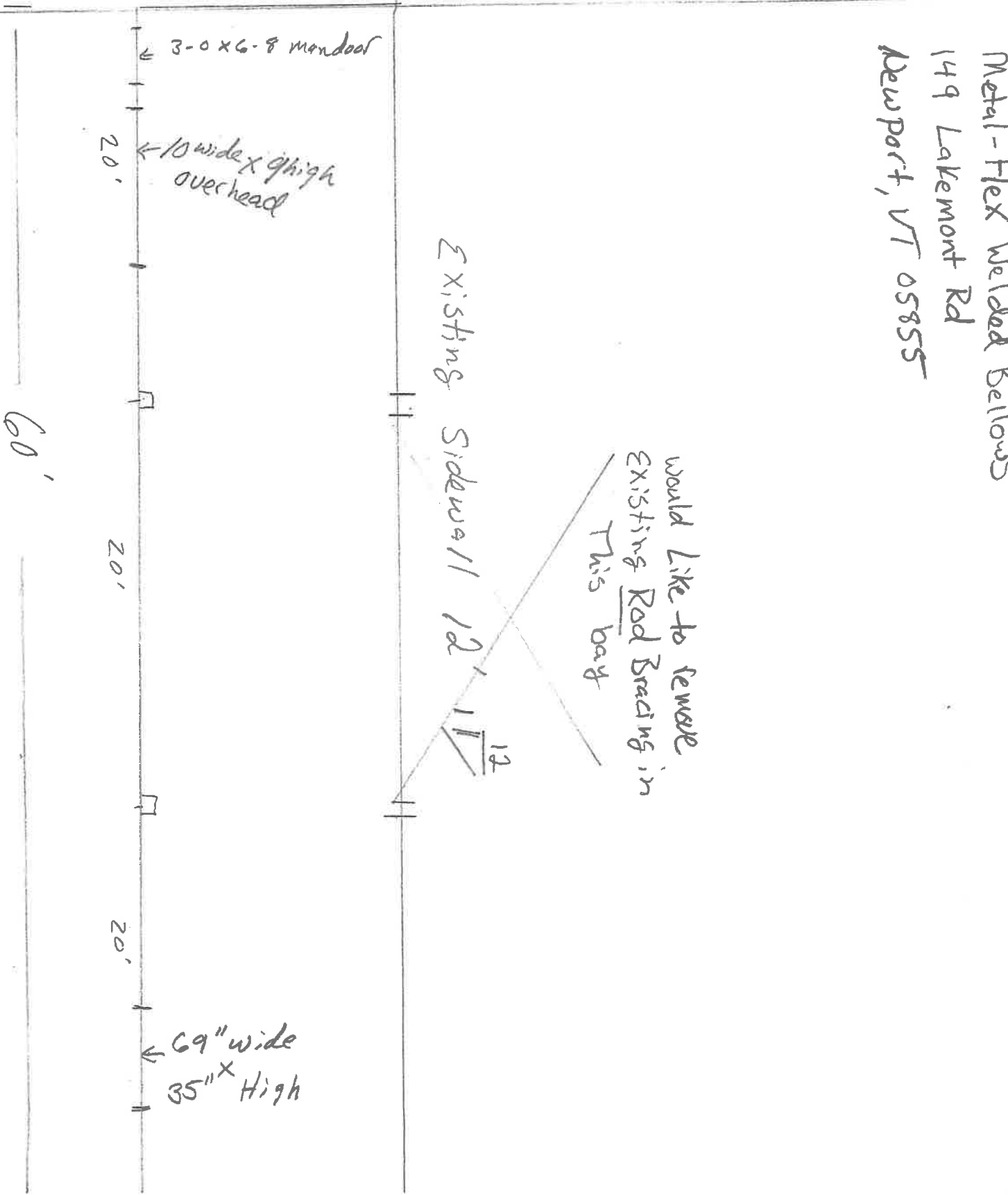
Property Owner's Signature: _____

Bare n Hare

*NOTE: Written documentation must be submitted and approved by the Zoning Administrator proving that the agent is legally authorized to act on the property owner's behalf.

Metal-Flux Welded Bellows
149 Lakemont Rd
Newport, VT 05855

Existing Building 1 



Newport City, VT

Contact

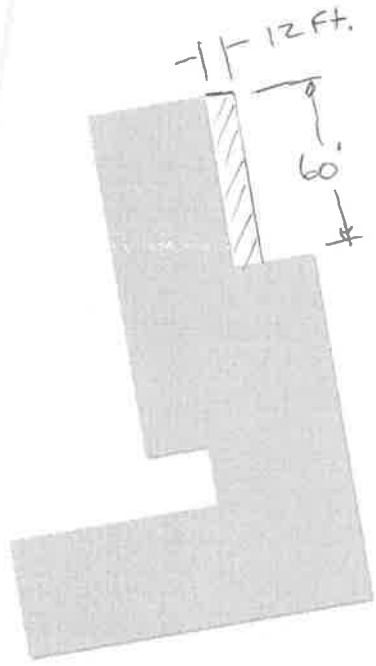
- Search
- Address
- Layers

200.57'

179.71'

700.54'

597'



194.17'

Parcel #: 1000

Documents

Zoom to

166.26'

16

1.92 Ac

44.95'

Permit No. 20007



METAL-FLEX

Newport City, VT

1 inch = 66 Feet



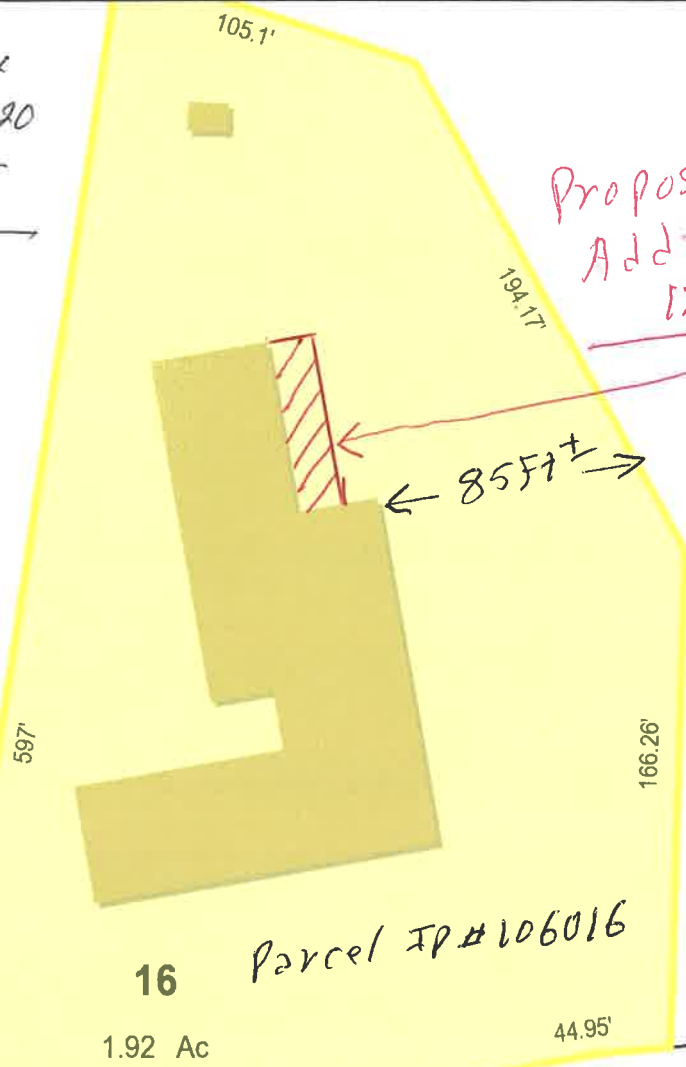
March 18, 2020

Lot Print From
Newport City Tax
Maps - 4-15-2020
Book 95 - pg 295

North
Country
Hospital

Proposed
Addition
12 FT X 60 FT

Lakemont
Retirement
Community



17
3.4 AcC

LAKEMONT

James & Mary Ann Melkin
76 Lakemont Road
19

2.14 Ac

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

DRAFT

Subject to Review & Modification by DRB

DEVELOPMENT REVIEW BOARD

Permit No:20007 – Metal-Flex welded Bellows, Inc – 12X60 Foot Addition

SITE PLAN REVIEW – EIGHT 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 attention to safety.

Parking is adequate, no changes are proposed to existing parking arrangement. There will be no increase in parking requirements.

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

There will be no change to the existing landscaping, screening or setbacks.

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

No impact on renewable energy resources.

4. Exterior lighting.

No change from existing.

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

Addition will have no impact on the neighborhood

6. The adequacy of drainage control.

Adequate, no change from existing conditions.

7. Compliance with all parts of this bylaw.

Complies with all parts of the Bylaw

8. Meets or exceeds, if applicable, all requirements of Section 433-B, Special Flood Hazard Area of this Bylaw.

N/A not in floodplain.

Granted: _____ Denied: _____ By: _____

Chairman of the Development Review Board

Date: _____

Newport City

Permit No: 20 007 – Metal Flex – 12 X 60 Foot Addition

ABUTTERS LIST

James and Mary Ann Mulkin

227 Night Camp Lane

Salem, SC 29676

Lakemont Retirement Community, LLC

5452 RTE 5

Newport, VT 05855

North Country Hospital

189 Prouty Drive,

Newport, VT 05855



**GOSSELIN INCORPORATED
CONCRETE & EXCAVATING**

Post Office Box 439 • 193 Gosselin Drive • Derby, Vermont 05829
Derby Office: 802-766-8815 • Fax 802-766-2243 • Toll Free 1-800-491-8815

To: Newport Vermont Development Review Board / Charles Elliott
From: John Gobeil – RG Gosselin, Inc.
Date: April 9, 2020
RE: **Pine Hill Sand & Gravel Annual Review 2020**

Operations of the Pine Hill Sand & Gravel Pit have been the same as years past. Extraction volumes are generally close from year to year which are well below the annual extraction limit and we expect the same for the 2020 season.

The conditions put forth by the Development Review Board approval letter continue to be met. The reclamation bond has been renewed for the 2020 operating season. We expect operations for this to continue as usual with no changes anticipated.

Thank you for your consideration in this matter.

Respectfully,

A handwritten signature in black ink, appearing to read 'John Gobeil', written over the word 'Respectfully,'.

John Gobeil
Vice President
RG GOSSELIN, INC.