

City of Newport
Planning Commission Meeting Minutes
December 6, 2022

Members Present: John Monette, Denis Chenette, Carole O'Connell, Kevin Mead

Members Absent: None

Others Present: Zoning Administrator Frank Cheney, City Manager Laura Dolgin, NVDA Regional Planning Coordinator Alison Low, PlaceSense Consultant Brandy Saxton and Roderick Francis

- **Call to Order:** Meeting called to order by Chair Monette at 6:05 p.m.
- **Approval of Minutes:** Following a short discussion a motion to approve the minutes of November 15, 2022, was made by Denis Chenette, it was seconded by Kevin Mead, the minutes were approved.
- **Public Comment:** none
- **Agenda Item:**
 - 1) **Bylaw Modernization Project:**

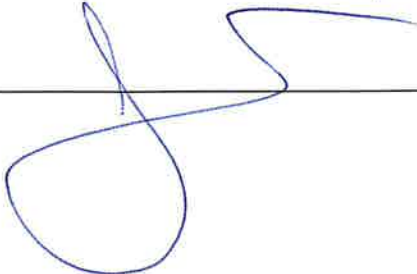
Brandy Saxton opened the work session with a power point presentation to outline the data and philosophy that was utilized to generate the proposed Residential District (Chapter 2) Bylaw. A current lot analysis revealed that 20 of 48 neighborhoods in Newport showed significant (> than 40 percent) non-conforming development in relationship to present dimensional and density standards. The use of overlay mapping software was essential in allowing a clear view of the extent of the occurring nonconformities and provided insight into prospective solutions within the affected neighborhoods.

The commission was able to complete a line-item review of Chapter 2. Extensive discussion of dimensional, density, use, and boundary standards contained within the proposed bylaw produced a clear direction and outline for further review in upcoming sessions.
- **Old Business:** None
- **New Business:**

Alison Low revealed to the commission that FEMA has recently completed its planned update of the National Flood Plain Maps. This has prompted Vermont Department of Environmental Conservation to initiate a statewide analysis of all Vermont Municipality Flood Area Regulations. NVDA has been contracted by the State of Vermont to complete the project. The Planning Commission concluded that it would be prudent for Alison to begin a review of Newport's regulations immediately and that any required updates would be incorporated into the ongoing bylaw modernization project.
- **Draft Agenda:** The next regularly scheduled Planning Commission Meeting will be held on December 20, 2022, immediately following the Historic Preservation Committee meeting which is schedule to start at 6:00 p.m. The Planning Commission agenda will be like tonight's meeting.
- **Adjourn:** A motion was made to adjourn by Denis Chenette and seconded by Kevin Mead. Meeting adjourned at 8:30 p.m.

Respectfully submitted by Zoning Administrator Frank Cheney
Unofficial Until Approved

Approved this 20 day of December 2022



Chair, Newport City Planning Commission