

City of Newport
Planning Commission Meeting Minutes
January 17, 2023

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

Members Absent: Kevin Mead

Others Present: Zoning Administrator Frank Cheney

- **Call to Order:** Meeting called to order by Chair Monette at 6:30 p.m.
- **Approval of Minutes:** Denis Chenette made a motion to approve the minutes of January 3, 2023, Carole O'Connell seconded the motion, and the minutes were approved.
- **Public Comment:** none
- **Agenda Item:**
Bylaw Modernization Project: The Planning Commission continued the evaluation of proposed planning regulations which had been previously reviewed. Topics included:
 1. Potential State of Vermont statutory modifications designed to promote increased opportunity for the development of additional multi-unit housing units in Vermont by decreasing the level of dimensional and density restriction at the municipal level.
 2. Addressed practical implementation procedures revolving around Newport's local Act 250 review process.
 3. Potential options available to the commission to best address the level of non-conformity currently existing in the City of Newport.
 4. The importance of maintaining awareness and connection to Newport's recently updated Municipal Plan and the vision of the city's future it provides.
- **Old Business:** The commission renewed its discussion of the importance of community involvement in the bylaw modernization project and explored logistical options to incorporate local resources into the review process. It was determined that a practical initial step would be to gather a list of local stakeholders who may be willing to participate in the process and invite them to an informational meeting.
- **New Business:** Frank Cheney requested that the Planning Commission consider drafting an amendment to the current Zoning Bylaws Form Based Code Regulations specifically related to language in Section 210 Retail General Intentions/ Retail Types and the definition of what constitutes "Retail" contained therein. Mr. Cheney expressed concern that current regulation may be unnecessarily imposing building use restrictions in the BES areas that are inconsistent with Newport City's identified planning and development goals contained within its Municipal Plan. This inconsistency may ultimately produce an increased difficulty in applying current standards. After some discussion the commission concluded the request would be considered as an agenda Item at the February 7, 2023, meeting.
- **Draft Agenda:** The next regularly scheduled Planning Commission Meeting will be February 7, 2023, at 6:30 p.m. The Planning Commission agenda will be like tonight's meeting.
- **Adjourn:** Carole O'Connell made a motion to adjourn, Denis Chenette seconded the motion and the meeting adjourned at 9:00 p.m.

Approved this 7th day of Feb, 2023.



Chair, Newport City Planning Commission