

## **Village of Newport Planning Board Monthly Meeting Minutes April 2014**

The monthly meeting of the Village of Newport Planning Board was held on April 14, 2014 at the Newport Fire Hall. The meeting was called to order at 7:00 by Chairperson, John Flanagan.

Members Present: John Flanagan, Margaret Garlock, Dan Capron

Members Excused Dusty Dodge, Jonathan Crossett

Guests Present: Heidi Worden, Chris Lynch, Rich Foster, Mr. and Mrs. Fiorentino

### Previous Meeting Minutes:

Meeting minutes from March 2014 were presented and reviewed by the Planning Board. A motion was made to accept the minutes. All were in favor.

### Organizational/ Existing Business:

- Regarding the property of Heidi Worden, John Flanagan share some more information about zoning a property as a Planned Development. It was stated that this type of zoning was intended for projects of a larger scale. Details were given regarding a Planned Development and the subdivision of residence/open space/commercial etc.
- Ms. Worden was asked if she was ready to submit the requested information for a site plan review/use variance from the e-mail sent 3/25/14. She had no documents ready to submit. As the application was incomplete, her check for the permit application was returned.
- The Board asked on a couple of occasions if Ms. Worden would like to discuss the requirements for the use variance that appears would be necessary, even if outside of the formal application so she could effectively address the issue with her submission. Ms. Worden declined each request for discussion of any matter relating to the property's or project's suitability for granting a use variance.
- Further discussion was held addressing Ms. Worden's property. It appears there was miscommunication between the governing bodies involved in this site (Mr. Farley, the Zoning Board and the Village Planning Board). To clarify, the Board has recommended that Ms. Worden complete her application for a site review (conforming to the regulations stated on page 18 of the zoning book) and resubmit that to the Board.
- Mr. Foster asked the Board to consider seeking the counsel of the Village attorney and to consider the issues raised by this property in the past.
- An Email from Mr. Greg Lang addressed concerns over the operation of a business on an agriculturally zoned property. He feels the laws are already in place to address this proposal and should be followed.
- Mr. Fiorentino had similar concerns about the project. He feels the potential for excess noise and traffic would diminish the overall quality of the neighborhood.

### Village of Newport Zoning Book:

- There was no official discussion regarding the Newport Zoning book.

The next meeting was set for May 12, 2014 at the Newport Firehouse @7:00

The meeting adjourned at 8:36

Respectfully Submitted,

Daniel Capron

Village of Newport Planning Board Member