

ZONING BOARD MEETING APRIL 11, 2023 AT 5:30PM AT TOWN CLERK'S OFFICE

This meeting was to consider an application from Jody Marquis (Creative Real Estate) and Rural Edge parcel ID #VT105051, 911 addresses 4116 and 4127 VT Route 105 for variances to these buildings.

Zoning Board Present: Glenn Foster, Ernest Choquette, Bruce Sargent, Ed Champine, Oscar Roberts, zoning administrator

Members from the public: Derek Royer, Barry and Jayne Sahagian,

Representatives from Rural Edge: Bob Hanson, Senior construction manager, Becky Masure, Director of Real Estate Development and on the phone Kevin Warden, Engineer who drew the plans.

The zoning board re-organized their board as follows: Glenn Foster, chair, Ernest Choquette, vice chair, Ed Champine secretary

The meeting was to originally discuss both buildings, 4116 and 4127, but Rural Edge has decided to tear down both buildings. The meeting addressed the variance needed for 4127. Newport Town zoning by-laws say two parking spaces for each unit, requiring 28 parking spaces. Rural Edge presented two parking plans. One calls for 21 spaces and one plan for 23 spaces. Rural Edge is requesting a variance for parking with three handi cap parking spaces presented in both plans.

Parking was discussed. Ernest Choquette wants to be sure Rural Edge limits the number of cars tenants has to match the number of parking spaces. The board tabled the parking decision until the next meeting, which is scheduled for April 25, 2023. This will give Rural Edge time to gather more information on how the property management company Rural Edge employs will handle the parking issues. Oscar Roberts stated now is the time to handle parking to keep problems to a minimum.

The other issue discussed was the variance needed for the 4127 VT Route 105 property. The building has a non-compliant set back of 15' 4" – 25' is needed according to the by-laws. The board voted to grant this variance.

Section 26 – conditional use and review

206.1 – water and sewer – there is enough capacity

206.2 – development will be a plus for the town

206.3 – none

206.4 – parking discussed and tabled until April 25, 2023 meeting – no decision made. Set back discussed and variance granted.

206.5 – buildings will have pellet boilers

206.6 – no other issues, no additional conditions required.

206.7 – no change in use

206.8 – does not apply

Ernest Choquette moved to table the parking issue until the April 25, 2023 meeting to give Rural Edge more time to gather more information, seconded by Ed Champine – the motion passed.

Meeting was adjourned at 6:50PM.

Ed Champine

Secretary – Town of Newport Zoning Board.