

ZONING BOARD MEETING – TUESDAY, MAY 2, 2023 AT 5:30PM

Present: Board members Glenn Foster, Ron Merrill, Bruce Sargent, Jeff Hall, Ernest Choquette, Ed Champine Zoning Administrator Oscar Roberts Members of the public – Barry and Jayne Sahagian Rural Edge – Bob Hanson

Glenn Foster brought the meeting to order at 5:30PM. Bob Hanson said the proposed building at 4116 VT Route 105 was being re-designed. The proposed building would be 74' X 30' and the same height as the existing building. The new building will have 25' of setback from the Rural Edge (Creative Real Estate)/Sahagian line. This would meet the setback requirements in the zoning regulations. The board could take no action because Rural Edge has submitted a new application. Barry and Jayne Sahagian were pleased with this proposal, understanding that the new application has not been approved. A zoning board meeting will be scheduled to take action on this.

The board then turned its attention to the building at 4127 VT Route 105. Bob Hanson said the new parking area along Route 105 would be 24' X 110' allowing for 7 parking spaces. This building would have 12 parking spaces in total. The remaining parking spaces would be on the north and south side of the building. This parking plan avoids the tree and power pole that some board members had concerns about. Rural Edge will ask for an easement from the Town of Newport so they could meet the zoning regulation requirement of two (2) parking spaces per apartment. Jeff Hall asked about the old gasoline tanks that were on the site years ago. Bob Hanson said the tanks were removed years ago but there was still some contaminated soil to deal with. Rural Edge is dealing with this issue. Project engineers are submitting a "Corrective Action Plan" with the state of Vermont. This plan would deal with the contaminated soil. Vermont has 30 days to act on the plan. Once the state has acted, the plan then goes to the US Department of Housing and Urban Development for their approval. Ernest Choquette moved that the board walk down to see the new proposed parking area. Board members agreed and walked down to 4127 VT Route 105. All board members were in favor of the new parking plan. The southeast corner of the proposed building at 4127 VT Route 105 will have only a 15' setback. Zoning bylaws require a 25' setback so the 15' setback will need a variance. The rest of the building meets the setback requirements. Bob Hanson said Rural Edge lawyers will be working with the Town on the paper work needed to obtain the parking easement. The new revised plan is labeled C 2.2 dated May 2, 2023.

Ed Champine moved that a permit be granted for the new parking plan and variance needed for the 15' setback on the buildings' southeast corner. Jeff Hall seconded the motion. The board voted unanimously to approve the permit with the condition that Rural Edge finalize the easement for parking with the Town of Newport.

Glenn forgot to have the board read and approve the minutes of April 25, 2023 meeting at the start of this week's meeting so the board did this at the end of the meeting. Ed Champine moved approve the minutes with the following sentence being added before Section 206.1 in the minutes "The board then went over Section 206 Conditional Uses". The board approved the minutes with this change.

Voted to adjourn at 6:00PM.

Submitted by Ed Champine – Zoning Board Secretary – Town of Newport

