

TOWN OF NEWPORT ZONING BOARD PUBLIC HEARING AUGUST 13, 2024 AT 5:30PM

Present: Bruce Sargent, Ernest Choquette, Glenn Foster, Jeff Hall, Ed Champine, Oscar Roberts, Marcel Labbee, Lisa Sargent, Mary Blais.

Glenn Foster called the meeting to order at 5:31PM and stated the meeting was being recorded per state law. The purpose of the meeting was to consider an application by Lisa Sargent and Marcel Labbee, parcel id#VT14004 located at 801 VT Route 100.

The application was determined to need a conditional use – Section 205.3 Retail Sales of the Newport Town Zoning Regulations. Glenn asked the applicants to describe what they planned to sell. Marcel said he sells small readymade sheds and small portable buildings, gazebos, chicken coops. The board moved to consider section 206 of the Zoning regulations – conditional uses and review.

206.1 – will not affect the capacity of community facilities

206.2 – will not alter the character of the area

206.3 – will not affect traffic on Route 100. Bruce Sargent said he had seen cars parked along the side of Route 100. Marcel said that people parked beside Route 100 when he had a garage sale on the site. There is plenty of room for cars to pull into the site.

206.4 – conforms to by laws and ordinances in effect.

206.5 – grid power

206.6 – no additional conditions were added to the permit.

The zoning board decided that the small buildings for sale on site were not subject to set back distances from Route 100. Only the permanent building was subject to set back regulations. This permanent building meets the setback distances. Bruce asked what the small buildings for sale were used for. Marcel said for storage, and someone could finish the inside and use as a tiny home if they wanted.

Jeff Hall made a motion to approve the permit, seconded by Ed Champine. The board unanimously approved this permit.

Meeting was adjourned at 5:45PM.