

Newport Planning Board  
Regular Meeting  
August 22, 2018 @ 6:00 PM

**Present:**

K. Carsley  
F. Harding  
G. Phelps  
D. Seamans  
D. Ferrell

**Call to order at 6 pm**

- a. Pledge of Allegiance

**Public Hearing:** James LaVallee gave a presentation as to what he was planning to sell in his store if he obtained his permit. Evelyn and Dan Bowmen were at the meeting and had questions and concerns on hours of operation and lighting. James stated that the hours of operation would only be 10 am to 6 pm Monday through Saturday. He also said that he would have an alarm system installed with cameras. Also discussion about parking, James said that all parking would be off street. Public Hearing closed at 6:25 pm

**Approve Minutes of July 25, 2018:**

Motion by the F. Harding to approve meeting minutes moved and second, **unanimous approval.**

**Old Business:** James LaVallee permit for Medical Marijuana store. Section V: Land Use Standards , 2 A Addiction Treatment Facilities and Marijuana Dispensing Facilities: was read, A,B,C,D, and agreed to by James LaVallee. Under section VI Administration and Enforcement G. Positive Findings Required, a, passed. B, passed, C passed, D passed, E passed, F passed, G passed, H passed, I passed, J passed, k passed.

Motion to approve application: Unanimous

**New Business:**

Ethan Beam, Medical Marijuana store at 262 Moosehead Trail, light discussion motion to hold Public Hearing in September during next regular meeting

Passes Unanimous

Public Hearing set for September 26, 2018 at 6:00 pm in Town Office

**Adjourn:**

Motion to adjourn @ 6:15 PM moved and second, **unanimous approval.**

Respectfully Submitted,

Al Tempesta  
Town CEO

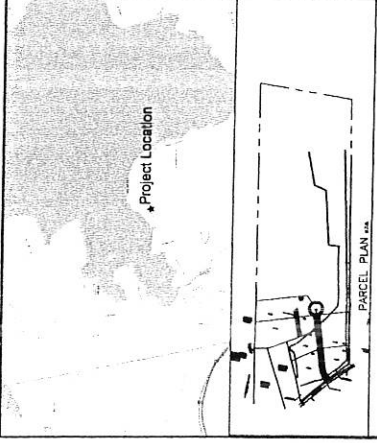
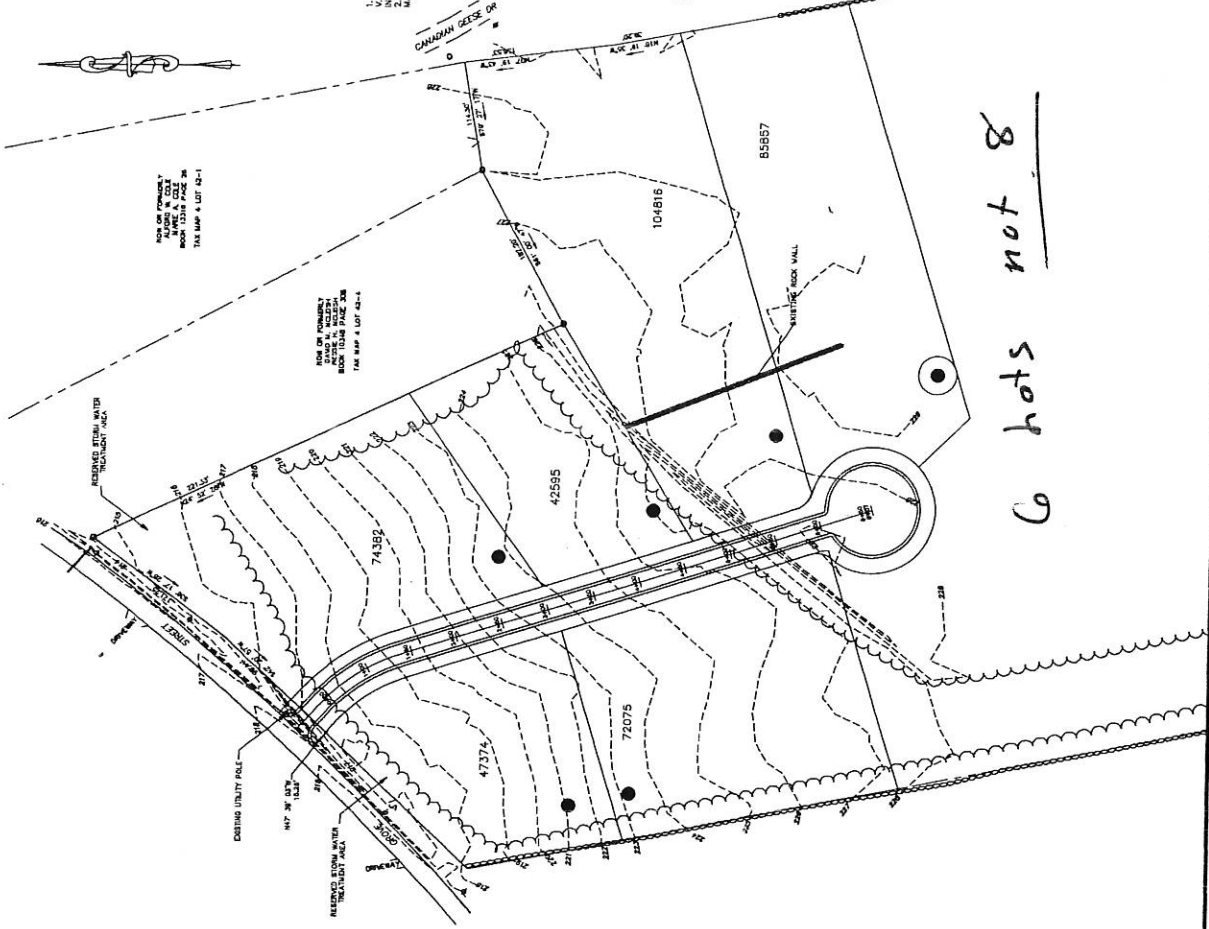
**SITE SPECIFIC NEPORT LAND USE ORDINANCE**

CRITERIA	REQUIRED
ZONING DISTRICT	RT
MINIMUM LOT AREA (SUBSURFACE DISPOSAL)	100 SQ FT
MINIMUM ROAD FRONTAGE	100 FEET
MINIMUM SIDE YARD SETBACK (PRINCIPAL STRUCTURES)	15 FEET
MINIMUM REAR YARD SETBACK (PRINCIPAL STRUCTURES)	15 FEET
MINIMUM FRONT YARD SETBACK (PRINCIPAL STRUCTURES)	30 FEET
MINIMUM HEIGHT	10'

**GENERAL NOTES**

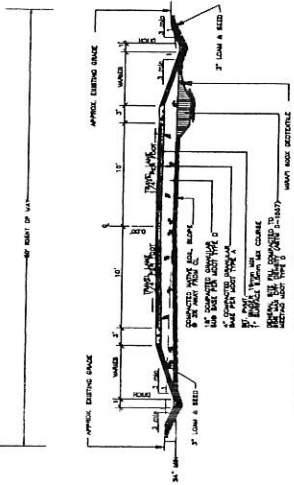
- SURVEYED PARCEL DESCRIBED IN A DEED FROM BARBARA WOOD TO JAMES WOOD BOOK 7013 PAGE 199 RECORDED IN PENNSYLVANIA REGISTER OF DEEDS, HARRISBURG, PENNSYLVANIA. SURVEY PROVIDED BY ALAN PERRY SURVEYOR, ETNA, MAINE PL34221.

- Verify Setback.
- Verify Utility.
- When one of the adjoining lots has an existing building located at the corner of the lot, the minimum setback shall be the existing setback plus 5 feet.
- Minimum setback between lots shall be 10 feet.



**LEGEND**

- UTILITY POLE
- REAR --- CAPPED PLS 2194
- MONUMENT FOUND (TYPE AS NOTED)
- STONE WALL
- FENCING (TYPE AS NOTED)
- TREE LINE
- EDGE OF TRAVELED WAY
- EDGE OF SHOULDER
- RIGHT OF WAY LIMIT
- PASSING TEST PIT



**TYPICAL ROAD SECTION**

ALL ROADWAYS TO BE PAVED UNDER THE ROAD UNDER ALL CONDITIONS UNLESS OTHERWISE NOTED ON THE PLAN.