

Newport Planning Board  
Regular Meeting Minutes  
April 26, 2023 @ 6:00PM

Present:

Planning Board: Chair: K. Carsley, F. Harding, D. Ferrell, G. Phelps, R. Peck

CEO: A. Tempesta

Owner and Operators of Gram's LLC, Christina Avery & David Avery, Landlord-Michael Smith with Tammy Smith.

Owner of GreenBear GreenCare, Eric Gustin

Keith Ewing of Plymouth Engineering

Jonathan Hughes, owner of Court House Apartments

1. Call to Order

K. Carsley called meeting to order at 6:00p,

- a. Pledge of allegiance

2. Public Access

None

3. Consent Agenda

- a. Approval of minutes from meeting held 03-22-23

Motion to approve minutes made by F. Harding, seconded by D. Ferrell, all in favor, motion carried.

4. New business

Motion made by F. Harding to move PH of permits for Gram's Place LLC and GreenBear GreenBear to be first in new business portion meeting.

- a. Public Hearing: re: Proposed Court House Apartments Conversion Subdivision  
located at 161 Main St, Newport

PH opened by K. Carsley at 6:11 pm. K. Ewing stated the owner of the building, J. Hughes, is converting it into 11 apartments which will be handicapped accessible in the front and back. There will be 26 parking spaces. According to Board and CEO there are no concerns with the project other than Newport has no subdivision ordinance that includes apartments. F. Harding recommended everyone discuss this further. After much discussion between Board, CEO, Plymouth Engineering and Owner, the Board made a recommendation which led to a motion made by F. Harding for the conditional approval of Proposed Court House Apartments Conversion Subdivision contingent upon receipt of finding of fact and letter from Town Attorney stating it does not violate any existing town ordinance. Motion was seconded by D. Ferrell, motion voted on, 5 all in favor, motion carried.

PH closed at 6:31 pm.

- b. Public Hearing: re: issuance of a manufacturing facility permit to Gram's Place LLC  
recreational cannabis store located at 36 Moosehead Trail in Newport

PH opened by K. Carsley at 6:01pm. C. Avery said the retail portion of their establishment has been open for approximately 2 weeks. Their intent now is to start selling prerolls packaging as well as edibles that

will be manufactured on site. A. Tempesta noted that during the inspection, the Fire Marshall said the induction hot plate will need a hood to pass the inspection however the prerolls packaging portion of the manufacturing is approved. After much discussion, it was decided that the permit cannot be passed as is until the Fire Marshall and CEO approve the site so a restricted permit will be issued. F. Harding made motion, seconded by D. Ferrell to approve the permit for manufacture of prerolls packaging and to add edibles upon passing inspection by Fire Marshall and CEO at later date. All in favor, motion carried. PH closed at 6:06 pm.

c. Public Hearing: License Renewal of GreenBear GreenCare Retail Medical Cannabis Store PH opened by K. Carsley at 6:07 pm. E. Gustin said that his business continues to be successful with no issues. All inspections have passed which the CEO confirmed. Motion made by F. Harding, seconded by G. Phelps to approve renewal of permit, all in favor, motion carried. PH closed at 6:08 pm.

#### 5. Adjourn

Motion to adjourn made by G. Phelps, seconded by R. Peck. All in favor, meeting adjourned at 6:34 pm.

Respectfully submitted,

Kellie M. Mullis  
Town Clerk