

From the Chair

Dear Mayor Napolitano & City Council,

2021 was a continuance of 2020 with zoom meetings, The Pandemic rolling through the year and an effort to bring back “normalcy” in the city. We started the year with all our meetings on zoom and ended the year in person. The board and city staff accomplished quite a bit this year with several major applications presented to us as well as a litany of smaller special use permits, demolition permits and use variances.

The most contested, drawn out and emotionally taxing application was the demolition permit for Waites Wharf. It took several long meetings over the course of multiple months to complete and when the board finally voted it was approved by the narrowest margin in memory. The board tends to vote together but this one application clearly weighed heavily on us all. With how this application was received, we expect major public pushback for more hotels to continue with 2022 applications.

Several applications for demolition permits to build new homes were presented as well as a handful of new lots to add to the housing stock. With housing demand skyrocketing and limited inventory for rentals and homes to purchase, prices have been forced up, making it that much more difficult for residents to live here year-round. Adding to the continued housing issues is short term rentals and Airbnbs. Several Special Use Permits for Guest Houses came across the board this year with only owner-occupied applications being approved. The board will continue to stress owner-occupied short-term rentals meet the goals of the Comp Plan while those operated for profit should be limited to only business districts.

The North End Urban Plan was the big win for the year for Newport. With the year ahead we expect several applications to apply within the Innovation District Float Zone. With the bridge realignment in full swing, we look forward to the future vision of the North End and how the Board can work in concert with residents to deliver the NEUP.

Our former long-time chair resigned reluctantly towards the tail end of the year. Her leadership and work will be missed, and new board leadership will take her work on the board as an example to strive for.

Jeffrey Brooks
Chairman

Petitions Reviewed

Certification of Consistency with the Comprehensive Plan:

Petition for a special use permit and a variance to the dimensional requirements for permission to rent the second dwelling unit as a “guest house” and provide only 3 off-street parking space which require the use of the right of way to maneuver, (use of right of way not allowed), applying to the property located at 52 Marchant St., TAP 39, Lot 400, (R-10 zone).

Petition for a special use permit and variance to the off-street parking requirements for permission to convert one of two existing dwelling units and a professional office into a 5-bedroom guest house and provide 5 off-street parking spaces, (7 off-street parking spaces required), applying to the property located at 37 Powel Ave., TAP 11, Lot 56, (R-10 zone).

Petition for a special use permit to use the first floor as a “guest house” applying to the property located at 19 South Baptist St., TAP 32, Lot 186, (R-10 zone).

Petition for a use variance for permission to convert the existing building from 2 dwelling units and a professional office into 3 dwelling units, (3 dwelling units not allowed), applying to the property located at 292 Broadway, TAP 14, Lot 23-4, (R-10 zone).

Petition for a special use permit to convert one unit of a two-family home to a single-bedroom guest house applying to the property located at 8 Johnson Court, TAP 18 Lot 22 (R-10 zone). Court, TAP 18 Lot 22 (R-10 zone).

Petition for a special use permit to -convert the existing 2nd dwelling into a 2-bedroom guest house use, applying to the property located at 3 Bliss Rd., TAP 11, Lot 87, (R-10 zone).

Petition for a use variance to maintain 4-6 chickens applying to the property located at 7 Carroll Ave., TAP 40, Lot 131, (LB zone).

Petition for a special use permit and a variance to the dimensional requirements for permission to convert the existing second floor of the detached garage from sleeping quarters into a guest house use applying to the property located at 22 Johnson Ct., TAP 13, Lot 51, (R-10 zone).

Petition for a special use permit, and dimensional variance for parking requirements, applying to the property located at 9 Sayer’s Wharf and 0 America’s Cup, TAP 27, Lots 2 and 283 (WB zone).

Petition for a use variance for a proposed use (retail establishment) that is not permitted by right or special use permit in the R-10 district, applying to the property located at 195-197, Broadway, TAP 19, Lot 06, (R-10 zone).

Petition for a special use permit for permission to offer occasional dog daycare and boarding as a home occupation, applying to the property located 15 Keeher Ave, TAP 11, Lot 06441, (R-10A zone).

Petition to amend the Zoning Map of the City of Newport to change 195-197 Broadway (AP 19 Lot 6), 200-206 Broadway (AP 14 Lot 77), 212 Broadway (AP 14 Lot 78) and 9 Gould Street Rear (AP 14 Lot 161), and 232-236 Broadway (AP 14 Lot 82), respectively, from the R-10 Residential zoning district to the Limited Business (LB) zoning district.

Petition for a special use permit for permission to convert the existing retail space into a 2-bedroom guesthouse use applying to the property located at 86 Dr. Marcus F. Wheatland Blvd., TAP 37, Lot 44, (GB zone).

Demolition:

Petition regarding demolition of a nightclub and restaurant, warehouse, and warehouse, respectively, at 25 and 1 Waites Wharf, 16 Waites Wharf, and 20 W Extension Street, respectively, Assessor's Plat 32 Lots 155 and 268, 248, and 267, respectively.

Petition regarding demolition of a single-family home to the foundation at 5 Sylvan Terrace, Assessor's Plat 33 Lot 95.

Petition regarding demolition of a single-family home at 225 Coggeshall Avenue, Assessor's Plat 38 Lot 59.

Development Plan Review:

Petition for a special use permit for permission to construct a school of limited instruction applying to the property located at 435 Broadway, Assessor's Plat 6 Lot 11.

Petition for a special use permit, and dimensional variance for parking requirements, applying to the property located at 9 Sayer's Wharf and 0 America's Cup, TAP 27, Lots 2 and 283 (WB zone). The applicant is seeking to create a permanent extended outdoor dining area (Smokehouse) on an adjacent commercial parking lot. This proposal requires Development Plan Review, a Special Use Permit, and dimensional variance for parking requirements from the Zoning Board of Review.

Petition for a use variance, for changes to the existing, legal, non-conforming use, a mixed-use community center, applying to the property located at 20-28 Marcus Wheatland Boulevard, TAP 17, Lot 302 (R10 zone). The applicant is seeking to add a new front porch, an addition for the food pantry, an expanded loading area and cooler, and a second story office addition.

Subdivisions:

Petition regarding subdivision of former school property at 90 Harrison Avenue, Assessor's Plat 41 Lot 14, into five (5) residential properties, ranging from 40,463 square feet to 82,685 square feet in size. (This application was withdrawn without prejudice with the Board's unanimous consent.)

Petition regarding subdivision of property located at 435 Broadway, Assessor's Plat 6 Lot 11, into five (5) lots, one 41,939 sf lot for a school of limited instruction and four (4) residential lots ranging from 9,000 square feet to 10,000 square feet in size.

Petition for the Master Plan stage of a Major Land Development/Subdivision, with a waiver from the NEUP Design Standards, to construct a new maintenance/office building and necessary related site improvements, applying to the property located at 65 Halsey, TAP 07, Lots 003 and 367 and TAP 09, Lot 2. This proposal is necessitated by the changes made to the parcel by the State of Rhode Island Department of Transportation as part of the Pell Bridge Ramp Realignment project. (Maker-Tech subdistrict, Innovation Hub zone).

Review of a proposed minor subdivision to subdivide one 53,632sf lot with an existing two-family dwelling and accessory uses, to create three lots, one 27,256 sf to provide for the existing dwelling, and two lots (13,255sf+/-and 13,114sf +/-) for future residential development, applying to the property located at 15-17 Sylvan Street, TAP 33, Lot 36, located in an R-10 zone.

Petition regarding a minor subdivision to subdivide one 33,154sf lot with an existing single - family dwelling and accessory uses, to create two lots, one 18,149 sf to provide for the existing dwelling and one 15,005 sf lot for future residential development, applying to the property located at 126 Dudley Avenue, TAP 5, Lot 40, located in an R-10 zone.

Special Permits:

Petition for special use permit and a variance to the dimensional requirements for permission to demolish the existing garage and construct a 32' x 20', 2-1/2 story, detached single-family dwelling on the property, (One principal building per lot allowed), which will increase the lot coverage from 26% to 27%, (20% allowed), applying to the property located at 132 Evarts St., Assessor's Plat 10, Lot 203, (R-10 zone).

Petition for special use permit to convert the existing convent/rectory to a 4-unit multifamily dwelling and variances to the dimensional requirements construct an 8' x 17' storage shed 3' front the side lot line (10' required), which will increase lot coverage to 39.9% (20% allowed), applying to the property located at 2 Eastnor Rd., Assessor's Plat 40, Lot 192, (R-10 zone).

Petition for a special use permit and a variance to the dimensional requirements for permission to convert the existing second floor of the detached garage from sleeping

quarters into a guest house use applying to the property located at 22 Johnson Ct., Assessor’s P 13, Lot 51, (R-10 zone).

Recommendation to City Council

Letter of No Objection:

Coastal Resources Management Council approval of a fixed wooden pier at their property at 80 Washington Street, Assessor’s Plat 12, Lot 73. 1.

State of Rhode Island CRMC Assent to ... construct a ... “Regatta Center” ..., install a jib crane, construct a limited marina with transient slips, rebuild small building ..., with grading, utility and landscaping upgrades ... [and] setback variances at Perry Mill Wharf Plat 27 Lot 269 Newport.

Petition of City of Newport to amend the Zoning Ordinance to extend the date for the prohibiting of retail marijuana in the CI, GB, LB, and WB zones.

Petition of City of Newport to amend the Zoning Ordinance and Zoning Map of the City of Newport to establish the Innovation Hub and Innovation Hub Floating Districts in the North End.

CRMC File Number 2021-05-075, 80 Washington Street, AP 12, AL 73, To construct and maintain a residential boating facility in an area of submerged aquatic vegetation consisting of a 4ftx83ft fixed pier, 4ftx20ft terminal L and a tie off pile. The facility is proposed to extend 97ft from mean low water (MLW) to achieve a water depth of approximately 6.5ft at its terminus. Variance are required from CRMP section 1.3.1.D.(11)(m) (facility to extend 47ft past the 50ft standard) and CRMP section 1.3.1.D(11)(k) (facility is located within 25ft of the property line extension).

CRMC File Number 2021-05-081, 24 Lee’s Wharf, AP 32, AL 314, To construct and maintain a hotel and restaurant with parking garage below, surface parking, coastal greenway and associated utilities and storm water controls on existing parcel used as a parking lot.

Plans, Action Items, Working Groups & Committees

- Planning Board Bylaws, Submission Deadlines & Sample Meeting Procedures
- Comprehensive Plan 5-year Review Working Group - Implementation Strategy
- Hazard Mitigation Plan
- Transportation Master Plan / Working Group

- Tree and Open Space Preservation and Protection (Chapter 12.36)
- Short-Term Rentals Investigatory Group
- Marijuana Working Group
- Waterfront Commission
- Energy and Environment Commission
- Covid-19 Pandemic Response
- Technical Review Committee
- Aquidneck Island Planning Commission - Strategic Planning
- Resiliency

Attendance

<i>Planning Board 2021 Meeting Date</i>	<i>Kim Salerno – Chair</i>	<i>Jeff Brooks – Co Chair</i>	<i>Melissa Pattavina – Secretary</i>	<i>Liam Barry</i>	<i>Richard Haggis</i>	<i>Paul Marshall</i>	<i>Kevin Michaud</i>	<i>John Oliveira</i>	<i>Teresa Stokes</i>	<i>Anand Toprani</i>	<i>Justin Smith</i>
January 11	Present	Present	Present	Present	Present	Present	-	Present	-	-	-
February 1	Present	Present	Present	Resigned	Present	Present	Present	Present	Present	-	-
March 1	Present	Present	Absent	-	Present	Present	Present	Present	Late	Present	-
March 15 Special Mtg	Present	Present	Recused	-	Present	Present	Present	Present	Present	Present	-
March 29 Special Mtg	Present	Present	Recused	-	Present	Present	Present	Present	Present	Present	-
April 5	Present	Present	Present	-	Present	Present	Present	Present	Absent	Present	-
May 3 Special Mtg	Present	Present	Recused	-	Present	Present	Present	Present	Present	Present	-
May 10	Absent	Present	Present	-	Present	Present	Present	Present	Present	Present	-
June 7	Present	Present	Present	-	Present	Absent	Present	Present	Present	Present	-
July 22 Rescheduled	Present	Present	Present	-	Absent	Present	Present	Present	Present	Present	-
Transition from Remote to In-Person Meetings (Newport City Hall)											
August 2	Present	Present	Present	-	Present	Absent	Present	Present	Absent	Present	-
September Meeting Canceled											
October 4	Present	Present	Absent	-	Present	Present	Present	Absent	Present	Present	-
November 1	Present	Present	Present	-	Present	Present	Present	Present	Present	Present	-
December 6	Resigned	Present	Present	-	Present	Present	Present	Present	Present	Present	Present
Staff Present											
Patricia Reynolds, Director of Planning and Economic Development was present at all meetings Peter Friedrichs, City Planner through July 22 nd Helen Johnson, Preservation Planner was present March 1 st , March 15 th , and March 29 th Girard Galvin, Assistant City Solicitor was present March 1 st , March 15 th , and March 29 th											