



**THE CITY OF NEWPORT, RHODE ISLAND**  
Technical Review Committee

**Meeting Agenda**

**Scheduled:** Wednesday, February 12, 2025, 9:00 a.m.  
**Location:** City Hall, Council Chambers  
**Members:** Patricia Reynolds, Director of Planning and Development  
William Riccio, Director of Public Services  
Robert Schultz, Director of Utilities  
William Moore, Building Official  
Rebecca Trefethen, City Planner  
Nicholas Armour, Planning and Development, Zoning Officer  
Jillian Chin, Preservation Planner  
William Boardman, Public Services, City Engineer  
Scott Wheeler, Public Services, Superintendent of Parks, Grounds & Forestry  
Justin DeWolf, Fire Department, Acting Fire Marshal  
Jason Head, Police Department, Police Sergeant

**A. Determination of Quorum**

**B. Approval of Minutes**

January 8, 2025 meeting minutes

**C. Technical Review**

1. Development Plan Review Application

**App. No. 2024-DPR-01 (Waites Wharf Hotel – North Lot)**

**25 Waites Wharf & 20 West Extension St., TAP 32, Lots 155 & 267**

**Waterfront Business**

Application of Harbour Realty, LLC, applicant, and Harbour Realty, LLC, and 20 West Extension, LLC, owners, to construct two new structures to the north of Waites Wharf – a hotel building with 54 transient guest bedrooms and a restaurant, and a 7-unit multifamily residential building.

Existing marina operations will continue.

*Continued from the December 11, 2024 and January 8, 2025 TRC meetings. The Planning Board is the review agency for uses requiring a Special Use Permit which are subject to development plan review. Category 3 Special Use Permits are required for multi-family and transient guest facility uses in the Waterfront Business zone. The Technical Review Committee shall provide advice, comment, and recommendations to the Planning Board. Transient guest facilities, any multifamily dwelling use involving an increase of three or more dwelling units or when the total number of dwelling units is six or greater, and parking areas for more than ten (10) automobiles require development plan review.*

2. Development Plan Review Application

**App. No. 2024-DPR-02 (Waites Wharf Hotel – South Lot)**

**0, 1, & 16 Waites Wharf & 23 Coddington Wharf, TAP 32, Lots 248, 268, 272, & 293**

### **Waterfront Business**

Application of Harbour Realty, LLC, applicant, and Harbour Realty, LLC, Waites Wharf Realty Association, LLC, Tomorl, LLC, and Thomas Abruzese, owners, to construct two new structures to the south of Waites Wharf – a hotel building with 35 transient guest bedrooms and a restaurant/event/wedding venue, and a 7-unit multifamily residential building. Existing marina operations will continue and the residence at 23 Coddington Wharf will remain.

*Continued from the December 11, 2024 and January 8, 2025 TRC meetings. The Planning Board is the review agency for uses requiring a Special Use Permit which are subject to development plan review. Category 3 Special Use Permits are required for multi-family and transient guest facility uses in the Waterfront Business zone. The Technical Review Committee shall provide advice, comment, and recommendations to the Planning Board. Transient guest facilities, any multifamily dwelling use involving an increase of three or more dwelling units or when the total number of dwelling units is six or greater, and parking areas for more than ten (10) automobiles require development plan review.*

3. Principal Structure Demolition Application

**App. No. 2025-Demo-01 (House)**

**6 Lucas Avenue, TAP 39, Lot 293**

**R-10 Residential**

Application of Brian F. and Jill P. Spitzer to demolish a single-family, two-story residential structure to provide for the construction of a new residence.

*Technical Review Committee review of demolition applications for principal structures outside of the historic district is required by Code of Ordinances Chapter 17.88. TRC's recommendation is advisory to the Building Official.*

4. Principal Structure Demolition Application

**App. No. 2025-Demo-02 (Garage)**

**0 Lucas Avenue, TAP 39, Lot 295**

**R-10 Residential**

Application of Brian F. and Jill P. Spitzer to demolish a one-story detached garage to provide for the construction of a new residential structure.

*Technical Review Committee review of demolition applications for principal structures outside of the historic district is required by Code of Ordinances Chapter 17.88. TRC's recommendation is advisory to the Building Official.*

### **D. Adjournment**