

Meeting Notice

Newport Planning Board

Posted September 3, 2024

Monday, September 9, 2024
Council Chambers
Newport City Hall
43 Broadway

The Newport Planning Board will meet on **Monday, September 9, 2024, at 6:30 pm.**

AGENDA

This meeting will be held in person. Meeting materials and live broadcast and will be available at www.cityofnewport.com/tv (for viewing only, virtual participation will not be available).

Call to Order

- I. Roll Call and Determination of Quorum
- II. Approval of Minutes
August 5, 2024
- III. Communications
 - a. Letter from Clarke School Apartments regarding 144-150 Thames St. Zoning App. No. 2023-Jun-012
- IV. Business
 - A. Principal Structure(s) Demolition Approval Application – **CONTINUED**
507 Broadway, TAP 6, Lot 009-4
Application of the Church of Jesus Savior of Newport to demolish a two-and-a-half-story, two-family residential structure. Property is zoned R-10 Residential.
 - Application
 - Demolition Site Plan
 - Stormwater Management Report
 - Technical Review Committee Memorandum
 - Staff Report
 - B. **Proposed Amendments to the Newport Zoning Ordinance – Accessory Uses – Opinion of Conformity with the Comprehensive Plan**
Review of proposed amendments to the Newport Zoning Ordinance to modify the recently adopted new Chapter 17.78 Accessory Uses, Buildings, and Structures in response to comments from the City Council.
 - Amended, proposed new Chapter 17.78 Accessory Uses, Buildings, and Structures
 - Staff Report
 - C. **Proposed Amendments to the Newport Zoning Ordinance – Prohibiting Guest Houses – Opinion of Conformity with the Comprehensive Plan**
Review of proposed amendments to the Newport Zoning Ordinance to prohibit new non-owner-occupied guest houses by removing “Guest Houses” as an allowable use in the business districts.

Please note:

Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Board may take a short break after 1½ to 2 hours of hearings to reassess the agenda and their ability to reach the remaining items pending before it.

The Board will not entertain/begin a new petition after 10:00 p.m. and will conclude all hearings at 10:30 p.m.; some petitions may therefore not be heard and will be continued.

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.
INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE ZONING & INSPECTIONS CLERK (845-5451) ONE WEEK IN ADVANCE OF THE MEETING.

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- Proposed amendments to Chapters 17.14. Permitted Uses, 17.52. Limited Business, 17.56. Waterfront Business, 17.60. General Business, 17.100 Development Standards, and 17.104. Parking and Loading Standards
- City Council Resolutions No. 2024-77 and No. 2023-10
- Staff Report

V. Presentation and discussion of Reports

A. Actions of the Administrative Officer – Recordings

B. Liaison's Reports

- a) Tree and Open Space Commission
- b) Waterfront Commission
- c) Energy and Environment Commission
- d) Zoning Working Group
- e) Housing Working Group
- f) Bicycle and Pedestrian Advisory Commission

VI. Adjournment

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