

# Meeting Minutes Newport Planning Board

Monday, March 1, 2021

REMOTELY

## I. Call to Order

The Chair called the meeting to order at 6:33 pm.

## II. Roll Call & Determination of Quorum

The Secretary called the roll and determined a quorum of Board members present.

Members Present:

Chair Kim Salerno

Co-Chair Jeff Brooks

Richard Haggis

Paul Marshall

Kevin Michaud

John Oliveira

Theresa Stokes (joined during Agenda item IV)

Anand Toprani

Members Absent:

Melissa Pattavina

Staff Present:

Patricia Reynolds, Director of Planning and Economic Development

Peter Friedrichs, City Planner

Helen Johnson, Preservation Planner

Girard Galvin, Assistant City Solicitor

Carole Ogden, Allied Court Reporting

## III. Review, Discussion, and/or Action of Minutes of Preceding Meetings

February 1, 2021

The minutes were approved unanimously, with Dr. Toprani abstaining due to his recent appointment.

## IV. Communications

There were no communications.

## V. Business

Demolition Public Hearing and Possible Action:

1. [Petition of Harbour Realty LLC, Tomorl LLC, 20 West Extension LLC, and Thomas B. Abruzese, applicants and owners, 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.](#)
  - [Staff Report](#)
    - [Exhibit A: March 27, 2020 RIHPHC staff letter](#)
    - [Exhibit B: December 2, 2019 RIHPHC staff letter](#)
    - [Exhibit C: February 26, 2019 RIHPHC staff letter](#)
    - [Exhibit D: Hearing Email](#)
    - [Exhibit E: Southern Thames National Register Historic District](#)
    - [Exhibit F: National Register Property Owner Notification Guidelines](#)

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- [Exhibit G: Preservation Planner Memo](#)
- [Exhibit 1: Zipf Historic Preservation Report](#)
- [Exhibit 2: Cann Architecture Report](#)
- [Exhibit 3: 1 Waites Wharf Merkel Structural Report](#)
- [Exhibit 4: 30 West Extension Street Merkel Structural Report](#)
- [Exhibit 5: 25 Waites Wharf Merkel Structural Report](#)
- [Exhibit 6: 16 Waites Wharf Merkel Structural Report](#)
- [Exhibit 7: Bronk Planning Report](#)
- [Exhibit 8: Houle Real Estate Report](#)
- [Exhibit 9: Affidavit of Notice](#)
- [Exhibit 10: Site Photographs](#)
- [Exhibit 11: Site Plan](#)
- [Exhibit 12: Conceptual Elevations](#)
- [Exhibit 13: Asbestos Survey](#)
- [Exhibit 14: Dewatering Guidelines](#)
- [Exhibit 15: Demolition Staging Plan](#)
- [Exhibit 16: Desautel Environmental Law Report](#)
- [Exhibit 17: Zipf Photographs](#)

Director Reynolds introduced the petition. J. Russell Jackson, attorney for the applicant, provided a lengthy presentation that included testimony from three experts, Neal Hingorany, Professional Land Surveyor, Dr. Catherine Zipf, architectural historian, and Ross Cann, Registered Architect. At 10:36, the matter was continued to a special meeting with the same login information at 6:30 pm on March 15, 2021

## VI. Adjournment

The Board voted unanimously to adjourn the meeting at 10:40 pm.