

**CITY OF NEWPORT
DOCKET FOR THE REGULAR CITY COUNCIL
MEETING
MARCH 12, 2025**

The following items of business, filed with the City Clerk under the Rules of the Council, will come before the Council at a meeting to be held on March 12, 2025 at 6:30 p.m., City Hall, Council Chambers, 43 Broadway, Newport, RI 02840

Citizens' Forum: (Speakers must sign in with the City Clerk) The Citizens' Forum period shall be no longer than fifteen minutes, and citizens may address the Council on one subject only and for no longer than three minutes. Issues to be discussed shall not include matters to be considered or discussed as part of the regular Council agenda and must be related to substantive city business. No comments regarding personnel or job performance are allowed.

~ Proclamation honoring Patricia G. Reynolds, Employee of the Year~

BOARD OF LICENSE COMMISSIONERS

CONSENT CALENDAR

1. Class F-1 Daily Liquor License, Bowen's Wharf Company, Inc., d/b/a Bowen's Wharf Seafood Festival, Bowen's Wharf & Market Square; May 17 and 18, 2025 from 11:00 a.m. to 6:00 p.m.
2. Class F Daily Liquor License, Rhode Island Brewers' Guild, d/b/a Newport Beer Run, Fort Adams State Park; July 19, 2025 from 12:00 p.m. to 4:00 p.m.
3. Class F Daily Liquor License, Newport Tree Conservancy, d/b/a Amica Newport Marathon, Easton's Beach; October 12, 2025 from 8:00 a.m. to 2:00 p.m.

LICENSES AND PERMITS

4. Sunday Selling License Renewals, Class A Liquor Stores (list attached)
5. Action Item #6374/25 – RE: Show Cause Hearing: Pyramid Club, d/b/a Pyramid Club - Operating Without a Valid Class D Alcoholic Beverage License
(Continued from February 26, 2025)

The Council will meet at 6:20 p.m. to discuss docket items in the second-floor conference room. The public is invited to attend. City Hall meets ADA requirements. **INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE CITY CLERK'S OFFICE (845-5351) OR CITY MANAGER'S OFFICE (845-5429) ONE WEEK IN ADVANCE OF THE MEETING**

6. Application of Viking Tenant, LLC, d/b/a Hotel Viking, One Bellevue Ave., holder of a Class BT alcoholic beverage license to transfer ownership to HTLVI Newport TRS, LLC (KHP VI Holdings, LLC), d/b/a Hotel Viking at the same premises (Hearing)
7. Application of Viking Tenant, LLC, d/b/a Hotel Viking, One Bellevue Ave., holder of a Class BH alcoholic beverage license to transfer ownership to HTLVI Newport TRS, LLC (KHP VI Holdings, LLC), d/b/a Hotel Viking at the same premises (Hearing)

Adjourn as Board of License Commissioners and convene as Council

1. **PUBLIC HEARING**- FY2026-2030 Capital Improvement Program
2. **PUBLIC HEARING**- Proposed amendments to the Zoning Code:
 - a. Recommendation from the Planning Board;
 - b. Amending Section 17.04.050, entitled, “*General Provisions*” (First Reading);
 - c. Amending Section 17.16.020 entitled “*Use regulations*” & Section 17.16.040, entitled “*Setback requirements*” (First Reading);
 - d. Amending Section 17.20.020, entitled, “*Use regulations*” (First Reading);
 - e. Amending Section 17.24.020, entitled “*Use regulations*” (First Reading);
 - f. Amending Section 17.28.020, entitled, “*Use regulations*” (First Reading);
 - g. Amending Section 17.32.020, entitled “*Use regulations*” (First Reading);
 - h. Amending Section 17.36.020, entitled, “*Use regulations*” (First Reading);
 - i. Amending Section 17.40.020, entitled, “*Use regulations*” (First Reading);
 - j. Amending Section 17.44.020, entitled, “*Use regulations*” (First Reading);
 - k. Amending Section 17.48.020, entitled, “*Use regulations*” (First Reading);

- l. Amending Section 17.52.020, entitled, “*Use regulations*” (First Reading);
 - m. Amending Section 17.56.020, entitled, “*Use regulations*” (First Reading);
 - n. Amending Section 17.60.020, entitled, “*Use regulations*” (First Reading);
 - o. Amending Section 17.72.010, entitled, “*Substandard lots of record- Effective January 1, 2024*” & Section 17.72.030, entitled, “*Alteration to nonconforming development*” (First Reading);
 - p. Amending Section 17.78.020, entitled, “*Accessory Uses, Buildings, and Structures- Dimensional Standards*” (First Reading);
 - q. Amending Section 17.112.030, entitled, “Zoning board of review- Composition (First Reading);
 - r. Add New Chapter 17.17, entitled, “*R-4 Residential District*” (First Reading);
 - s. Add New Chapter, 17.18, entitled, “*R-6 Residential District*” (First Reading);
 - t. Add New Chapter, 17.107, entitled, 17.107, “*Temporary Use Permits*” (First Reading)
3. **CONSENT CALENDAR** (THE CONSENT CALENDAR IS APPROVED IN ITS ENTIRETY UNLESS THE COUNCIL REMOVES AN ITEM FOR DISCUSSION. ALL LICENSES ARE GRANTED SUBJECT TO COMPLIANCE WITH ORDINANCES (#31-80 AND #98-40).
- a. Minutes of the Council Meeting held on February 12, 2025 (Approve)
 - b. Special Events:
 1. Robert Drake, d/b/a Diane Drake Memorial Vigil, Easton’s Beach; March 21, 2025 from 3:00 p.m. to 7:00 p.m.
 2. Newport Artists Collective c/o Curtis Speer, d/b/a Art Newport, Newport Harbor Island Resort; March 28, 2025 from 5:00 p.m. to 11:00 p.m. & March 29-30 from 11:00 a.m. to 4:00 p.m.
 3. Newport Art Museum, d/b/a Artist on View Talk & Tour, Newport Art Museum; April 11, 2025 from 2:00 p.m. to 4:00 p.m.

4. Coastal Property Management, d/b/a Easter Bunny Block Party, 49 Long Wharf Mall; April 12, 2025 from 1:00 p.m. to 3:00 p.m. (ainline- April 13, 2025)
 5. Dr. Martin Luther King Community Center, d/b/a Live from the Loading Dock, grassy area between Great Friends Meeting House & Mumford Manor; 6/18/25, 7/23/25, 8/20/25 and 9/24/25 from 5:30 p.m. to 7:00 p.m.
 6. Fireworks Display, Bailey's Beach Club, d//b/a Bailey's Beach Club, barge off of beach club; July 5, 2025, 10 minute display beginning at 9:00 p.m.
 7. IYRS, d/b/a IYRS Summer Gala, 449 Thames St.; July 12, 2025 from 6:00 p.m. to midnight
- c. Banner License, Charlie Holder, to hang a banner between the Red Parrot and Midtown Oyster Bar for the Newport-Kinsale Twinning Celebration, 4/8/25-4/15/25
 - d. 2025 Holiday Selling License Renewals (List attached)
 - e. 2025 Bicycle Rental Agency Renewals (List attached)
 - f. Holiday Selling License, New, Shoreline Investments, Inc., d/b/a Sea Love, 18 Franklin St.
 - g. Holiday Selling License, New, Lilly I. Gee Questel, d/b/a/ Lilly I. Gee Questel East Indie, 16 Bannisters Wharf
 - h. Holiday Selling License, New, HTLVI Newport TRS, LLC, d/b/a Hotel Viking, One Bellevue Ave.
 - i. Communication from Detective John Sullivan, Newport Police Department, President, AINPP, re: Requesting permission to host the annual Aquidneck Island Police Parade on Sunday May 4, 2025 (Approve subject to details being worked out with city administration)
 - j. Communication from Maureen Cronin, Chair, Tree and Open Space Permission, re: Supporting the location of the Middle Passage Port Marker on State-owned traffic island on America's Cup Avenue (Receive)

- k. Communication from James Dring, Chair, Newport School Committee, re: Update Regarding the Newport Area Career and Technical Center (NACTC) Building (Receive)
- l. Communication from C.R.M.C., re: Application of Harbour Realty, LLC for a State of Rhode Island Assent (Receive and refer to the Waterfront Commission for a recommendation)
- m. Communication from C.R.M.C., re: Application of William J. Ruh Trust for a State of Rhode Island Assent (Receive and refer to the Waterfront Commission for a recommendation)
- n. Progress Report on Implementation of the Hazard Mitigation Plan (Receive)
- o. Communication from Matthew Leys, Esq., re: Petition to Rezone and Petition to Amend the Future Land Use Map of the Comprehensive Land Use Plan (Receive and refer to the Planning Board and order advertised for public hearing)

LICENSES AND PERMITS

- 4. Mobile Food License Cart, Renewal, Longade, LLC, d/b/a Del's Lemonade, 1 Winfield Court, Middletown, RI
- 5. Victualing License, New, HTLVI Newport TRS, LLC, d/b/a Hotel Viking, One Bellevue Ave.
- 6. Entertainment License, New, HTLVI Newport TRS, LLC, d/b/a Hotel Viking, One Bellevue Ave. for an annual Class A and Class B entertainment license from 11:00 a.m. to 11:00 p.m., outdoors Wednesday, Thursday, Friday, Saturday and Sundays and before a Monday Holiday until 9:40 p.m. (Hearing)
- 7. Special Event License, Audrain Automobile Museum, Inc., d/b/a 2025 Audrain Newport Concours & Motor Week, various locations (attached), October 2-5, 2025

~Request to close Bellevue Avenue between William St. to East Bowery from 11:00 a.m. to 2:00 p.m. on Saturday October 4, 2025

8. APPOINTMENTS TO BOARDS AND COMMISSIONS

Appointments:

Historic District Commission

Brooke Richter – Alternate, three-year term, expires 3/12/2028

Kenny Benell – Alternate, three-year term, expires 2/3/2026

Reappointments

Bicycle and Pedestrian Advisory Commission

Christopher Daly - Five-year term, expires 5/10/2027

Elizabeth Davis - Five-year term, expires 1/9/2029

COMMUNICATIONS FROM THE CITY MANAGER

9. Action Item #6386/25 – RE Show Cause Hearing – Harvest Inc., d/b/a Harvest, Inc., 7 Carroll Avenue – Violation of the General Laws of Rhode Island and Codified Ordinances of the City of Newport - Failure to Meet the Conditions of the City Council in Granting of Victualing License (*Continued from February 26, 2025*)
10. Memorandum from the City Manager RE: Update on Planning Process – 2025 Aquidneck Island Regional Hazard Mitigation and Flood Management Plan
11. Action Item #6389/25 – RE: Innovate Newport – Approval for DISH Wireless Rooftop Antenna Array (w/accompanying resolution)
12. Action Item #6390/25 – RE: Exercise of Option Year – Watersports Concessions at Easton’s Beach (w/accompanying resolution)
13. Action Item #6391/25 – RE: Award of Bid # 2025-PS-013 – Sidewalk Improvement Program 2025 (w/accompanying resolution)
14. Action Item #6392/25 – RE: Award of Contract - Bid #2025-BI-001 - Certified Building Official Services (w/accompanying resolution)

ORDINANCES

15. Amending Section 2.120.010, entitled, “*Fees for permits and licenses*” (First Reading)
16. Amending Section 12.28.100(D), entitled, “*City piers and docks*” (First Reading)

17. Amending Section 3.16.060 of the Codified Ordinances, entitled, “*Executive, Administrative and Professional Employees, Supervisory Employees-N.E.A., Council 94 Employees, Police Division and Fire Division*”, to amend Local 1080, IAFF (Second Reading)
18. Amending Section 5.40.020, entitled, “*Registration of hotels and guest houses*” (Second Reading)

RESOLUTIONS

19. Requesting the upper portion of Bridge Street be designated as a one way street north, traveling toward the intersection of Thames Street – D. Carlin, S. Smyth, E. Pinnock
20. Requesting the City Administration to implement 24 hour resident sticker parking on Bridge Street from Washington Street to America’s Cup Avenue and all of Marsh Street – D. Carlin, S. Smyth, E. Pinnock
21. Cliff Walk Restrooms- C. Holder, J. Napolitano, E. Pinnock
22. Academic Integration Committee- E. Pinnock, S. Smyth, X. Khamsyvoravong, D. Carlin
23. Requesting the City Administration to implement two hour parking on Broadway, from the corner of Marlborough Street to the corner of Farewell Street and on Spring Street from the corner of Memorial Boulevard to the corner of Pelham Street- D. Carlin

Laura C. Swistak, CMC
City Clerk

ADJOURN – March 5, 2025

Sunday Selling Class A Liquor Store License Renewals

<i>DBA</i>	<i>Owner</i>	<i>Address</i>
Bliss Road Beer, Wine & Spirits	AMAR7377, LLC	25 Bliss Road
Downtown Liquors	Shiva Corporation	202 Thames St.
Fifth Ward Liquor	Fifth Ward Liquor, Inc.	695 Thames St.
Harry's Liquor Store	Harry S. Karanikolas, Inc.	199 Connell Highway
Island Wine & Spirits	Newport Prescription Center, Inc.	287 & 291 Broadway & Portion of 289 Broadway
Rex Liquor	Ratana Hoan	146 Broadway

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Vicker's Liquors

Kat & Trav, LLC

274 Bellevue Ave.

Holiday Selling License Renewals

D/B/A	Owner	Address	
A Market Newport	Nutrition House Inc.	181	Bellevue Ave. (corner unit)
Aardvark Antiques	Arthur A. Grover	9	Connell Highway
All Fired Up Pottery	Lee Segal & Irene Parthenis	452	Thames St.
Amazing	Capital Ventures Corporation	228	JT Connell Highway
Anchored in Pink	Anchored in Pink, LLC	471	Thames Street
Arnold Art Store & Gallery	Arnold Art, Inc.	210	Thames St.
Ash Mart	Ash Mart, Inc.	2	Carroll Avenue
Athalia Originals of Newport	Emily Hirsch	26	Franklin St.
Athleta #3514	Athleta LLC	36	America's Cup Ave.
Beau Tyler & the Sly Dog Co.	Philip G. Ayoub	400	Thames St. # 6
Bellevue Kids	Bellevue Kids LLC	206	Bellevue Ave.
Ben's Furniture Co.	Ben's Furniture Co.	166	Thames St.
Bodhi Spa, The	Bodhi Spa LLC, The	654	Thames St.
Bowen's Wharf Information Booth	Bowen's Wharf Co., Inc.	45	Americas Cup Ave.
Brahmin	Brahmin Leather Works, LLC	22	Bannisters Wharf
Breakers Museum Store	Preservation Society of Newport County	44	Ochre Point Ave.
CH Charles 5&10 Store	IHABCH654, INC	232	Broadway
Charlotte Kellogg	Palm Beach Apparel Group, Inc.	184	Bellevue Ave.
Charter Books LLC	Charter Books LLC	8-10	Broadway
Chateau-Sur-Mer Museum Store	Preservation Society of Newport County	474	Bellevue Ave.
Cumberland Farms #1150	Cumberland Farms Inc.	125	Broadway
Cutie Curls Boutique	Cutie Curls, LLC	49	Long Wharf Mall, Unit 5
CVS Pharmacy #355	Rhode Island CVS Pharmacy LLC	181	Bellevue Ave.
Design Newport	Stella Martin	121	Bellevue Ave
Dollar Tree #08526	Dollar Tree Stores, Inc.	199	Connell Highway #14
Drawing Room of Newport	Federico Santi & John Gacher	152	Spring St.

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Duris Studios	Duris Studios, LLC	480	Thames St.
Eileen Graphics	Newport Gifts and Graphics Inc.	65	Touro Street
Elms Museum Store	Preservation Society of Newport County	367	Bellevue Avenue
Empire Tea & Coffee	Newport Bubble Tea, LLC	22	Broadway including adjacent
	rental space in rear of building		
Empire Tea and Coffee	ETC Group, LLC.	112	William St.
Famous Footwear #2559	BG Retail, LLC	199	Connell Highway Unit 2
Flori's Treasures	Flori's Treasures, LLC	359	Thames St. Unit G
Gap #9246	Gap Inc.	41	Long Wharf
General Store, The	Long Wharf General Store, LLC	19	Long Wharf Mall
Hammetts Hotel	Hammetts Wharf Hotel LLC	4	Commercial Wharf
Highhopes	Gregory R. Verdon	38	Broadway
Hill Mart	Hill Mart Inc	295	Connell Highway
Hotel Viking	Viking Tenant, LLC	1	Bellevue Avenue
IDYL	Seashells in Bloom LLC	33	Bannisters Wharf
Inpopnito	Brute and Hector LLC	387	Thames St.
International Yacht Restoration School	International Yacht Restoration School, Inc.	449	Thames St., Suite 111
Island Outfitters	Island Resort Retail Group, Inc.	471	Thames St.
Isle Newport	Isle Group, LLC	144	Bellevue Ave. Unit 4
J. H. Breakell & Co.	Wonderwall Design Group, LLC	215	Goddard Row
JD Convenience	Shivam Inc.	202	Thames St.
Jos. A. Bank Clothiers	Jos. A. Bank Clothiers LLC	21	Long Wharf
Kiel James Patrick	Kiel James Patrick	3	Bowen's Wharf
Leeside Antiques, The	Cynthia Lee	106	Broadway 2A
Lemon & Line	Lemon & Line, LLC	421	Thames Street
Leo's Market	Leo's Market LLC	162	Broadway
Life is Good Newport	Music Box Inc.	160	Thames St.
Lola & Company	Lola & Company Inc.	400	Thames St.
Lululemon Athletica	LULULEMON USA Inc.	A45	Long Wharf
Malibu Friday	Malibu Friday LLC	182	Thames St., Units C&D
Marble House Museum Store	Preservation Society of Newport County	596	Bellevue Ave.
Mattress Firm	Mattress Firm, Inc.	199	Connell Hwy.
Meeka	LLC	33	Franklin St.
Michael Hayes	Michael Hayes Co.	204	Bellevue Avenue
Monelle	Nell Soper	17 & 19	Bowen's Wharf
Museum of Newport History	Newport Historical Society	127	Thames St.
Museum Store, The	Preservation Society of Newport County	1	Bannisters Wharf

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Narragansett LTD	Pendleton Farms, LTD	15	Bowens Wharf
Newport Breeze	Newport Breeze, Inc.	1	Bannisters Wharf
Newport Fudgery	, Inc., The	168	Thames St.
Newport Fudgery	Fudgery, Inc., The	359	Thames St.
Newport Harbor Clothing	Bristol Harbour Clothing, LLC	198	Thames St.
Newport Harbor Hotel and Marina	49 Newport Hotel LLC	49	America's Cup Avenue
Newport Harbor Island Resort	Goat Lessee LLC	1	Goat Island
Newport Hardware	Nagle Group, Inc.	1	Casino Terrace
Newport Jerky Company	Newport Jerky Company LLC	123	Swinburne Row
Newport Lamp and Shade Company Inc.	Newport Lampshade Company Inc., The	11	Memorial Blvd.
Newport Marriott Hotel	Marriott Hotel Services, LLC.	25	Americas Cup Ave.
Newport Multiservicios	Newport Multiservicios, LLC	9	Farewell St.
Newport Original Products	Christopher Papp	424	Thames St.
Newport Scrimshanders	Brian J. Kiracofe	14	Bowens Wharf
Newport Silver Company	Satori LLC		337 Thames St. Unit 0
Newport Silver Company	Satori LLC	105	Swinburne Row
Newport Sunglass Shop	C.O.T., Inc.	109	Swinburne Row
Newport Yachting Center	Scotts Wharf LLC	20	Commercial Wharf
Old Navy #3808	Old Navy LLC	199	Connell Highway
Palm and Sage	Malibu Friday LLC	125	Swinburne Row
Patagonia on Thames	Team One Newport, Inc.	450	Thames St.
Pink Pineapple	Pink Pineapple, LLC	380	Thames St.
Platinum House, The	Platinum House, Inc.	137	Swinburne Row
Portobello Jewelers	Portobello LLC	211	Goddard Row
Ranew Salon & Spa	Ranew Salon & Spa, Inc.	195	Broadway
Releaf Center	JT Releaf LLC	111	Swinburne Row
Re-Sails	Hooley World Wide Inc.	364	Thames St.
Ritrex Camera	Sami Menassa	322	Swans Wharf Row
Rochelle's of Newport	Rochelle's, Inc.	381	Thames St.
Rosecliff Museum Store	Preservation Society of Newport County	548	Bellevue Ave.
Roughan McCarthy	Roughan McCarthy, LLC	135	Spring St.
Royal Male	Royal Male, LTD	18	Bannisters Wharf
Royal Male	Royal Male, LTD	104	Spring St.
S.O.L. Optics	C.O.T., Inc.	375	Thames St.
Saltwater Living	Seashells In Bloom LLC	33	Bannisters Wharf
Saltzman's Watches	Saltzman's Watches & More, Inc.	4	Commercial Wharf,

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Scooter World	Scooter World, LLC	436	Thames St.
Scooter World	Scooter World LLC	10-12	Christies Landing
SeaChange	LLC	42	Spring Street Unit 3
Seashells In Bloom	Seashells In Bloom LLC	33A	Bannisters Wharf
Seasons Corner Market	Colbea Enterprises, LLC	138	JT Connell Hwy 184-186
Seasons Corner Market	Colbea Enterprises, LLC	560	Thames St.
Sephora #908	Sephora USA, Inc.	49	Long Wharf Mall
Sheldon Art Gallery	Kennedy Studios of Newport, Inc.	59	Americas Cup Ave.
Shore Soap Company	Shore Soap Company, LLC	302	Thames St.
Soft as a Grape	Soft as a Grape, Inc	170	Thames St.
Spice & Tea Exchange of Newport, The	Spice of Life-Management LLC	192	Thames St. #B
Spring Bull Gallery & Studio	Cooperative of Artists	55	Bellevue Ave.
Stardust Fashion Jewelry	Jane Kropp	359	Thames St.
Sunglass Hut	Luxotica of America Inc.	204	Thames St.
T J Maxx #617	T J X Companies, Inc., The	199	Connell Highway
Team One Newport	Team One Newport, Inc.	561	Thames St.
Ten Speed Spokes	Newport Outfitters, Inc.	18	Elm St.
Thames Glass, Inc.	Thames Glass, Inc.	688	Thames St.
Thames Street Shirt Company	Thames Street Shirt Co.	410	Thames St.
U-Haul Co. of Rhode	U-Haul Co. of Rhode Island	111	Connell Highway
UPS Store, The	MTG Ventures LLC	270	Bellevue Ave.
Van Der Wal Gallery	Tenley & Onne Van Der Wal	1	Bannister's Wharf
Virgin And Aged Olive	Newport Mercantile & Trading LLC	398	Thames St.
*Change of Location			
Wag Nation	Red Door Ventures Inc.	181	Bellevue Ave.
Wal-Mart Store #2885	Wal-Mart Stores East, LP	199	Connell Highway
William Vareika Fine Arts	William Vareika Fine Arts, LTD	212	Bellevue Ave.

Bicycle Rental Agency License Renewals

D/B/A	Owner	Address	
Bike Newport	Bike Newport	62	Broadway
Scooter World	Scooter World, LLC	436	Thames St.
Scooter World	Scooter World LLC	10-12	Christies Landing
Ten Speed Spokes	Newport Outfitters, Inc.	18	Elm St.