The Newport Planning Board will meet REMOTELY on **Monday, July 13, 2020 at 6:30 pm**

THE MEETING WILL BE HELD REMOTELY IN COMPLIANCE WITH GOVERNOR RAIMONDO’S EXECUTIVE ORDER 20-25-1 (a) “SUCH MEANS MAY INCLUDE, WITHOUT LIMITATION, PROVIDING PUBLIC ACCESS THROUGH TELEPHONE, INTERNET, OR SATELLITE ENABLED AUDIO OR VIDEO CONFERENCING OR ANY OTHER TECHNOLOGY THAT ENABLES THE PUBLIC TO CLEARLY FOLLOW THE PROCEEDINGS OF THE PUBLIC BODY WHILE THOSE ACTIVITIES ARE OCCURRING”.

Video participation is available at [https://zoom.us/j/95952818738?pwd=VnlyWTllam83Qkc0YkhpdmNNQ1dldz09](https://zoom.us/j/95952818738?pwd=VnlyWTllam83Qkc0YkhpdmNNQ1dldz09)

Telephone participation is available Toll Free by dialing 1-888-788-0099 or 1-877-853-5247

Meeting ID: 959 5281 8738 Password: 1639

Dial *9 and wait to be recognized by the Chair if you wish to say something during the meeting and do not have the Zoom application

Please email pfriedrichs@cityofnewport.com or call (401)845-5472 with any issues participating in the meeting.

AGENDA

I. Call to Order

II. Roll Call & Determination of Quorum

III. Review, Discussion, and/or Action of Minutes of Preceding Meetings
   A. June 22, 2020

IV. Communications
   A. Resolution 2020-54 of the City Council requesting the Planning Board site retail marijuana uses in the zoning ordinance

V. Business

**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 to the next regular meeting date.
A. Demolition Public Hearing and Possible Action:
   1. (to be continued to the next regular meeting) 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, warehouse, and a single-family home, respectively, at 25 and 1 Waites Wharf, 16 Waites Wharf, 20 W Extension Street, and 23 Coddington Wharf, respectively, Assessor’s Plat 32 Lots 155 and 268, 248, 267, and 293, respectively.

B. Minor Subdivision combined Preliminary and Final Approval:
   1. (to be continued to the next regular meeting at applicant's request) Petition of Schoolyard Properties, LLC, applicant and property owner, 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.

C. Development Plan Review and Special Use Permit Conformance to Comprehensive Plan Opinion to Zoning Board of Review
   1. Petition of Howard Wharf, LP, applicant and property owner, for a special use permit for permission to construct a 21-room transient guest facility with a standard restaurant apply to the property located at 23 Lee’s Wharf a/k/a 5 Howard Wharf, TAP 32, Lot 314 (WB Zone)
      • TRC Memo
      • Staff Report

D. Special Use Permit Conformance to Comprehensive Plan Opinion to Zoning Board of Review:
   1. Petition of Jeff Brooks, applicant and owner; for a special use permit for permission to have 3 chickens housed on the property applying to the property located at 11-1/2 Newport Ave., TAP 14 Lot 133, (R-10 zone)
      • Staff Report

E. Consideration and Action Regarding
   1. Sample Meeting Procedures

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VI. Presentation and Discussion of Reports
   A. Chair’s Report
      1. Coronavirus Pandemic Response
   B. Short-Term Rental Investigatory Group
   C. Liaison’s Reports
      1. Resiliency
   D. Staff Report
      1. Minor Subdivision Final Approval of 59 Kay Boulevard, Assessor’s Plat 11 Lot 373
      2. Administrative Subdivision (lot merger) of 1 and 5 Berkeley Avenue, Assessor’s Plat 33 Lots 26 and 29
      3. Technical Review Committee meeting report
      4. North End Urban Plan
      5. Open Government Summit
      6. Historic Preservation Training

VII. Adjournment

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