

Regular Meeting Notice Newport Planning Board

Posted September 29, 2020

Monday, October 5, 2020

REMOTELY

The Newport Planning Board will meet REMOTELY on **Monday, October 5, 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 ACITIVITES ARE OCCURING" .

Videoconference access is available via Zoom software at:

<https://us02web.zoom.us/j/95952818738?pwd=VnlyWTJJam83Qkc0YkhpdmNNQ1dldz09>

Teleconference 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. [September 14, 2020](#)
- IV. Communications
 - A. [Communication from Amanda Gallagher et. al. requesting Broadway traffic closures](#)
 - B. Notice of Subdivision in Middletown:
 - 1. [Petition of Horan Building Company for Master Plan approval of a 7-lot Major Subdivision of land including a proposed new road and request for waivers from certain provisions of Article 5 and Article 6 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land, located on the southwest corner of Green End Avenue and Vaucluse Avenue, 208 Howland Avenue, Assessor's Plat 129, Lot 53.](#)

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.

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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2. [Petition of Wiley, LLC c/o Ellery Yahia for Preliminary Plan approval of a 3-lot Minor Subdivision of land located at the intersection of Peckham Avenue and Vacluse Avenue, 206 Peckham Avenue, Assessor's Plat 128, Lot 31.](#)

V. Business

A. Demolition Public Hearing and Possible Action:

1. *(for control purposes)* [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.](#)
2. [Petition of Easton's Pond, LLC, applicant, and heirs of Elizabeth C McCarthy, owner, regarding demolition of a single-family home at 154 Eustis Avenue, Assessor's Plat 23 Lot 148.](#)
 - [Staff Report](#)

B. Minor Subdivision combined Preliminary and Final Approval:

1. *(to be continued to the December 7, 2020 regular meeting with applicant's consent)* [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. Finding of Consistency with the Comprehensive Plan:

1. [Petition of Tracy Coppla, applicant and lessee; Bellevue Plaza, LLC, owner; for a special use permit for permission to convert the existing 1,600 sq. ft. retail store into a fast-food restaurant serving nutritional shakes, smoothies and related goods applying to the property located at 260 Bellevue Ave., TAP 33, Lot 57, \(GB zone\).](#)
 - [Staff Report](#)
2. *(to be tabled)* [Petition of Anthony Zaloumis, applicant and owner; for a special use permit for permission to convert a portion of the building into a 4-room guest house use applying to the property located at 22 Freebody St., TAP 33, Lot 56, \(R-10 zone\).](#)

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3. *(to be continued to the December 7, 2020 regular meeting with applicant's consent)* [Petition of Juan & Alba Campos, applicants and owners; for special use permit and a variance to the dimensional requirements for permission to demolish the existing garage and construct a 32' x 20', 2-1/2 story, detached single-family dwelling on the property. \(One principal building per lot allowed\), which will increase the lot coverage from 26% to 27%, \(20% allowed\), applying to the property located at 132 Evarts St., TAP 10, Lot 203, \(R-10 zone\).](#)

D. Discussion, Consideration and Possible Action Regarding:

1. [Letter to the City Council requesting a resolution commencing an update to the Comprehensive Plan regarding diversity, equity, and inclusion.](#)

E. For receipt only (matter to be considered at a future Planning Board meeting):

1. [Draft North End Urban Plan](#)
 - [Letter from the Health Equity Zone Greening Urban Spaces Working Group requesting additional outreach](#)

VI. Presentation and Discussion of Reports

A. Other Reports

1. Resiliency
2. Coronavirus Pandemic Response
3. Transportation

B. Staff Report

1. Minor Subdivision Final Approval of 96 Harrison Avenue, Assessor's Plat 41 Lot 10-4
2. Transportation Master Plan
3. Hazard Mitigation Plan

VII. Adjournment

NOTE: There will be no Planning Board meeting on November 2, 2020.

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