

# Regular Meeting Notice Newport Planning Board

Posted May 5, 2021

**Monday, May 10, 2021**

**REMOTELY**

The Newport Planning Board will meet REMOTELY on **Monday, May 10, 2021 at 6:30 pm**

THE MEETING WILL BE HELD REMOTELY IN COMPLIANCE WITH RHODE ISLAND 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".

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](mailto: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. [April 5, 2021](#)
- IV. Communications
  - A. Notice of Subdivision in Middletown
    - 1. [Petition of Aquidneck Crossing, LCC for combined Master, Preliminary and Final Plan approval for a Major Land Development Project and Development Plan Review approval for a proposed mixed-use development including 12 residential units and 10,124 sq.ft. of office space contained in two existing buildings, identified as 438 East Main Road Plat 113 Lot 3.](#)
- V. Business
  - A. Finding of Conformity with the Comprehensive Plan Opinion to the Zoning Board of Review
    - 1. [Petition of KBC Realty, LLC & MC2 Realty, LLC, applicants and owners; for a special use permit for permission to convert the existing retail space into a 2-bedroom guesthouse use applying to the property located at 86 Dr. Marcus F. Wheatland Blvd., TAP 37, Lot 44, \(GB zone\).](#)

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### 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.

The Board will not entertain/begin a new petition after 10:00 p.m. and will conclude all agenda items at 10:30 p.m.; some agenda items may therefore not be reached and may be continued to the next regular meeting date.

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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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- [Staff Report](#)

B. Findings and Recommendation to the City Council Regarding a CRMC Application

1. [Application of Paraport, LLC / Michael Parascandola, Perry Mill Marina, LLC, 334 Knight Street, Ste 11201, Warwick, RI 02886 for a State of Rhode Island CRMC Assent to ... construct a ... "Regatta Center" ..., install a jib crane, construct a limited marina with transient slips, rebuild small building ..., with grading, utility and landscaping upgrades ... \[and\] setback variances at Perry Mill Wharf Plat 27 Lot 269 Newport](#)

- [Staff Report](#)
  - [Exhibit A: Technical Review Committee Decision](#)

C. Consideration and Possible Action Regarding

1. [Amendment to the Planning Board Bylaws regarding conditions of Demolition Approval](#)
2. Letter to Tree and Open Space Commission requesting they work with the Tree and Open Space Liaison to investigate the Comprehensive Plan

VI. Presentation and Discussion of Reports

A. Marijuana Working Group

B. Liaison's Reports

1. Resiliency
2. Waterfront

C. Staff Report

1. [Administrative Subdivision of 339 Ocean Avenue, Assessor's Plat 43 Lots 5 and 11](#)
2. [Administrative Subdivision \(lot merger\) of 179 Kay Street, Assessor's Plat 11 Lots 525 and 634](#)
3. [Administrative Subdivision \(lot line\) of 387 and 395 Spring Street, Assessors Plat 32 Lots 142 and 146](#)
4. North End Urban Plan approval
5. Technical Review Committee Report
6. Hazard Mitigation Plan
7. Transportation Master Plan

VII. Adjournment

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