

Meeting Notice

Newport Planning Board, Annual meeting

Posted

Monday, December 6, 2021
Newport City Hall
Council Chambers
43 Broadway

The Newport Planning Board will meet on **Monday, December 6, 2021, at 6:30 pm**
in the Newport City Hall – Council Chambers
AGENDA

- I. Call to Order
- II. Roll Call & Determination of Quorum
- III. Minutes

- 1. September 13, 2021
- 2. November 1, 2021

- IV. Communication
- V. Business

- A. Development Plan Review, and providing an opinion of finding of conformity with the Comprehensive Plan to the Zoning Board of Review.
Petition of applicant Martin Luther King Community Center, for a use variance, for changes to the existing, legal, non-conforming use, a mixed-use community center, applying to the property located at 20-28 Marcus Wheatland Boulevard, TAP 17, Lot 302 (R10 zone).
The applicant is seeking to add a new front porch, an addition for the food pantry, an expanded loading area and cooler, and a second story office addition.
 - Staff Report
 - TRC Minutes
 - TRC Memo
- B. Major Land Development Project/Subdivision, Master Plan Review
Petition of Waste Management of Rhode Island, applicant and owner, a public informational meeting for the Master Plan stage of a Major Land Development/Subdivision, with a waiver from the NEUP Design Standards, to construct a new maintenance/office building and necessary related site improvements, applying to the property located at 65 Halsey, TAP 07, Lots 003 and 367 and TAP 09, Lot 2. This proposal is necessitated by the changes made to the parcel by the State of Rhode Island Department of Transportation as part of the Pell Bridge Ramp Realignment project. (Maker-Tech subdistrict, Innovation Hub zone).
 - Staff Report

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.

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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- C. Minor Subdivision, Preliminary Plan Review
Review of a proposed minor subdivision to subdivide one 53,632sf lot with an existing two-family dwelling and accessory uses, to create three lots, one 27,256 sf to provide for the existing dwelling, and two lots (13,255sf+/- and 13,114sf +/-) for future residential development, applying to the property located at 15-17 Sylvan Street, TAP 33, Lot 36, located in an R-10 zone.
 - Staff Report
- D. Findings and Recommendation to the City Council regarding Zoning Ordinance Amendments:
 - 1. Petition of City of Newport to amend the zoning ordinance to extend the date for the prohibiting of retail marijuana in the CI, GB, LB, and WB zones.
 - Staff Report
- E. Consideration and Possible Action Regarding
 - 1. Election of 2022 Officers
 - a) Chair
 - b) Vice-Chair
 - c) Secretary
 - 2. Determination of 2022 regular meeting schedule

VI. Presentation and Discussion of Reports

- A. Transportation Working Group
- B. Liaison's Reports
 - 1. Resiliency
 - 2. Tree and Open Space
 - 3. Waterfront
- C. Staff Report
 - 1. Technical Review Committee Report

Vii. Adjournment

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