

Meeting Notice, Revised Newport Planning Board

Posted January 6, 2022

Monday, January 10, 2022
Newport City Hall
Council Chambers
43 Broadway

The Newport Planning Board will meet REMOTELY on **Monday, January 10, 2022 at 6:30 pm**

THE MEETING WILL BE HELD REMOTELY IN COMPLIANCE WITH GOVERNOR McKee's S EXECUTIVE ORDER 22-01 "PUBLIC BODIES CONDUCTING MEETINGS, AS THOSE TERMS ARE DEFINED BY THE OMA, ARE HEREBY RELIEVED FROM THE PROHIBITIONS REGARDING USE OF TELEPHONIC OR ELECTRONIC COMMUNICATION TO CONDUCT MEETINGS CONTAINED IN RIGL 42-46-5 (B), AND ARE REQUIRED TO MAKE PROVISIONS TO ENSURE PUBLIC ACCESS TO THE MEETING OF HE PUBLIC BODY FOR MEMBERS OF THE PUBLIC THROUGH ADEQUATE ALTERNATE MEANS."

Videoconference access is available via Zoom software at:

Join Zoom Meeting

<https://us02web.zoom.us/j/4496880790?pwd=c2dJekJuWTEvdUR0OExNL1RhUXg5UT09>

Meeting ID: 449 688 0790

Passcode: 1639

Find your local number: <https://us02web.zoom.us/j/4496880790>

Teleconference access is available Toll Free by dialing 877 853 5247 US Toll-free
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 cogrady@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. Minutes, Review and approval.
December 6, 2021
- IV. Communication
- V. Business
 - A. For control purposes (to establish a special meeting date)

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.

Meeting Notice, Revised Newport Planning Board

Posted January 6, 2022

Monday, January 10, 2022
Newport City Hall
Council Chambers
43 Broadway

Development Plan Review, and providing an opinion of finding of conformity with the Comprehensive Plan to the Zoning Board of Review. Petition of Harbour Realty LLC, Tomorl LLC, and 20 West Extension LLC, applicants and owners, regarding Development Plan Review and a Special Use Permit and dimensional variances from the Zoning Board of Review for the proposed development of a transient guest facility on the site located at 25 and 1 Waites Wharf, 16 Waites Wharf, and 20 W Extension Street, respectively, Assessor's Plat 32 Lots 155 and 268, 248, and 267, respectively. (Waterfront Business zone).

B. Findings and Recommendation to the City Council regarding Zoning Ordinance Amendments:

1. Petition of One Stop Building Supply, Inc. to amend *Section 17.65.020 Use Regulations, c. Maker (MK), Innovation Hub* of the city's zoning ordinance.
Staff Report
2. Petition of Local Advisory Group, a project of the Newport Health Equity Zone, to amend *Chapter 17.65 Innovation Hub* and *17.66 Innovation Hub Floating Overlay Zone* of the city's zoning ordinance.
To be continued at the request of the Applicant's attorney.

C. Development Plan Review, and providing an opinion of finding of conformity with the Comprehensive Plan to the Zoning Board of Review. Petition of applicant and property owner, Colbea Enterprises, LLC, for Development Plan Review and a Special Use Permit from the Zoning Board of Review, for permission to construct a new gas station, convenience store, car wash and gas pump canopy, applying to the property located at 138 JT Connell Highway and 184-186 Admiral Kalbfus Road, TAP 13, Lot 13-4 and 33 (Commercial Industrial zone).

The Applicant is proposing to retain the existing use and redevelop the site with the construction of a new convenience store, gas canopy and carwash building. The applicant is proposing to demolish 4 existing structures to provide for the redevelopment

Staff Report

TRC Memo

TRC Draft Minutes

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.

Meeting Notice, Revised Newport Planning Board

Posted January 6, 2022

Monday, January 10, 2022
Newport City Hall
Council Chambers
43 Broadway

D. Demolition Public Hearing and Possible Action

Petition of applicant and property owner, Colbea Enterprises, LLC, for demolition of four (4) structures: an existing convenience store, car wash, gas pump canopy and 184 Admiral Kalbfus Road (Grow RI), applying to the property located at 138 JT Connell Highway and 184-186 Admiral Kalbfus Road, TAP 13, Lot 13-4 and 33 (Commercial Industrial zone).

Staff Report

Narrative

E. Findings and Recommendation to the City Council regarding CRMC Public Notice

CRMC File Number 2021-08-096

New York Yacht Club, TAP 41, AL 02

5 Halidon Avenue

The New York Yacht Club is petitioning to rebuild a stone seawall and quay wall leading to their fixed pier. To accommodate and increase the setback, the boat house will be moved away from the seawall to the southwest.

Staff Report

F. Consideration and Possible Action Regarding

A. 2021 Annual Report

VI. Presentation and Discussion of Reports

Liaison's Reports

Transportation Working Group

Tree and Open Space

Waterfront

Staff Report

Technical Review Committee Report, December 8, 2021

Vii. Adjournment

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.