

Meeting Notice

Newport Planning Board

Posted September 7, 2022

Monday, September 12, 2022
Council Chambers
Newport City Hall
43 Broadway

The Newport Planning Board will meet on **Monday, September 12, 2022, at 6:30 pm.**

AGENDA

THIS MEETING WILL BE HELD IN PERSON.

Call to Order

I. Roll Call and Determination of Quorum

II. Approval of Minutes

[August 1, 2022](#)

III. Communications

There are no communications to the Board.

IV. Business

A. Development Plan Review, procedural correction

Continued from the August 1, 2022 meeting due to lack of a quorum for consideration of this matter.

9 Sayer's Wharf and 0 America's Cup, TAP 27, Lots 2 and 283

Amending the motion from a recommendation to the Zoning Board of Review to an approval of the Development Plan.

- [Staff Report](#)
- [Correspondence from Friends of the Waterfront](#)

B. Providing an Opinion of Finding of Conformity with the Comprehensive Plan to the Zoning Board of Review

20 Summer Street, TAP 10, Lot 6

Continued from the August 1, 2022 meeting at the request of the Applicant.

[Petition of Carlos Rodrigues, applicant and owner, for a special use permit and a variance to the dimensional requirements to construct a second and third floor deck/stairway system which will increase the lot coverage from 29% to 35% \(20% is allowed\), and convert the second dwelling unit into a four \(4\) bedroom guest house. Property is zoned R-10 Residential.](#)

- [Staff report](#)

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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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- C. Providing an Opinion of Finding of Conformity with the Comprehensive Plan to the Zoning Board of Review
311 Broadway, TAP 6, Lot 17-4
[Petition of Brenda L. Sabbag, Provencal Bakery, applicant and owner, Provencal Bakery, for a special use permit and a variance to the off-street parking requirements for permission to expand the existing fast food restaurant \(bakery\). Property is zoned LB Limited Business.](#)
- [Staff Report](#)
- D. Principle Structure(s) Demolition Approval Application, Public Hearing and Possible Action
64 Harrison Avenue, TAP 41, Lot 249
[Petition of East Branch Custom Homes, LLC, owner and applicant for demolition of an existing three-story single-family residence and semi-detached single stall garage to provide for the construction of a new single-family residence and detached garage. Property is located in R-40 Residential district.](#)
- [Staff Report](#)
 - [TRC Memorandum](#)
- E. Principle Structure(s) Demolition Approval Application, Public Hearing and Possible Action
138 JT Connell Highway, TAP 4, Lot 13-4
184 Admiral Kalbfus Road, TAP 004, Lot 55
[Petition of Colbea Enterprises, LLC, owner and applicant for demolition of remaining structures on the property, Bishop's Fourth Street Diner, to provide for the construction of new Seasons Corner market and gasoline filling station. Property is located in UV Urban Village zoning subdistrict.](#)
- [Staff Report](#)
 - [TRC Memo](#)
- F. Findings and Recommendation to the City Council regarding CRMC Application
32 Bayside Avenue, TAP 9, Lot 299
[The applicant, Equity Investment Group, LLC is petitioning to construct and maintain a 4 ft X 159 ft fixed timber pier residential boating facility. Variance is requested from 650-RICR-20-00-1.3.1.D.11.k \(3\) \(pier is within 25 ft of both abutting property lines\) and 650-RICR-20-00-1.3.1.D.11.l.\(2\), standard length is 50 ft beyond mean low water \(pier is to extend 115 ft beyond](#)

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[mean low water\). CRMC Application No. 2022-04-098. Property is located in R-10 Residential district.](#)

- [Staff Report](#)

G. Findings and Recommendation to the City Council regarding CRMC Application
88 Washington Street, TAP 12, Lot 46

[The applicant, William Ruh Trust, is petitioning to construct a new residential boating facility of 4' X 112.5' fixed pier and a 4' X 20' Terminal L section. Also install 1200# boat lift. Facility is proposed over Submerged Aquatic Vegetation \(SAV\) bed. Pier will extend 103.6' beyond mean low water requiring a variance of 53.6' to the 50' standard \(RICRMP 1.3.1. D.11.1.\) Dock is designed in accordance with Burdick & Short deep-water habitat requirements. \(5' depth at mean low water\). CRMC Application No. 2022-06-148. Property is located in R-10 Residential district.](#)

- [Staff Report](#)

V. Presentation and discussion of Reports

[The North End Equitable Development Strategy](#) – for Planning Board review and possible discussion

Liaison's Reports

- a) Transportation Working Group
- b) Tree and Open Space Commission
- c) Waterfront Commission
- d) Energy and Environment Commission
- e) Technical Review Committee Report, August 10, 2022

VI. Adjournment

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