

# Meeting Minutes Newport Planning Board

**Tuesday, October 15, 2019**  
**Newport City Hall, Council**  
**Chambers**  
**43 Broadway, Newport, RI**

## I. Call to Order

The Chair called the meeting to order at 6:30 p.m.

## II. Roll Call & Determination of Quorum

The Secretary called the roll and determined a quorum of board members present.

Members Present:

Kim Salerno, Chair

Liam Barry, Vice Chair

Jeff Brooks, Secretary

John Oliveira

Melissa Pattavina

Members Absent:

Elizabeth Fuerte

Paul Marshall

Staff Present:

Patricia Reynolds, Director of Planning and Economic Development

Peter Friedrichs, City Planner

## III. Review, Discussion, and/or Action of Minutes of Preceding Meetings

### A. [September 9, 2019](#)

The minutes were approved unanimously.

## IV. Communications

## V. Business

### A. Findings and Recommendation to the City Council regarding a Zoning Ordinance Amendment:

1. *(Continued from August 5 and 21, and September 9, 2019)* [Petition of Admiral Newport, LLC for the creation of a Mixed Use Planned District floating zone for planned development 20 or more acres in size within the Commercial-Industrial District to permit an alternative review process for large developments through the zoning ordinance amendment process, pursuant to Section 17.120 of the City of Newport Code of Ordinances](#)

- [Applicant's Presentation](#)
- [Applicant's Urban Planning Expert Report](#)
- [Staff Report](#)
- [Planning Board Comments](#)
- [Planning Board Ordinance Markups \(amended to include Ms. Pattavina\) "Substitute B"](#)
- [Exhibit B Statement of Mr. Ron Fleming](#)
- [Exhibit C Letter of Ms. Elizabeth Vines](#)

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The Board unanimously reconsidered its motion to direct staff to draft a letter outlining its Findings and Recommendation to the City Council from the September 9, 2019 meeting. The Board then unanimously struck the recommendation and replaced it with the following: *We do not recommend passage of this amendment as presented, noting the following:*

- *We recommend the City develop and implement the floating and underlying zoning for the North End as described throughout Chapter 3 of the Comprehensive Plan.*
- *We recommend a timely review of the Admiral Newport proposal, of Planning Board concerns, and of noted omissions.*
- *We recommend planning staff assist in a process that addresses applicant and community interests.*
- *We believe any large land development should fully engage the Planning Board and Planning staff. We recommend the Council reexamine the reviewing bodies outlined in the Comprehensive Plan to determine the best way to review future development.*

The Board then unanimously voted to amend the recommendation, after some discussion on exact language, ultimately adding “We support the moratorium because it reflects the intent of the duration outlined in the Comprehensive Plan for review of a floating zone.”

Finally, the Board voted to unanimously to forward the amended letter outlining its Findings and Recommendation to the City Council.

## B. Consideration and Possible Action Regarding

### 1. Transportation Master Plan Public Forum

The citywide transportation master plan provides an opportunity to work with the State as they complete their Long-Range Transportation Plan, with first-ever Bicycle Mobility Plan and Transit Master Plan. A recent public forum on the State Transit Master Plan held in Middletown attended by Chair Salerno, Secretary Brooks, and Ms. Pattavina reminded them of the need for a local plan. The Board voted unanimously to authorize the Chair to work with staff to amend the letter to reflect the new meeting date, sign the letter, and provide it to the City Council.

## VI. Presentation and Discussion of Reports

### A. Chair’s Report

#### 1. Director of Planning and Economic Development

Patricia Reynolds was presented as the new Director of Planning and Economic Development. She and the City Planner will both attend Planning Board meetings moving forward.

#### 2. Innovation Zoning

The City Manager has put together a working group of City staff, the City Solicitor, and some Planning Board members to work through the necessary zoning updates. All zoning updates will be reviewed by the full Planning Board and provide ample opportunity for public input.

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3. Roberts Rules

The Chair advised members to purchase [Robert's Rules of Order in Brief](#) as a good tool to inform and remind Board members of the Board's rules.

B. Staff Report

With the new Director, processes are being reevaluated and streamlined. This includes Development Plan Review. The application has been tweaked a couple of times in the past few weeks as the Technical Review Committee works to implement last year's ordinance change. The City Planner mentioned there are some graduate students from the University of Pennsylvania's planning program in attendance. They are visiting Newport for a few days as part of their course on coastal resiliency. They will be studying Newport Harbor and opportunities to improve resiliency, the economy, and quality of life. The Director of Planning and Economic Development shared she will be providing zoning updates to the Council at each of their meetings as part of a resolution they passed last month.

VII. Adjournment

The meeting adjourned at 5:53 p.m.