

# Meeting Minutes Newport Planning Board

Tuesday, November 18, 2019  
Newport City Hall, Council  
Chambers  
43 Broadway, Newport, RI

## I. Call to Order

The Chair called the meeting to order at 7:04 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

Stephen Berlucchi

Richard Haggis

Paul Marshall

John Oliveira

Melissa Pattavina

Members Absent:

Elizabeth Fuerte

Staff Present:

Patricia Reynolds, Director of Planning and Economic Development

Peter Friedrichs, City Planner

Helen Johnson, Preservation Planner

Nancy Simoes Caron, Stenographer, Allied Court Reporters

The Chair asked new members to introduce themselves, which Mr. Haggis and Mr. Berlucchi did. She encouraged the purchase of *Robert's Rules in Brief* and *The Architectural Heritage of Newport 1640-1915* by Antoinette F. Downing and Vincent J. Scully.

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

### A. November 12, 2019

The minutes have not yet been prepared and the matter was continued to the next meeting..

## IV. Communications

- A. [Request of Mr. Russell Jackson, representative of the applicant regarding Demolition Approval of a nightclub and restaurant, warehouse, warehouse, and a single-family home, respectively, at 25 and 1 Waites Wharf, 16 Waites Wharf, 20 W Extension Street, and 23 Coddington Wharf, respectively, Assessor's Plat 32 Lots 155 and 268, 248, 267, and 293, respectively, requesting continuance of the review of potentially contributing structures on lots 268, 248, 267, and 293.](#)

This item was skipped.

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## V. Business

### A. Demolition Public Hearing and Possible Conditional Approval:

1. [Petition of Harbour Realty LLC, Tomorl LLC, 20 West Extension LLC, and Thomas B. Abruzese, applicants and owners, regarding demolition of a nightclub and restaurant, warehouse, warehouse, and a single-family home, respectively, at 25 and 1 Waites Wharf, 16 Waites Wharf, 20 W Extension Street, and 23 Coddington Wharf, respectively, Assessor's Plat 32 Lots 155 and 268, 248, 267, and 293, respectively.](#)
  - [Applicant's Photographs](#)
  - [Applicant's Structural Report](#)
  - [Applicant's Environmental Report](#)
  - [Applicant's Historical Report](#)
  - [Applicant's Revised Historical Report](#)
  - [RIHPHC Letter](#)
  - [Site Plans](#)
  - [Conceptual Floor Plans](#)
  - [Conceptual Elevations](#)
  - [Preservation Planner Memo](#)
  - [Southern \(Lower\) Thames National Register Historic District](#)
  - [Staff Report](#)

Citing a possible conflict of interest (direct family member owning property in the notice area), Ms. Pattavina recused herself from this item.

Ms. Reynolds presented the staff report, informing the Board that there were staff perceived discrepancies in the numbering of contributing structures in the Southern (Lower) Thames National Historic District registration form with what has been provided by the applicant and what is on file with the City. The erroneous nature of the RIHPHC letter was noted as well. Given that much of this information was discovered one business day prior to tonight's meeting, staff requested additional time to determine the quantity of contributing structures affected by the proposed demolition.

J. Russell Jackson, attorney for the applicant, noted the plat and lots are assigned correctly to the properties. He stated no objection to the continuance.

Mr. Oliveira, seconded by Mr. Marshall, moved to continue the matter to the regular January meeting.

Mr. Marshall thought it wise to explain the process of review for Waites Wharf to the large number of public in attendance. Questions were presented from the audience informally and answered by members of the Board and staff.

The motion passed unanimously.

B. Consideration and Possible Action Regarding

1. Transportation Master Plan

Ms. Pattavina returned to the meeting and gave an overview of the forum conducted on Thursday, November 15, 2019. Common themes from the forum were moving away from being car-centric to alleviate congestion, improving transit, providing seasonal adjustments for peak tourist season, eco-tourism, and water-based transportation. A working group will meet later in the week regarding next steps in the development of the Request for Proposals (RFP).

2. Demolition Approval Application Form.

New language was developed in the middle of the page (track changes) by Staff at the Board's request at the previous meeting. A motion to approve was made and withdrawn. Upon a motion by Ms. Pattavina, seconded by Mr. Brooks, the Board voted unanimously to forward the application form to the Solicitor for review prior to posting.

VI. Presentation and Discussion of Reports

A. Chair's Report

The Chair informed that she participated in the interviews for the North End Urban Plan consultant. The City is moving as quickly as possible to make a decision.

B. Liaison's Reports

1. Transportation

The Transportation Liaison was absent and no report was provided.

2. Resiliency

The Resiliency Liaison will answer any questions on his November 12, 2019 report at the December meeting.

C. Staff Report

1. [Petition of ARC HTNEWRI001, LLC to rezone 2 Kay Street Assessors Plat 21 Lot 123 to change the zone of the property from R-10 Residential to General Business.](#)

Staff informed the Board that this petition was withdrawn at the November 13, 2019 City Council meeting and expressed a desire to forego formally forwarding findings and a recommendation to the City Council. Upon a motion by Ms. Pattavina, seconded by Mr. Brooks, the Board voted unanimously to request staff draft a letter to the City Council explaining the Board's review and mentioning the relevancy of the Comprehensive Plan in the matter.

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Mr. Oliveira requested to work with staff regarding increasing abutter notice for Planning Board petitions. Staff expressed their support for this effort.

### VII. Adjournment

The meeting adjourned at 7:47 p.m.