

Regular Meeting Notice Newport Planning Board

Posted February 26~~4~~, 2020

Monday, March 2, 2020
Newport City Hall,
Council Chambers
43 Broadway, Newport, RI

The Newport Planning Board will meet on **Monday, March 2, 2020 at 6:30 pm**
in the Newport City Hall – Council Chambers

- I. Call to Order
- II. Roll Call & Determination of Quorum
- III. Review, Discussion, and/or Action of Minutes of Preceding Meetings
 - A. [February 3, 2020](#)
- IV. Communications
 - A. [Communication from former Mayor Winthrop regarding Medical and Recreational Marijuana](#)
 - B. [Notice and Claim of Appeal: Richard Fisher & Patricia Marvel Fisher, appellants, ARC HTNEWRI001, LLC, owner; appealing the issuance of Building Permit #123153, Plumbing Permit #123516, and Electrical Permit #123514 applying to the property located at 2 Kay St., TAP 21, Lot 123, \(R-10 zone\).](#)
- V. Business
 - A. Demolition Public Hearing and Possible Action:
 1. [\(to be continued to the next regular meeting at applicant's request\) 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.](#)
 - B. Minor Subdivision combined Preliminary and Final Approval:
 1. [\(to be continued to the next regular meeting at applicant's request\) Petition of Schoolyard Properties, LLC, applicant and property owner, regarding subdivision of former school property at 90 Harrison Avenue, Assessor's Plat 41 Lot 14, into five \(5\) residential properties, ranging from 40,463 square feet to 82,685 square feet in size.](#)
 - C. Special Use Permit Conformance to Comprehensive Plan Opinion to Zoning Board of Review:
 1. [Petition of Bruce Moniz, applicant and owner, for a special use permit and a variance to the density requirement for permission to convert the existing first floor retail space into a soft serve ice cream shop, \(fast food restaurant\), and provide 0 additional off-street parking spaces, \(3 additional off street parking spaces required\), applying to the property located at 489 Thames St., TAP 32, Lot 157, \(WB zone\).](#)

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 to the next regular meeting date.

Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website. Newport City Hall is accessible and meets ADA requirements. **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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- [Staff Report](#)

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

1. [Amended Petition of the City of Newport to amend the zoning ordinance to update definitions and permitted uses for short-term rentals](#)
 - [STRIG Report](#)
 - [Amended Staff Report](#)
 - [Exhibit A](#)
 - [Exhibit B](#)
 - [Exhibit C](#)

E. Consideration and Possible Action Regarding

1. [Demolition Approval Application Form](#)
2. [Transportation Master Plan](#)

VI. Presentation and Discussion of Reports

- A. Chair's Report
 1. Zoning Working Group
- B. Short-Term Rental Investigatory Group
- C. Liaison's Reports
 1. Resiliency
 2. Transportation
- D. Staff Report
 1. [Technical Review Committee](#)
 2. North End Urban Plan
 3. [Green and Complete Streets Ordinance](#)
 4. League of Cities and Towns Conference
 5. Land and Water Summit
 6. Statewide Planning Institute

VII. Adjournment

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