

PLANNING, ZONING, DEVELOPMENT &
INSPECTIONS

December 2010 Monthly Report

BUDGET BALANCE:

- Planning Division 53%
- Zoning Division 51%
- Community Development Division 55%
- Inspection Division 52%

PERMIT & INSPECTION REVENUE:

<i>MONTH</i>	<i>Building</i>	<i>Plumbing</i>	<i>Mechanical</i>	<i>Electrical</i>	<i>Late filing/ Re- inspection</i>
July	\$36,442	\$3,113	\$7,243	\$7,243	\$7,163
August	\$57,448	\$3,993	\$8,661	\$7,832	\$1,000
September	\$22,420	\$3,249	\$8,712	\$9,057	\$4,500
October	\$94,659	\$4,060	\$10,154	\$6,439	\$1,500
November	\$30,013	\$1,943	\$9,541	\$9,671	\$1,050
December	\$34,452	\$3,471	\$9,917	\$9,311	\$4,355
TOTAL	\$275,434	\$19,829	\$54,228	\$49,553	\$19,568

PZD&I collected a total of **\$ 61,506** in permit fees from December 1, 2010 – December 31, 2010. In addition, the PZD&I Department collected **\$ 978** in Fire Plan Review Fees during the same time period.

PERMITS ISSUED:

<i>MONTH</i>	<i>Building</i>	<i>Plumbing</i>	<i>Mechanical</i>	<i>Electrical</i>	<i>CO's</i>	<i>Demolition</i>	<i>Sign</i>
July	155	22	39	77	10	3	13
August	139	25	41	57	5	0	3
September	112	25	48	74	3	2	1
October	97	23	49	57	6	1	5
November	77	15	67	80	2	1	1
December	66	21	50	69	5	0	3
TOTAL	646	131	294	414	31	7	26

Building/Inspection Division - # of Monthly Inspections:

- Building 67
- Electrical 83
- Plumbing/Mechanical 111
- Municipal/Minimum Housing 78

PROJECTS:

- Comprehensive Land Use Plan Update (CLUP): The Comprehensive Land Use Plan (CLUP) Update Subcommittee met December 2 and 15 to continue working to revise and update goals and policies in the Land Use Element. The next scheduled meeting of the subcommittee is January 6, 2011.

- Broadway Streetscape Project: Staff are working with the Public Services Department to finalize the narrative for the “Final Engineering” Request for Qualifications (RFQ). The RFQ must include RIDOT specifications and standards to meet their requirements for future state TIP funding. Staff desires to release the RFQ by late January.
- Public Transient Boater Center: City staff members provided a recommendation to City Council for the lowest, most responsible bidder, Alhambra Building Company. The price proposal and design are well suited to construct within budget and on schedule.
- Algae to Biodiesel EEC Block Grant (EECBG): City staff members met with partners (URI and Met School) to discuss the RFQ for the production process to yield biodiesel/byproducts.
- Harbor Shuttle Landside Improvements (Perrotti Park and Ann Street Pier): Awaiting RIDOT grant amendment to allow the use of surplus funds to reconstruct the existing Ann Street Pier. RIDOT has already provided authorization, but this amendment will formalize the approval.
- Perrotti Park/Long Wharf Transient Docks: The RFP for construction has been issued and is due January 2011.
- Island Transportation Study: A meeting was held by the island team with VHB on December 9 to present the findings and gain public input on recommended projects. The Pell Bridge Realignment including the modified design preferred by the City is recommended as a top priority.
- Newport Harborfront Planning Project: The “Economic Analysis for Newport’s Waterfront Land Uses” Report has been added to the department’s website. URI is assisting staff with drafting language specific to this topic for the Newport Comprehensive Plan Update.
- Aquidneck Island Reuse and Planning Authority (AIRPA): An AIRPA meeting was held on December 7th to discuss the “Preliminary Findings” for the Reuse Plan including existing and economic conditions. In addition, Newport AIRPA representatives and staff met with the consulting team (RKG) to discuss findings to date on December 20.
- Former U.S. Navy Hospital: Communication with the AIRPA is ongoing including dialogue with the U.S. Navy pertaining to the recently submitted Notice of Interest (NOI) and Public Benefit Conveyance (PBC) request.
- Miantonomi Restoration: Champlin grant funds were not awarded. Previous work to repoint the exterior and reconstruct stairwells has been completed by Building Maintenance Division.
- Coggeshall’s Ledge Property Donation: Staff coordinated with the owner of the 1.5 acre island property, located at the end of Ledge Road, who seeks to donate the property to the City. The City Council approved the acceptance of the donation at the December 8th meeting. A Quit Claim deed was filed on December 16th.
- Wind Ordinance: The wind subcommittee members are finalizing findings for presentation to the Planning Board.
- Sheffield School: Staff reviewed the materials submitted in preparation of future meetings with the City Manager and City Council. Discussions are ongoing.
- Carey School: The RFP was finalized and staff prepares to release the document in January 2011.

- Elm Street Pier Repair: City staff members prepared a proposal for RIDEM requesting grant funds to repair the Elm Street Pier.

CONSTRUCTION ACTIVITY:

A permit has been issued for a new single family home at the intersection of Brenton Road and Wickham Road.

Foundation work has begun for renovations and additions to 109 Long Wharf for the new office space of Phoenix Bulk Carriers

BOARDS AND COMMISSIONS:

Building Code of Appeals Board:

- Met on the 23th regarding renovations and additions at 109 Long Wharf, Plat 16, Lot 128 in Flood Zone. A variance was granted for use of the grade level space for office and storage use with conditions.

Historic District Commission (HDC):

- Fourteen new applications
- One hearing
- The Design Review Subcommittee did not meet.

Critical Area Review Board (CAR):

- No meeting was held.

Zoning Board of Review (ZBR):

- One regular hearing was held.
- Nine new petitions received, digitized, posted, and advertised.

Planning Board (PB):

- One regular Planning Board meeting held.
- Three Special Use Permits were approved.
- Two Comprehensive Land Use Plan subcommittee meetings held.
- One demolition permit was approved. One demolition permit was denied.

ZONING:

Deputy Zoning Officers:

- 18 noise calls investigated
- 2 citations for noise
- 1 overcapacity violation

COMMUNITY DEVELOPMENT:

Open CDBG Grant Activity:

- Operating assistance payments have been ongoing at various non-profits receiving CDBG assistance in the 10-11 year.

- Playground equipment and safety surfacing were installed at the Third Street Playground and the Edward Street Playground.
- All funds from Year 28 (2005-06) have been disbursed and grant closeout will be initiated in January 2011.

CDBG Stimulus:

- The sidewalk improvements on Hillside Avenue at Maher Center were completed the first week of December.

Residential Rehabilitation Loans:

- \$30,983 was disbursed on approved loans.
- No new loans were approved this month.
- A total of \$228,500 in Rehab loans was closed in calendar year 2010, reflecting a high degree of need in the community. Many of these loans were for roofing and heating (new furnace) improvements.

Respectfully submitted: Paige R. Bronk, AICP, Director