

Meeting Notice

Newport Planning Board

Posted September 6, 2023

Monday, September 11, 2023
Innovate Newport
Conference Hall (2nd Floor)
513 Broadway

The Newport Planning Board will meet on **Monday, September 11, 2023**, at **6:30 pm**.

AGENDA

This meeting will be held in person. Meeting materials will be available at www.cityofnewport.com/tv.

Call to Order

I. Roll Call and Determination of Quorum

II. Approval of Minutes
August 7, 2023

III. Communications
There are no communications to the Board.

IV. Business

A. Minor Subdivision Application, Preliminary Plan Review
66 Ocean Avenue, TAP 41, Lot 400

The Ledges 2023 subdivision application of Ledges 66, LLC, to re-subdivide 7.68 acres of land from one residential lot into two residential lots, both with existing structures, with an extension of private roadway to provide sufficient access to both lots. Private roadway is accessed from Ocean Avenue. Zoning Board of Review approval is required for less than required front setbacks for the existing garage and greenhouse. Property is zoned R-120 Residential, historic overlay.

Continued from the June 19, 2023, July 10, 2023, and August 7, 2023 meetings.

- Application
- Subdivision plat
- Staff report

B. Principal Structure(s) Demolition Approval Application
144-150 Thames Street, TAP 24, Lot 045

Application of C.C.B. Capital & Real Estate, Inc. to demolish and replace the existing multi-story commercial building. Property is zoned GB General Business.

Continued from the July 10, 2023 and August 7, 2023 meetings.

- Application
- Demolition Phasing Plan
- Technical Review Committee Memorandum
- Abutter Letter

Please note:

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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.

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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- Staff report
- C. Providing an opinion of finding of conformity with the Comprehensive Plan to the Zoning Board of Review
688 Thames Street, TAP 40, Lot 027
Petition of Steven McCauley, applicant, and Steven McCauley, Tinka McCauley, Aleksander Plaku, and Leopold Martini, owners, 668 Thames Street, TAP 40, Lot 027 for a special use permit to convert one two-bedroom unit in a three-unit building to a guest house. Property is zoned Limited Business (LB).
- Zoning application #2023-Apr-004
 - Staff report
- D. Principal Structure(s) Demolition Approval Application
6 Kerins Terrace, TAP 40, Lot 455
Application of 6 Kerins Terrace LLC to demolish the existing single-family dwelling to provide for the construction of a new single-family dwelling. Property is zoned R-10A Residential.
- Application
 - Site Plans
 - Technical Review Committee Memorandum
 - Staff report
- E. Minor Subdivision Application, Preliminary Plan Review
103-121 Coggeshall Avenue, TAP 37, Lot 100
Petition of Coach House Condominium Association to subdivide one existing lot into two residential lots, separating Unit 10 from Units 1-9. Property is zoned R-10A Residential.
- Application
 - Subdivision Plat
 - Staff report
- F. Minor Subdivision Application, Preliminary Plan Review
90 Harrison Avenue, TAP 41, Lot 014
Petition of Schoolyard Properties LLC to subdivide one existing lot into four residential lots, with access via Harrison Avenue and Brenton Road. Property is zoned R-40 Residential, with Historic Overlay.
- Application
 - Subdivision Plan Set
 - Proposed Sewer Easement
 - McCue Environmental Report
 - Houle & Associates Real Estate Appraisal Report
 - Northeast Engineers Stormwater Report

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- Northeast Engineers Stormwater System Operations & Maintenance Plan
- Staff report

V. Presentation and discussion of Reports

Actions of the Administrative Officer – Recordings

- a) Colbea major land development project, final plan
TAP 4, Lots 13-4 & 55

Recording of the final plan of the major land development project for the properties located at 138 JT Connell Hwy and 184-186 Admiral Kalbfus Road.

- b) Colbea Enterprises Merger, Administrative Subdivision
TAP 4, Lots 13-4 & 55

Subdivision merging two (2) existing lots into one (1) lot. Access to the subdivision provided from JT Connell Hwy and Admiral Kalbfus Rd.

Liaison's Reports

- a) Tree and Open Space Commission
- b) Waterfront Commission
- c) Energy and Environment Commission
- d) Zoning Working Group
- e) Housing Working Group
- f) Bicycle and Pedestrian Advisory Commission

VI. Adjournment

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