

Annual Meeting Minutes Newport Planning Board

Monday, January 13, 2020
Newport City Hall, Council
Chambers
43 Broadway, Newport, RI 02840

I. Call to Order

The previous Chair called the meeting to order at 6:30 pm.

II. Roll Call & Determination of Quorum

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

Members Present:

Liam Barry

Stephen Berlucchi

Jeff Brooks

Elizabeth Fuerte

Richard Haggis

Kim Salerno

John Oliveira

Melissa Pattavina

Members Absent:

Paul Marshall

Staff Present:

Patricia Reynolds, Director of Planning and Economic Development

Peter Friedrichs, City Planner

III. Election of Officers

A. Chair

Ms. Pattavina nominated Ms. Salerno as Chair. Being that no other nominations were made for Chair, Ms. Salerno was appointed Chair.

B. Vice-Chair

Ms. Pattavina nominated Mr. Brooks as Vice-Chair. Being that no other nominations were made for Vice-Chair, Mr. Brooks was appointed Chair.

C. Secretary

Ms. Pattavina nominated Mr. Barry as Secretary. Being that no other nominations were made for Secretary, Mr. Barry was appointed Secretary.

Ms. Pattavina advised the Board she would be recusing from items V., A. and B.

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

A. [November 12, 2019](#)

The minutes were approved unanimously.

B. [December 2, 2019](#)

The minutes were approved unanimously.

V. Communications

The were no communications to receive.

VI. Business

A. Demolition Public Hearing and Possible Action:

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.](#)

The applicant requested additional time to investigate mitigation measures related to the demolition of the structures. The Board continued the matter to the March 2 regular meeting.

B. Minor Subdivision combined Preliminary and Final Approval:

1. [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.](#)

The applicant requested a continuance to a subsequent meeting. The Board continued the matter to the February 3 regular meeting.

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

1. [Petition of Newport Country Club and United States Golf Association to add major recreational event uses as permitted uses in the R-120, R-160 and Recreation zones until August 15, 2020.](#)
 - [Staff Report](#)
 - [Exhibit A \(event permit\)](#)
 - [Exhibit B \(site map\)](#)

Turner Scott, attorney for the applicant, presented the petition. A similar petition was approved for the Ladies' Championship in 2006. He explained the sites for the event and the trolleys that will be transporting people back and forth. Secretary Barry asked if a list of contacted neighbors was available. Mr. Scott advised that although outreach had been done, a list was not available. Ms. Pattavina asked if there was any coordination with MBTA or RIPTA. Mr. Scott said there had not, but offsite parking was being advertised in coordination with ticket sales. Ms. Pattavina advised that she did not feel a condition of approval was warranted, but urged the applicant to go above and beyond. Mr. Berlucchi asked about attendance of the event. Alex McCarty, Operations Director, advised that expected attendance is 75,000-80,000 people over the course of the week, most of whom will attend on Friday, Saturday, and Sunday. Portable toilets will be provided. Concessions will be offered and first aid available. Separation of solid waste into trash and recycling is planned. The applicant will be applying for a liquor license for the event.

The Board reviewed the purposes of zoning, noting that the temporary and restricted nature of the application did a good job of showcasing one of Newport's open space assets with minimal long-term impact on the area. The organization running the event has a demonstrated track record.

The Board then reviewed the Comprehensive Plan for consistency. They noted the economic development benefit balanced with the short-term inconvenience. Mr. McCarty informed the board

that they are working with DEM on storyboarding environmental protection at the satellite parking locations. USGA also promotes efficient golf course management. Citing Goals LU-1, OSR-1, ED-1, ED-3, T-1, T-5, and OSR-2, Policies LU-1.7, ED-1.1, ED-1.5, T-5.1, NR-2.5, and NR-4.2, and Actions OSR-2B, T-5A, and NR-3B, the Planning Board voted unanimously to find the petition generally consistent with the Comprehensive Plan. The Board then voted unanimously to recommend the City Council approve the amendment. Finally, staff were unanimously directed to draft a letter to the Council outlining the Planning Board's review of the petition.

D. Consideration and Possible Action Regarding

1. Transportation Master Plan

Ms. Pattavina mentioned that the working group is meeting this upcoming Thursday.

2. [Demolition Approval Application Form](#)

The Board is still awaiting the Solicitor's review.

3. [Pell Bridge Approaches Draft Environmental Assessment](#)

The comment period on the Environmental Assessment has been extended to January 21.

4. [Annual Report](#)

The Board voted unanimously to forward the 2019 Annual Report to the City Council.

5. [Bylaws](#)

The Board reviewed the bylaws in detail. Changing the annual meeting to December allows for better alignment with the Council's terms and annual report requirements as a well as a transition period between officer elections and terms. The Board amended the bylaws to include the agenda provision regarding meeting duration. Reelection was clarified. Term limits of officers was discussed as unnecessary. Staff noted that a new provision allows members to vote on an item even if they have not attended all proceedings, provided they have reviewed record and feel capable of making an informed decision. Public comment was discussed and it was ultimately agreed that the language as written was sufficient. The amendments include a provision that the bylaws can be amended at any meeting by a supermajority, as long written notice is proved to members at least 5 days prior to the meeting. The Board thought professional development on the rules of evidence would be helpful. There was some discussion about application requirements for demolition approval. The Board voted unanimously to continue the matter to the next regular meeting.

VII. Presentation and Discussion of Reports

A. Administrative Officer's Report

1. Notice of Appeal of Joseph Toole & Toole Companies, INC., appellant; appealing the decision of the City Planner not certifying as complete an application for Development Plan Review applying to the property located at 202 J.T. Connell Highway, TAP 4, Lots 52 & 82 (CI zone).

The City Planner left the room for this agenda item. For informational purposes, Director Reynolds explained the petition to the Planning Board.

B. Chair's Report

1. North End Innovation

Staff have prepared ordinance amendments of the base zoning district and the floating district. The working group is evaluating the base zoning. The North End Urban Plan consultants are ramping up and expected to review the documents. Both documents will be presented to the Planning Board.

C. Short-Term Rental Investigatory Group

Vice-Chair Brooks is looking to reconvene the group prior to the next Planning Board meeting. They will review progress, course of action, and prioritize.

D. Liaison's Reports

1. Transportation

The Newport Transportation Planning Committee is meeting at Discover Newport at 3pm on Thursday.

E. Staff Report

1. Planning Board Manual

Staff have updated the manual and are looking at making it available to the public. They will investigate combing them with the bylaws.

2. Complete Streets

The City Council passed a resolution at their December 2019 meeting requesting the Planning Department develop a Green and Complete Streets Ordinance. A working group is being developed. Staff will share the doodle poll with Board members.

VIII. Adjournment

The Board voted unanimously to adjourn the meeting at 8:15 pm.