

Meeting Minutes Newport Planning Board

Monday, July 12, 2021

REMOTELY

I. Call to Order

The Chair called the meeting to order at 6:32 pm.

II. Roll Call & Determination of Quorum

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

Members Present:

Chair Kim Salerno
Co-Chair Jeff Brooks
Secretary Melissa Pattavina
Richard Haggis
Paul Marshall
John Oliveira
Theresa Stokes
Anand Toprani

Members Absent:

Kevin Michaud

Staff Present:

Patricia Reynolds, Director of Planning and Economic Development
Peter Friedrichs, City Planner

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

A. [June 7, 2021](#)

Mr. Marshall abstained from voting on this matter due to recusal. The minutes were approved 7-0.

IV. Communications

A. Notice of Subdivision in Middletown

1. [Petition of Juan Campos for Preliminary Plan approval of a 5-lot subdivision including extension of an existing town road. The property is located at the end of Serenity Drive, with frontage also on Maidford River Road, and is identified as Tax Assessor's Plat 120, Lots 68-A & 68-B.](#)

B. TRC Comment in response to Planning Board request

[Petition of Salve Regina University, applicant and owner; for a special use permit for permission to construct a 214 bed dormitory with a staff dwelling unit applying to the properties located at 23, 45, & 51 Shephard Ave. and 26 Lawrence Ave., 74 & 80 Victoria Ave., TAP 36, Lots 36, 96, 98, 102, 103 & 104, \(R-60 zone\).](#)

and

[Petition of Salve Regina University, applicant and owner; for a special use permit for permission to construct a 196 bed dormitory with a staff dwelling unit applying to the properties located at 204, 206 & 218 Ruggles Ave. and Lawrence Ave., TAP 36, Lots 48, 49, 89, 111 & 126, \(R-60 zone\).](#)

Received.

V. Business

- A. Minor Subdivision Combined Preliminary and Final Approval

1. [Petition of James A. Dring, applicant and property owner, regarding subdivision of two \(2\) previously platted lots at 26 Dudley Avenue, Assessor Plat 5 Assessor's Lot 40, a double lot, into two \(2\) house lots.](#)
 - [Staff Report](#)
 - [Exhibit A: Previous Plat](#)

Mr. Friedrichs provided an overview of the petition. James A. Dring, applicant, provided additional information. No public comment was received.

The Board considered the standards outlined in RIGL 45-22-30 as presented in the staff report. The Board then reviewed the first required finding, consistency with the Comprehensive Plan. Chair Brooks noted consistency with Goal LU-1 due to the addition of housing. He noted the second condition supported the water components. The Board voted unanimously to adopt the five required findings of fact as presented in the staff report and grant combined preliminary and final approval upon compliance with the following provisions:

1. The existing trees shown on the subdivision plan shall be protected during construction and maintained for resiliency purposes.
2. Any increase in impervious surface area shall be offset with appropriate green stormwater control approved by the Director of Utilities.
3. The Final Plat include geolocations of the new metes and a new lot number assigned by the Tax Assessor for lot "B".

B. Findings and Recommendation to the City Council regarding Zoning Ordinance Amendments:

1. [Petition of City of Newport to amend the zoning ordinance to extend the date for the prohibiting of retail marijuana in the CI, GB, LB, and WB zones.](#)
 - [Staff Report](#)

Director Reynolds presented the petition. The Board voted unanimously to adopt the staff report findings on general consistency with the Comprehensive Plan and forward a favorable recommendation to the City Council.

2. [Petition of City of Newport to amend the Zoning Ordinance and Zoning Map of the City of Newport to establish the Innovation Hub and Innovation Hub Floating Districts in the North End.](#)
 - [Staff Report](#)
 - [Staff Presentation](#)

Director Reynolds gave a presentation describing the amendments. Ms. Stokes asked about parking. Director Reynolds informed the intent is to encourage structured parking to promote walkability. Mr. Marshall asked about the review process. Director Reynolds informed the Board would review the purposes of zoning, provide a finding of general consistency with the Comprehensive Plan, and forward a recommendation to the Council, which could include desired changes to the proposed amendments.

The Board then opened public comment. Jennifer Jackson 38 Dudley Ave., requested the area for area median income in workforce housing be reduced. She expressed concern about her taxes going up with the proposed zoning amendment. She questioned what safeguards would be in place to ensure area residents benefit from the desired development. She noted how the Fifth Ward has gentrified significantly in recent years.

Phyllis Mulligan, 200 Park Holm, echoed Ms. Jackson and expressed a desire for residents to create spaces in the new development.

Maggie Martin, 48 Admiral Kalbfus Rd., expressed concern about many 90-foot buildings being built in the Urban Village.

Julie Maraziti, 66 Girard Ave., concurred.

No further public comment presented, so the Chair closed public comment.

Discussion amongst the Board regarding the language of the community benefits language ensued. Members of the working group noted the difficulty in adding the community benefits language in the “base.” Vice-Chair Brooks noted the desire to exempt small business from community benefits requirements. The Board then unanimously continued the matter to a special meeting on July 22, 2021.

C. Consideration and Possible Action Regarding

1. [Amendment to the Planning Board Bylaws regarding conditions of Demolition Approval](#)
 - [Staff Report](#)

Mr. Oliveira introduced the amendment. Director Reynolds presented the staff report. Discussion about the enforceability of the condition of approval ensued. The Board considered a motion to approve the amendment. The motion was unanimously amended to retain the first sentence of the section and strike the second sentence. The motion passed unanimously.

VI. Presentation and Discussion of Reports

A. Comprehensive Plan 5-year Review Working Group

Chair Salerno reported the group completed its review of the Comprehensive Plan. The planning intern, Becky Trefethen, is beginning the development of the report.

B. Transportation Working Group

Secretary Pattavina reported the consultant has been reviewing the existing conditions. Public outreach has begun; the first Residents Advisory Committee meeting is July 15. The consultant will be conducting outreach during the Folk Festival.

C. Liaison’s Reports

1. Resiliency

Mr. Marshall attended the Energy and Environment Commission meeting. They are undertaking their requested review of the Comprehensive Plan.

2. Tree and Open Space

Chair Salerno reported that the Tree and Open Space Commission is also beginning their requested review of the Comprehensive Plan. She noted that the Parks, Tree, and Open Space Master Plan has not been formally aligned with the Comprehensive Plan.

3. Waterfront

Mr. Oliveira explained that the Waterfront Commission is working with the City Council on better regulating short-term rentals in the harbor.

D. Staff Report

1. [Administrative Subdivision \(merger\) of 8 and 10 Fir Street, AP 26, Lots 8, 16 and 60](#)

2. [Administrative Subdivision \(three lots to two lots\) 0 and 77 Bridge Street, AP 16, Lots 60, 199, and 203](#)

3. [Administrative Subdivision \(merger\) 293 and 298 JT Connell Highway, AP 3 Lots 35 and 36](#)

Director Reynolds presented the subdivisions.

4. Pell Bridge Approaches Reconstruction Phase 2

Phase 2 is underway. RIDOT is distributing weekly reports through the project webpage.

5. Technical Review Committee Report

The TRC has begun reviewing 15-17 Sylvan Street, a condo conversion of a formal floral provider for the mansions.

6. Hazard Mitigation Plan

The Hazard Mitigation Committee is meeting July 22 for their fifth of six meetings.

7. Training

There was no update on training.

VII. Adjournment

The Board voted unanimously to adjourn the meeting at 9:19 pm.