

Meeting Minutes Newport Planning Board

Monday, July 12, 2021

REMOTELY

I. Call to Order

The Chair called the meeting to order at 6:30 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

Paul Marshall

Kevin Michaud

John Oliveira

Theresa Stokes

Anand Toprani

Members Absent:

Richard Haggis

Staff Present:

Patricia Reynolds, Director of Planning and Economic Development

Peter Friedrichs, City Planner

III. Business

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

1. [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](#)

Mr. Michaud expressed his familiarity with the activities at the last meeting regarding this matter and conveyed to the Board his ability to participate. The Board voted unanimously to forward the written comment to the City Council.

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.

IV. Adjournment

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