

Meeting Minutes Newport Planning Board

Monday, July 22, 2021

REMOTELY

I. Call to Order

The Chair called the meeting to order at 6:31 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](#)

This matter was continued from the July 12, 2021 meeting.

Mr. Michaud expressed his familiarity with the activities at the last meeting regarding this matter and conveyed to the Board his ability to participate.

Written comments were submitted to the Planning Board from the LAG after the close of public comment period. The Board voted unanimously to forward the communication to the City Council, without comment.

The Board recognized and considered the purposes of zoning as presented in the Section 17.04.020 of the Newport Zoning Ordinance and as enumerated in RIGL 45-24-30. A motion was made by Mr. Brooks and seconded by Ms Pattavina to adopt the staff analysis as presented. The Board reviewed and concurred with the staff findings. The Board then unanimously voted in favor, finding the purposes of zoning considered and recognized.

The Board then considered the proposal's general consistency with the Comprehensive Plan. A motion was made by Mr. Brooks and seconded by Mr Michaud to adopt the staff report analysis of the pertinent

Goals and Policies. Board discussion ensued, with Mr. Brooks stating the comprehensive staff analysis indicates the strength of the package, with nearly every goal and action in the comp plan cited as consistent. The Board reviewed and concurred with the staff findings and then unanimously voted in favor, finding the proposal general consistent with the Comprehensive Plan.

The Planning Board then considered proposed amendments to the Innovation Hub zoning language. Based on public comment and Board expertise, six draft amendments were presented for review. A motion to approve amendments #2, *Define Multimodal*, #5 *Sustainability* and #6 *Clarify excess parking*, en masse, was made by Ms. Pattavina and seconded by Mr. Michaud. The Board members reviewed the amendments and having no changes or edits, voted unanimously to approve and submit to the Council for consideration Amendments 2, 5 and 6, as presented.

Proposed *Amendment #1, Mandate A Percentage of Parking for Electric Vehicle Charging* was considered. Mr. Marshall proposed this amendment to both the Base and Float to require 20% of parking spaces be Electric Vehicle (EV) charging spaces. He explained that this is looking to the future of transportation. As written in the Base, EV charging spaces are incentivized and not required. This would increase the allowed parking and potentially impact green and open space in a development. This amendment consists of a change to Section 17.65.100(H) of the Base and additional language to the fourth paragraph of 17.66.1000(B) of the Float. A motion to Approve Amendment #1 was made by Mr. Brooks and seconded by Mr. Michaud. Board discussion ensued. The Board members reviewed the amendment and having no changes or edits, voted unanimously to approve and submit to the Council for consideration Amendment #1, as presented.

Proposed *Amendment #3, edits to the Community Benefits Agreement language*. Mr. Toprani proposed this amendment to both the Base and Float to add a degree of specificity and provide for consistency between the Base and Float, to correct language of proportional versus commensurate, and address any apparent loop holes. A motion to Approve Amendment #3 as presented was made by Ms. Pattavina and seconded by Chair Salerno. Board discussion ensued, with Mr. Marshall dissatisfied with the concept of the community benefit being linked to an impact. Changes to the language to the Float CBA were proposed. A motion to amend the amendment language based on the Board's discussion was made by Mr. Brooks and seconded Ms. Pattavina. All voted in favor, none opposed. More Board discussion ensued resulting in a second proposed change to amendment language. A motion to again amend the language based on Board discussion was made by Mr. Michaud and seconded by Ms. Pattavina. All voted in favor, none opposed. The Board then voted on the final revised amendment #3, all voted in favor, none opposed.

Proposed *Amendment #4, change height limit in the Float*. Chair Salerno proposed an amendment to reduce the allowed height in the Float, citing resident concerns and the potential for a 90' building to be detrimental to the character of the neighborhood, and that no benefit would outweigh that effect. The Newport Hospital, at 110', was used as an example. A motion to approve was made by Mr. Michaud and seconded by Mr. Oliveira. Board discussion ensued. All voted in favor, none opposed.

A motion to make favorable recommendation to the City Council on the amendment to the zoning ordinance creating the Innovation Hub, the related Map Amendment, and with the proposed Planning

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Board amendments was made by Mr. Michaud and seconded by Ms. Pattavina. All voted in favor, none opposed.

IV. Adjournment

The Board voted unanimously to adjourn the meeting at 8:12 pm.