

Meeting Notice
Newport Planning Board
Posted

Monday, March 7, 2022
Virtual Meeting

The Newport Planning Board will meet virtually on **Monday, March 7, 2022, at 6:30 pm**

AGENDA

“THIS MEETING WILL BE HELD REMOTELY IN COMPLIANCE WITH GOVERNOR McKEE’S EXECUTIVE ORDER. “SUCH MEANS MAY INCLUDE, WITHOUT LIMITATION, PROVIDING PUBLIC ACCESS THROUGH TELEPHONE, INTERNET, OR SATELLITE ENABLED AUDIO OR VIDEO CONFERENCING OR ANY OTHER TECHNOLOGY THAT ENABLES THE PUBLIC TO CLEARLY FOLLOW THE PROCEEDINGS OF THE PUBLIC BODY WHILE THOSE ACTIVITIES ARE OCCURING.”

Join Zoom Meeting

<https://us02web.zoom.us/j/95952818738>

Webinar ID: 959 5281 8738

888 788 0099 US Toll-free

877 853 5247 US Toll-free

- I. Call to Order
- II. Roll Call & Determination of Quorum
- III. Minutes, Review and approval.
 _February 7, 2022
- IV. Communications
- V. Business

A. Demolition Public Hearing and Possible Action

[Petition of applicant and property owners Cayton and Lauren Scherf, for demolition of an existing single-family dwelling to provide for the construction of a new single-family dwelling, applying to the property located at 48 Whitwell Avenue, TAP 11, Lot 689 \(R-10 Zone\).](#)

[Staff Report](#)

Please note:

Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Board may take a short break after 1½ to 2 hours of hearings to reassess the agenda and their ability to reach the remaining items pending before it.

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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B. Demolition Public Hearing and Possible Action

[Petition of applicant and property owners Benjamin and Linda Paster for demolition of an existing single-family dwelling, applying to the property located at 82 Ellery Avenue, TAP 11, Lot 53 \(R-10A\) zone.](#)

[Staff Report](#)

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

Ordinance of the City Council as referred to the Planning Board on January 1, 2022

[Amend Section 17.16.020 Use Regulations, Section 17.20.020 Use Regulations, Section 17.28.020 Use Regulations and Section 17.32.020 Use Regulations to remove \(B\)2. Guest houses from each Section. And to Delete Section 17.52.020\(A\)3. Guest houses and to add \(B\)15. Guest houses to Section 17.52.020 Use Regulations of the Codified Ordinances of the City of Newport.](#)

[Staff Report](#)

D. Development Plan Review, and providing an opinion of finding of conformity with the Comprehensive Plan to the Zoning Board of Review.

[Petition of applicant 20 West Extension LLC, TOMORL LLC, and Waites Wharf Realty Associates, LLC for a special use permit, and dimensional variances, applying to the property located at 25 Waites Wharf, 1 Waites Wharf, 16 Waites Wharf and 20 W Extension Street, TAP 32, Lots 155, 268, 248, and 267 respectively \(WB zone\).](#)

The applicant is seeking to construct a proposed 133 room transient guest facility, consisting of two buildings, with associated driveways, parking, stormwater management, landscape and utilities. The buildings are proposed to be located in the western portion of the parcel.; the north building with a foot print of 20,702 square feet, and total area of 81,025sf and the south building with a foot print of 12,105 sf and total area of 32,538 sf. This proposal requires Development Plan Review from the Planning Board, and Special Use Permit, and dimensional variances from the Zoning Board of Review.

[Plans](#)

[TRC Minutes](#)

[TRC Memo](#)

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- VI. Presentation and Discussion of Reports
- Liaison's Reports
 - Transportation Working Group
 - Tree and Open Space
 - Waterfront
 - Planning Department Report
 - Technical Review Committee Report, February 9, 2022.
- Vii. Adjournment

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