

**CITY OF NEWPORT, R.I.
TECHNICAL REVIEW COMMITTEE
MINUTES**

Scheduled: Thursday, May 9, 2019, 11:00 a.m.

Location: City Council Chambers at Newport City Hall, 43 Broadway, Newport, RI 02840

Members: Peter Friedrichs, Zoning & Inspections, City Planner, Chair
Guy Weston, Zoning & Inspections, Zoning Officer
Bill Riccio, Director of Public Services
Julia Fogue, Director of Utilities
Bill Hanley, Director of Zoning and Inspections
Helen Johnson, Zoning & Inspections, Preservation Planner (absent)
Bill Boardman, Public Services, City Engineer
Scott Wheeler, Public Services, Superintendent of Parks, Grounds & Forestry
Wayne Clark, Fire Department, Fire Marshal
Jonathan Cortes, Police Department, Traffic Sergeant (absent)

New Items

1. Preliminary Review of 435 Broadway (Triplett School), AP 6 Lot 11: demolition of existing structures, major subdivision, and construction of school of limited instruction and four single-family homes

The project was presented by Hannah Pfeiffer (Miller, Scott, Holbrook, and Jackson) and Peter Regan (Sayer Regan & Thayer), co-counsel. Lyn Small, PE, from DiPrete Engineering presented the site survey and answered questions from TRC members with regard to some of the design elements. Comments from TRC members were as follows:

- a. *Explore a shared driveway for access from Princeton Ave. to the provisions of 18.2 of the RI Fire Code (NFPA 1, 2015 Ed), twenty feet wide clear path within 50' of the entrances or the homes will need to be sprinklered.*
- b. *Consider co-locating utilities from Princeton Ave. to the end of the shared driveway*
- c. *The best maintenance solution, particularly for plowing, would be abandonment of Brook Ave. Ext. for lot 11D*
- d. *Screen the parking area from Broadway*
- e. *Maintain the stone posts on either side of the driveway entrance from Broadway*
- f. *The applicant needs to document existing utility locations confirmed with the Department of Utilities on the site survey*
- g. *Develop a conceptual drainage plan and meet with staff of the Utilities Department for their review*
- h. *The Landscape Architect should meet with the Superintendent of Parks, Grounds & Forestry on site to discuss plantings*
- i. *the referenced landscape plan should include tree protection per ISA standards with canopy drip line fencing as a minimum*

The TRC directed the applicant to work to address TRC comments and return to the Committee subsequent to Demolition Permit and Major Subdivision Master Plan Approval.

2. Preliminary Review of Waites Wharf, AP 32 Lots 155, 268, 272 & 293: demolition of existing structures and construction of hotel

The project was presented by Russell Jackson, Esq from Miller, Scott, Holbrook, and Jackson. Neal Hingorany, PLS, from Narragansett Engineering presented the site survey and answered questions from TRC members with regard to some of the design elements. [REDACTED] from Cherenzia presented a conceptual drainage plan. [REDACTED] discussed some of the traffic considerations. Comments from TRC members were as follows:

- a. The existing decking of the Harbor Walk at this site is in poor condition. The TRC would like to see Harbor Walk improvements as part of this project, including improved access from West. Extension Street (with a potential for vehicle turnaround)*
 - b. TRC will consider potential applicant improvements to raise the Waites Wharf right-of-way two feet in elevation, but wants to see a clear pedestrian pathway from the hotel to Thames Street*
 - c. The applicant needs to document existing utility locations confirmed with the Department of Utilities on the site survey*
 - d. Meet with staff of the Utilities Department to review the conceptual drainage plan*
 - e. Please share roadway survey information with the Division of Engineering*
 - f. One egress stair from the hotel can exit into the garage. The other needs direct access to the exterior. The TRC directed the applicant to work to address TRC comments and return to the Committee at their June meeting.*
- 3. (for distribution) Review of 10 Washington Square (Bank Newport), AP 17 Lots 170,171,199 & 247: building renovation and parking lot reconstruction*
Hard copies of the application materials were distributed to TRC members for review at the June meeting.
- 4. Regular Meeting Schedule*
The TRC decided to schedule monthly meetings for the second Wednesday of the month at 9am in the Council Chambers.