

City of Newport

Department of Zoning and Inspections

Planning Division

43 Broadway, Newport, RI 02840

Plan May - 2

Application C

Application Number: _____

Application Date: _____

Application Fee: \$100.00

Major Subdivision Application

The undersigned desires to subdivide the property located in the City of Newport, Rhode Island in accordance with the accompanying Plat.

Triplett School Property Subdivision

Proposed Subdivision Name

435 Broadway

Newport, RI 02840

Plat 6 Lot 11

Property Address

Tax Assessor's Plat & Lot

Edward McPherson

P.O. Box 746, Newport, RI 02840

Applicant/Owner's Representative Name

Address

City, State, Zip

edward@islandmovingco.org

530-902-3306

Email

Cell Phone

City of Newport

43 Broadway, Newport, RI 02840

Name of Subdivider / Owner / LLC (Provide Proof of Ownership)

Address

City, State, Zip

citymanager@cityofnewport.com

401-845-5430

Email

Cell Phone

Warranty Deed

Book 494

Page 264

Deed of property recorded in City Land Evidence

Volume

Page

Lyn Small, Northeast Engineers

55 John Clarke Road, Middletown, RI 02842

Name of Registered Engineer or Land Surveyor

Address

City, State, Zip

LynS@northeastengineers.com

401-849-0810

Email

Cell Phone

Required Items for Major Subdivision

Major Subdivision Contents:

Master

☒ Letter/Email request pre-application conference;

Preliminary

☒ One (1) paper and one (1) digital (pdf or CAD) copy of record plat prepared by an engineer or a land surveyor showing the record plat for initial review;

☒ Application form; and

☒ Non-refundable fee.

Final

☐ One (1) paper and one (1) digital (pdf or CAD) copy of record plat prepared by an engineer or a land surveyor showing the record plat for initial review. For recording purposes submit one (1) Mylar copy, four (4) paper copies, and one (1) digital copy of approved plan;

☐ Dedication Form: streets, ways, and public access;

☐ Performance Bond;

☐ Two (2) copies of any restrictive covenants, if any, to regulate and protect the subdivision; and

☐ Record plat generated on Mylar (24"x36") at a scale of 1"=50' or larger.

March 25, 2019

Guy E. Weston
City Planner Pro Tem
City of Newport Zoning Board of Review
City Hall - 43 Broadway
Newport, RI 02840

via Hand Delivery

Re: 435 Broadway

Dear Guy,

In accordance with Subdivision Section 1F2I, please accept this letter as a request for a pre-application conference for the above referenced property. I have attached a copy of the Assessor's Plat marked to show the boundary of the land which is intended to be subdivided. As you are aware this property presently belongs to the City of Newport and my client, Island Moving Company, is under agreement to purchase the property subject to approvals being granted.

Thank you very much for your cooperation and contacting me with a good time to show up and review the subdivision regulations with you to formulate a manner to go forward efficiently.

With best wishes, I remain,

Respectfully yours,

MILLER SCOTT HOLBROOK & JACKSON

Turner C. Scott

Enclosure

Hannah Pfeiffer

From: tscott@millerscott.com
Sent: Sunday, March 31, 2019 8:49 AM
To: gweston@cityofnewport.com
Cc: pregan@srt-law.com; hpfeiffer@millerscott.com
Subject: Triplett School subdivision pre-application conference

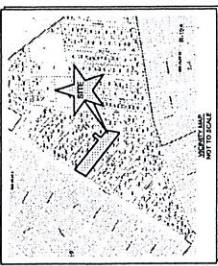
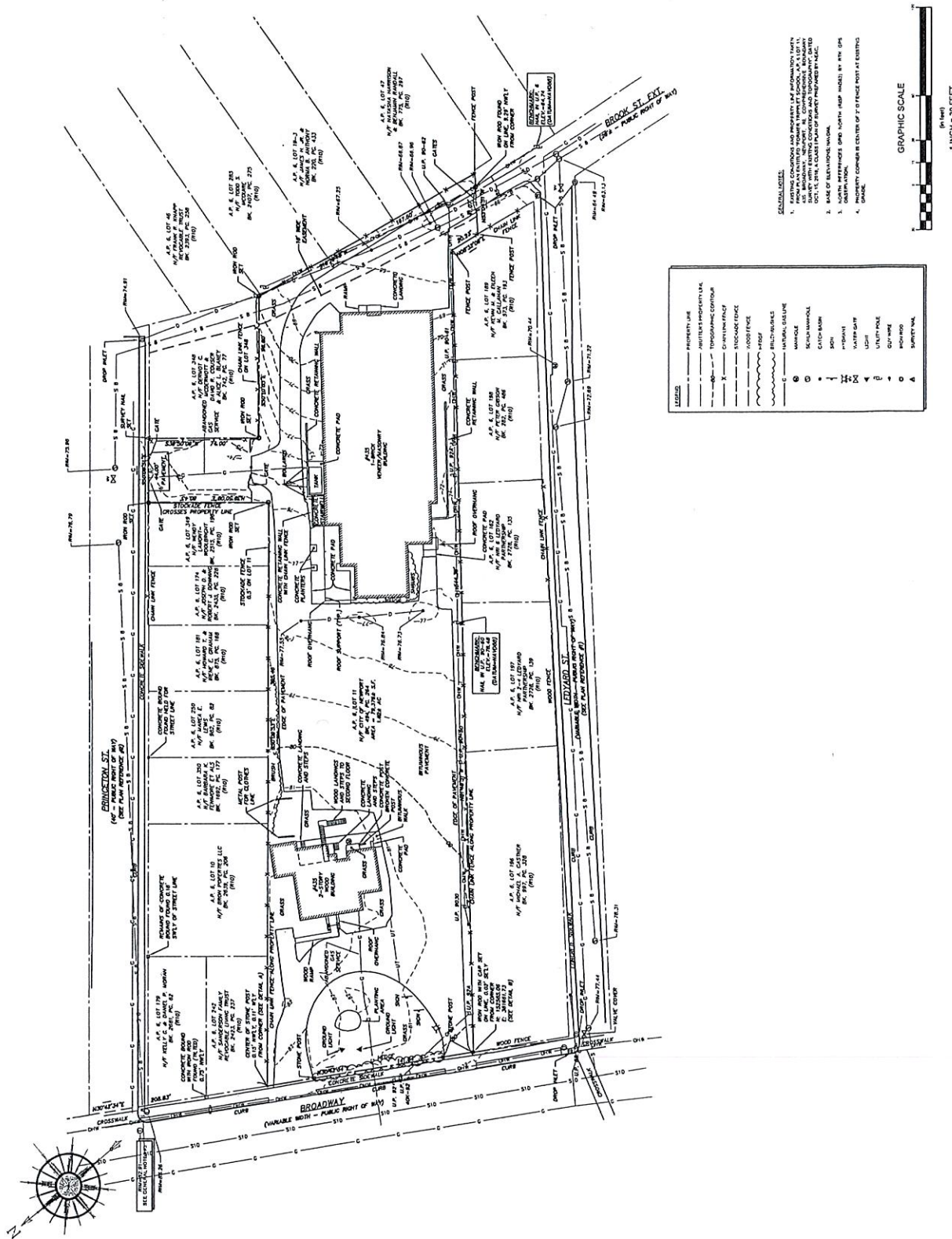
Guy, the subdivision application for the Triplett school site is ready to be filed any day now. I am hoping to get it on the agenda for Master Plan purposes for the 5/6/19 Planning Board date. May I have a pre-application conference meeting with you (as requested in my letter of 3/25/19) early this week. I have no issue with waiting for the new planner to get on board to have a formal pre-application conference so long as I can file this week and get on the 5/6/19 agenda.

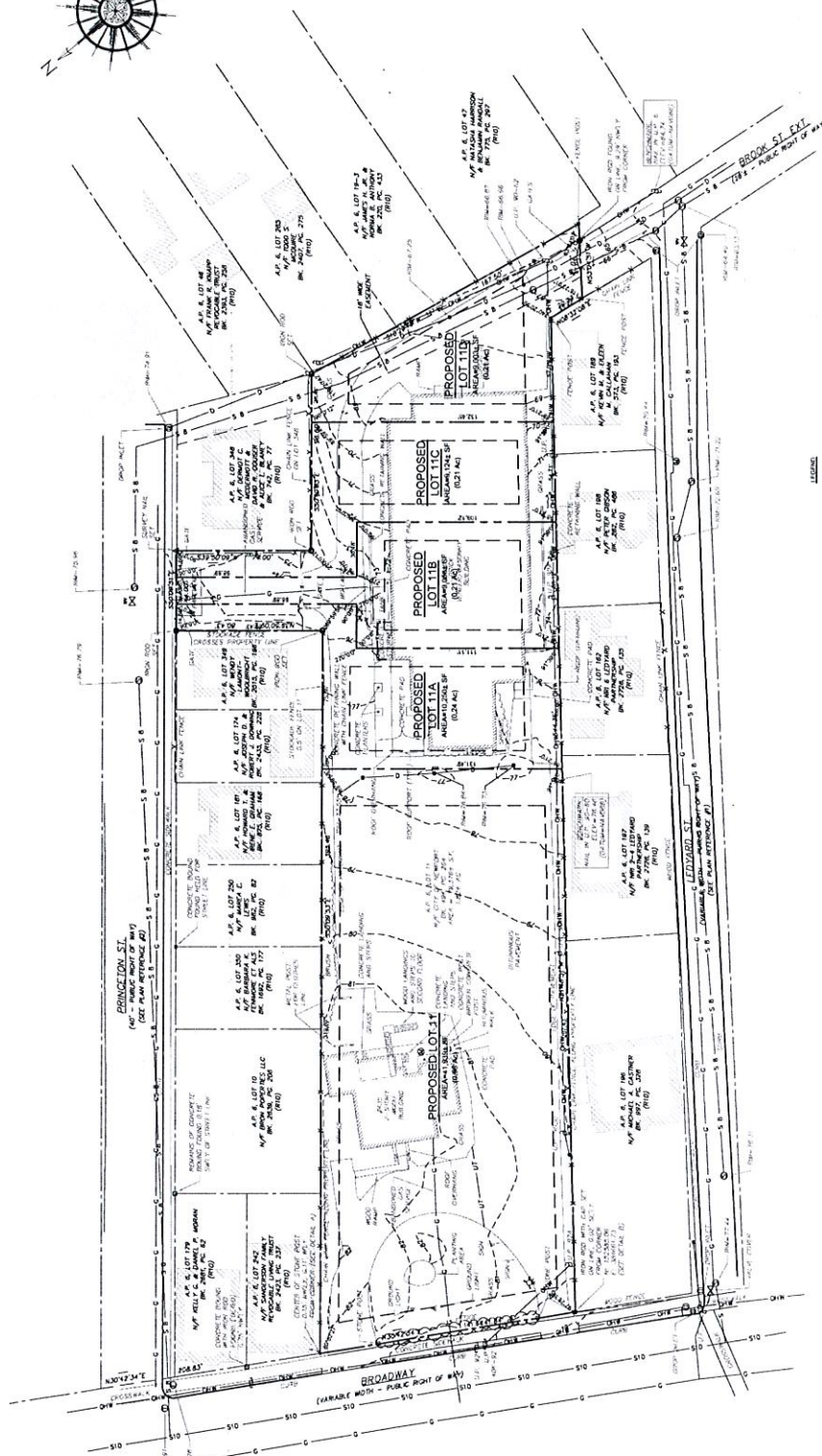
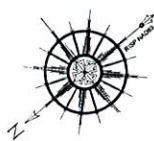
Just so you know we will be filing our demo application this week as well for placement on the 5/6/19 Planning Board agenda.

Is there enough going on in the city? I'll say.

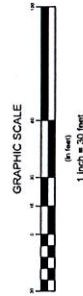
Turner C. Scott
Miller Scott Holbrook & Jackson
122 Touro Street
Newport, RI 02840
tscott@millerscott.com
401 847 7500 office
401 848 5854 fax
401 862 5003 cell

E. JAMES KURTZ
MCH.
345 WARREN AVE
E. Pown R.I. 02879

[illegible]

[illegible][illegible]

EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY MINNEAPOLIS ENGINEERS & CONSULTANTS, INC. (M&C), IN SEPTEMBER 1974. PROPERTY LINE INFORMATION TAKEN FROM A CLASS 1 COMPREHENSIVE BOUNDARY SURVEY PREPARED BY FIELD NOTES, 1971.

[illegible]

City of Newport
 Account Level History
 Receivable Group: ALL
 Printed on 04/18/2019 at 12:22:43 PM

Tax Collector
 City of Newport
 43 Broadway
 Newport RI 02840
 (401) 845-5401

To: **NEWPORT CITY OF
 CITY HALL
 NEWPORT RI 02840**

Account : R00205
 Penalty as of: 04/18/2019

Receivable	Principal	Penalty	Date	Batch	Trans#	Pay Method	Comments
2018 RP Tax Roll	0.00						
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						
2017 RP Tax Roll	0.00						
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						
2016 RP Tax Roll	0.00						
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						
2015 RP Tax Roll	0.00						
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						
2014 RP Tax Roll	0.00						
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						
2013 RP Tax Roll	0.00						
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						
2012 RP Tax Roll	0.00						
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						
2011 RP Tax Roll	0.00						
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						

2010 RP Tax Roll	0.00
Balance	0.00
Penalty Due	0.00
Total Due	0.00
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Balance	0.00
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Penalty Due	0.00
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Penalty Due	0.00
Total Due	0.00
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Penalty Due	0.00
Total Due	0.00
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Balance	0.00
Penalty Due	0.00
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Balance	0.00
Penalty Due	0.00
Total Due	0.00
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Balance	0.00
Penalty Due	0.00
Total Due	0.00
2000 RP Tax Roll	0.00
Balance	0.00
Penalty Due	0.00
Total Due	0.00
Total Principal Due	0.00
Total Penalty Due	0.00
Total Due on Account	0.00