



THE CITY OF NEWPORT, RHODE ISLAND
Technical Review Committee

Advice, Comment, and Recommendations Memo

Preliminary Development Plan Review

Applicant: Colbea Enterprises
Petition: Development Plan Review
Location: 138 JT Connell Highway
Zoning: Commercial Industrial

Per Chapter 17.88 of the City of Newport Code of Ordinances, the Technical Review Committee voted unanimously at its December 8, 2021 meeting to forward Development Plan Review of the petition by the Applicant, Colbea Enterprises, to the Planning Board for completion and approval, with the following recommended conditions:

1. The landscape design shall be approved by the Superintendent of Parks, Grounds and Forestry and ensure that no trees will block visibility entering and exiting the site.
2. That adequate vehicle queuing space be provided for the car wash use to ensure the queuing traffic does not extend onto the street.
3. That pavement painting/markings be installed on the site for safe pedestrian access, including crosswalks at the driveways and pathway marking within the parking field.
4. That dark sky compliant site lighting be installed for safe pedestrian access.
5. That the applicant continues to work with RIDOT as the construction project progresses to provide for pedestrian access from the rail corridor.

The Technical Review Committee reviewed this petition at its November 10, 2021 and December 8, 2021 meetings. The application was presented by Danielle Dufault, Esq., representative of the Applicant. The project engineer and property owner were also present.

Attachment:
Draft December 2021 TRC minutes