Per Chapter 17.88 of the City of Newport Code of Ordinances, the Technical Review Committee voted unanimously at its May 13, 2020 meeting to forward Development Plan Review of 24 Lee's Wharf a/k/a 5 Howard Wharf, TAP 32, Lot 314, with recommendation for approval, subject to the applicant’s continued work with the Department of Utilities on a stormwater connection. A permit should be made a condition of any special use permit required for this transient guest facility and such permit shall be granted by the Department of Utilities prior to the issuance of any building permit.

The Technical Review Committee began its review of this petition at its March 11, 2020 meeting. During a previous pre-application meeting, Planning staff worked with the architect to improve the design. The Interdepartmental Traffic Committee reviewed the project and the driveway design was changed to be an extension of the sidewalk as a result.

The application was presented by Attorney Dave Martland, representative of the applicant. No objections were noted. Dan Herchenroether, architect, Lyn Small, site engineer, and Paul Bannon, traffic engineer, provided additional information. The stormwater system design was modified to capture the increased pollutants from the parking lot, as opposed to the roof. Renderings were updated to show the screened rooftop mechanicals.

Helen Johnson, Preservation Planner, expressed some concern about the use of synthetic trim materials and wanted to make sure any plastic trim was brush painted to temper its finish. The Committee is generally satisfied with the architectural design, although the use of shutters appears contrary to the applicant’s claim of “classic Newport architecture.” A structural detail for the pervious pavement was requested, but not provided. The TRC additionally finds it will be of assistance to the Planning Board and Zoning Board of Review to be provide by the applicant a comparison of the height of the proposed building to surrounding structures and a roof plan with dimension showing the mechanical units and screening.

Attachments:
Approved March 11, 2020 TRC Minutes
Draft May 13, 2020 TRC Minutes