



THE CITY OF NEWPORT, RHODE ISLAND

Technical Review Committee

Advice, Comment, and Recommendations Memo

Development Plan Review

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

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

Scheduled: Wednesday, March 11, 2020, 9:00 a.m.

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

A. Call to Order

Mr. Friedrichs called the meeting to order at 9:00 am.

B. Roll Call

Members: Peter Friedrichs, Zoning & Inspections, City Planner
Guy Weston, Zoning & Inspections, Zoning Officer
Patricia Reynolds, Director of Planning and Economic Development
Bill Riccio, Director of Public Services (absent)
Julia Fogue, Director of Utilities
Bill Hanley, Director of Zoning and Inspections
Helen Johnson, Zoning & Inspections, Preservation Planner (joined during the review of 24 Lee's Wharf)
Bill Boardman, Public Services, City Engineer (represented by Corey Dexter, Assistant City Engineer)
Scott Wheeler, Public Services, Superintendent of Parks, Grounds & Forestry
Wayne Clark, Fire Department, Fire Marshal
Jonathan Cortes, Police Department, Traffic Sergeant

C. Approval of Minutes

1. November 13, 2019

The minutes were approved.

D. Discussion Items

1. *(continued from October 23, 2018, September 11, 2019, October 9, 2019, and November 13, 2019)*
Regarding Development Plan Review of 102-108 Girard Avenue, AP 2 Lot 11: demolition of existing structures and construction of four multifamily residential structures with six or more units
Jay Lynch, attorney for the applicant, noted that the project has abandoned the second phase and the fourth building, enlarging one of the buildings for a total of 22 units, 2 less than the 24 originally submitted. Lyn Small, civil engineer for the project, advised that a sand filter will provide water quality leading to a detention pond at the rear of the property. Mr. Lynch informed that the design of other elevations will mimic the provide elevation. The Committee voted to recommend approval, provided that final drawings be submitted as required, including an updated landscape plan and elevations of all facades.

2. Advice, comment, and recommendations regarding Development Plan Review of 24 Lee's Wharf, AP 32, Lot 314: demolition of existing parking lot and construction of a 21-room transient guest facility with restaurant

Dave Martland, attorney for the applicant, led the presentation. This hotel will redevelop a commercial parking lot into a hotel, incorporating the Harborwalk, featuring classic Newport architecture. Lyn Small, civil engineer for the project, mentioned that she was working on a revised stormwater design after meeting with the Department of Utilities. Mr. Wheeler mentioned that he would like to see a structural detail for the pervious pavement. Mr. Dexter mentioned the Interdepartmental Traffic Committee requested the sidewalk detail continue through the driveways. Mr. Clark expressed some concern about the ability to reach the docks. Mr. Weston expressed some concern about the lack of sidewalks between this property and Thames Street. Dan Herchenroether, project architect, gave an overview of the building design, noting that the base elevation was increased from the required 13' to 19' to provide 10' garage clearance. There will be breakaway walls below flood elevation. Screened air handlers will be located on the roof. Mr. Weston asked about traffic counts. Paul Bannon, project traffic engineer, advised that counts will decrease at peak hour, from the current 90+ to less than 20. Mr. Wheeler asked about the Harborwalk. Ms. Small advised that the width will be increased to 8' with 3' of pervious pavers. Mr. Clark inquired about the length and width of Lee's Wharf. Mr. Wheeler advised that right-of-way continued to the water, but there is some landscaping in the right-of-way through an adopt-a-spot program as well as a pump station upgraded during the course of the adjacent condo development. Ms. Johnson mentioned she liked the massing and the mansard roof. She expressed some concern about the use of PVC and wanted to make sure such use could be tempered. Mr. Herchenroether advised that final material selection had not been made and the client was also concerned about tempering contemporary materials. Mr. Friedrichs expressed some concern about the use of shutters. Ms. Johnson concurred. Ms. Reynolds inquired about the theme of the restaurant space. Mr. Herchenroether advised that it was designed as a greenhouse and the restaurant may not be built out. Mr. Weston inquired about required Coastal Resources Management Council (CRMC) approvals. Ms. Small advised that she had met with CRMC staff and designed the plans in accordance their recommendation. The project will need an assent from CRMC subsequent to the City's approval. Citing the need for revised stormwater designs and amendments to the architectural drawings to include the mechanical equipment, the review was continued to the April meeting.

3. Minor subdivision at 90 Harrison Ave. AP 41, Lot 14: subdivision of existing property into 5 residential lots conforming to zoning requirements

This item was continued to the April meeting.

4. Short-Term Rentals ordinance amendments, including Title 5: registration and Title 17: zoning

There was brief discussion regarding the ongoing work of the City to regulate short-term rentals.

5. Overview of proposed North End zoning amendments, including amendments to the zoning map and creation of the Urban Innovation Village and the Mixed-Use Innovation, Floating zones.

Ms. Reynolds gave a presentation of the proposed zoning amendments to the North End.

E. Adjournment

The Committee adjourned at 10:18 am.

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

Scheduled: Wednesday, May 13, 2020, 9:00 a.m.

Location: REMOTELY

A. Call to Order

Mr. Friedrichs called the meeting to order at 9:02 am.

B. Roll Call

Members: Peter Friedrichs, Zoning & Inspections, City Planner
Guy Weston, Zoning & Inspections, Zoning Officer
Patricia Reynolds, Director of Planning and Economic Development
Bill Riccio, Director of Public Services (absent)
Julia Forgue, Director of Utilities
Bill Hanley, Director of Zoning and Inspections
Helen Johnson, Zoning & Inspections, Preservation Planner
Bill Boardman, Public Services, City Engineer (microphone was not working)
Scott Wheeler, Public Services, Superintendent of Parks, Grounds & Forestry
Wayne Clark, Fire Department, Fire Marshal
Jonathan Cortes, Police Department, Traffic Sergeant (participated via telephone)

C. Approval of Minutes

1. March 11, 2020

The minutes were approved.

D. Discussion Items

1. *(continued from March 11, 2020)* Advice, comment, and recommendations regarding Development Plan Review of 24 Lee's Wharf, AP 32, Lot 314: demolition of existing parking lot and construction of a 21-room transient guest facility with restaurant

Dave Martland, attorney for the applicant, led the presentation. Revised stormwater drawings have been submitted to address some of Utilities' concerns. Lyn Small, civil engineer for the project, said the design had been modified to capture the parking lot runoff, with an overflow into the City's system in Lee's Wharf. The abutting marina was not interested in allowing the applicant to utilize their bulkhead. Ms. Forgue clarified that Utilities has granted conceptual approval, but is waiting for the design to be advanced. Dan Herchenroether, project architect, showed the updated renderings with the screened air handlers. Mr. Weston requested an elevation comparing the heights of the proposed building with surrounding buildings. Ms. Johnson asked for a roof plan with dimensions. Mr. Herchenroether said he could provide these documents. Ms. Johnson thought it was a nice design and did not want the air handlers to take away from that. Mr. Weston noted the chairs on the third-floor balcony on the north side of the building are inaccessible. Ms. Reynolds inquired about the materials. Mr. Herchenroether responded that there would be wood-clad siding, asphalt shingles, and non-functional brick chimneys. Ms. Johnson inquired about the windows. Mr. Herchenroether asked what Ms. Johnson would like. He figured wood clad with aluminum. Ms. Johnson thought that was acceptable. Mr. Friedrichs brought up the shutters. Ms. Johnson renewed her concern, but thought the project should move forward. The Committee voted unanimously to recommend approval with the condition that the applicant keep working with the Department of Utilities. The Committee further recommends that any Zoning Board of Review approval be contingent upon Department of Utilities approval prior to the issuance of a building permit.

2. Development Plan Review of:

- a. Petition of BCM Crancal Partners, LLC, applicant and property owner, regarding the old Cranston-Calvert School, 15 Cranston Avenue, AP 19 Lots 12, 13, and 164: rehabilitation of former school into multifamily residential with six or more units

Peter Regan, attorney for the applicant, led the presentation. He noted the written comments he had received from the Utilities Department and thought it best to discuss those after today's

meeting. Mr. Hanley noted the need for ADA units. Jeff Moniz, architectural designer for the project, noted that the two required units are included in the project. Mr. Wheeler is not satisfied with the landscape design and thinks the parking should be screened from Cranston Street, as is typically required for projects of this type. The notes call for the removal of the trees on the site. Mr. Moniz responded that the landscape design is based on the parking requirements mandated by the Council. Mr. Wheeler thought some trees and other landscaping could be planted in the stormwater areas. Mr. Wheeler said he understood that not all trees would be replaced, but that there should be some landscaping and not just wall-to-wall permeable pavement. With the applicant's consent, the Committee voted unanimously to continue the matter to give the applicant the opportunity to address the Utilities and landscaping concerns.

- b. Petition of Joseph Toole, applicant, and 261 Benefit Street, LLC, property owner, regarding 202 JT Connell Hwy, AP 4 Lots 52 and 82: demolition of vacant restaurant and construction of an automobile washing and cleaning establishment with more than 10 parking spaces

The applicant has requested a continuance to the June meeting. Mr. Friedrichs thought signage designs were necessary. Ms. Reynolds expressed a desire for lighting designs. Mr. Martland, representative for the applicant, agreed to provide these items for the June meeting. Ms. Forgue asked if Mr. Martland had received her written comments. He had not. They were provided subsequent to the meeting. The Committee voted unanimously to continue the matter to the June meeting.

- c. Petition of Boys and Girls Club, of Newport County, applicant and property owner, regarding 95 Church St, AP 24 Lot 337 and AP 25 Lots 52 and 79: reconstruction of a parking lot with more than 10 parking spaces

Mike Russell, site engineer for the project, presented the application. This project is improving the rear access to the pool on Mill Street. There are some planned architectural improvements to the facility. Mr. Wheeler expressed the desire for a landscape architect to be utilized for the project. He thought the project could benefit from some landscaping for screening and aesthetics. Mr. Russell thought the applicant would be aggregable to that. Ms. Reynolds asked about the stone walls. Mr. Russell responded that it would be a typical New-England-style stone wall, possibly with a lamp post. Mr. Boardman shared the applicant would need to apply for a Physical Alteration Permit and he thought the sidewalks in front of the property on Mill Street might need to be reconstructed by the applicant. Mr. Russell said he would sync up with Mr. Boardman prior to the next Committee meeting. Ms. Reynolds asked for architectural drawings and a conceptual design of the stone wall. Mr. Russell informed the Committee he would also work on sharing the test pit data for Utilities and developing the landscape plan for the next TRC meeting. The Committee voted unanimously to continue the matter to the June meeting.

- 3. Overview of proposed North End zoning amendments, including amendments to the zoning map and creation of the Urban Innovation Village and the Mixed-Use Innovation, Floating zones.
- 4. Discussion of updates to the Subdivision Regulations
- 5. Discussion of the TRC Procedures
- 6. Discussion of Green and Complete Streets Ordinance

Mr. Friedrichs and Ms. Reynolds informed the Committee the Solicitor was still reviewing items 3-6 and the Committee would have additional opportunity for discussion at the June meeting.

E. Adjournment

The Committee adjourned at 10:08 am.