



THE CITY OF NEWPORT, RHODE ISLAND
Technical Review Committee

Meeting Agenda

Scheduled: Wednesday, November 8, 2023, 9:00 a.m.
Location: City Hall, Council Chambers
Members: Patricia Reynolds, Director of Planning and Economic Development
William Riccio, Director of Public Services
Robert Schultz, Director of Utilities
William Moore, Building Official
Tuuli Martin, Planning and Economic Development, City Planner
Nicholas Armour, Planning and Economic Development, Zoning Officer
Jillian Chin, Preservation Planner
William Boardman, Public Services, City Engineer
Scott Wheeler, Public Services, Superintendent of Parks, Grounds &
Forestry Robert Dufault, Fire Department, Fire Marshal
Jason Head, Police Department

Call to Order

A. Determination of Quorum

B. Approval of Minutes

October 11, 2023 meeting minutes

C. Technical Review

1. Revisiting Development Plan Review Application

105 Broadway, TAP 21, Lot 196

GB General Business

Petition of Carpe Noctem Real Property, LLC, to convert the former gas station into a commercial parking lot.

Continued from the August 9, September 13, and October 11, 2023 meetings. The applicant was requested to take the following actions:

- *Submit a revised plan with an entrance configuration that is realistically functional for two-way traffic for the November 78th TRC meeting.*

2. Review and approval of a Development Plan Review Application

144-150 Thames St, TAP 24, Lot 045

GB General Business

Application of 144 Thames Street LLC, owner, and C.C.B. Capital & Real Estate, Inc., applicant, to construct a four-story building containing two (2) commercial units, office space, and guest facilities of 15 units with a total of 41 rooms.

Technical Review Committee is the review agency for uses permitted by right which are subject to development plan review. Transient/vacation guest facilities, any commercial use of ten thousand (10,000) gross square footage, and parking areas for more than ten (10) automobiles require development plan review. All proposed uses are permitted by right in the GB General Business zone. Proposal requires zoning relief from the Zoning Board of Review. Continued from the August 9, September 13, and October 11, 2023 meetings. The applicant was requested to submit the following:

- *Traffic and parking analysis, including analysis of any proposed off-site parking*
- *Total number of proposed vacation rentals*
- *Economic viability study*
- *Subdivision application for the merger*
- *Zoning variance application for the parking spaces and aisle width*

3. Review and approval of a Development Plan Review Application

137 Broadway, TAP 19, Lot 25

GB General Business

Application of Lion Capital, LLC, owner, and BayCoast Bank, applicant, to construct a one-story bank with a drive-through.

Technical Review Committee is the review agency for uses permitted by right which are subject to development plan review. Projects with parking areas for more than ten (10) automobiles require development plan review. All proposed uses are permitted by right in the GB General Business zone. Proposal requires relief from the Zoning Board of Review. Continued from the September 13 and October 11, 2023 meetings. The applicant was requested to address the following:

- *Coordinate with the fire department for required fire access features*
- *Clearly delineate the queuing lane in the plans*
- *Add the height dimensions of the canopy to the plans*
- *Add tree protection measures to the plans*
- *Verify that there is adequate sight distance at the Everett St exit, considering both fencing and landscaping options*
- *Verify that the proposed tree near Everett St will not interfere with the overhead wires at maturity*
- *Modify the stormwater plan, including the reduction of connections to the city system to one connection.*
- *Include a cut sheet for lighting features in the plan*



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4. Advice, comment, and recommendation for Principal Structure(s) Demolition Application

36 Red Cross Avenue, TAP 29, Lot 200

R-20 Residential

Application of Jacquelyn Mancini, owner, and Aaron Burwick, applicant, to demolish a two-story, single-family residential structure to provide for the construction of a new residence.

D. Presentation and Discussion of Reports

1. Green and Complete Streets Policy Presentation

Continued from the October 11, 2023 meeting.

E. Adjournment