



THE CITY OF NEWPORT, RHODE ISLAND
Technical Review Committee

Meeting Agenda

Scheduled: Wednesday, September 13, 2023, 9:00 a.m.
Location: City Hall, Ground Floor Conference Room
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

August 9, 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, represented by Sayer Regan & Thayer, LLP, to convert the former gas station into a commercial parking lot.

Continued from the August 9, 2023 meeting. Continued to the October TRC meeting as no new materials were submitted by the deadline.

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.

Continued from the August 9, 2023 meeting. Continued to the October TRC meeting as no new materials were submitted by the deadline.

3. Advice, comment, and recommendation for Principal Structure(s) Demolition Application
137 Broadway, TAP 19, Lot 25

GB General Business

Application of Lion Capital, LLC, owner, and BayCoast Bank, applicant, to demolish the existing one-story commercial building to provide for the construction of a bank.

Technical Review Committee review of demolition applications is required by Article X – Regulations, Section 7 of the Planning Board By-Laws for the Conduct of Business.

4. 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.

5. Advice, comment, and recommendation for Principal Structure(s) Demolition Application
84 Dr. Marcus Wheatland Boulevard, TAP 14, Lot 92

GB General Business

Application of Keith Cullen, owner and applicant, to demolish and replace the existing two-story, two-family residence.

Technical Review Committee review of demolition applications is required by Article X – Regulations, Section 7 of the Planning Board By-Laws for the Conduct of Business.

D. Presentation and Discussion of Reports

1. Green and Complete Streets Policy Presentation

E. Adjournment