

Special Meeting Notice
Newport Zoning Board of Review

Monday, October 16, 2023
Innovate Newport
2nd Floor Conference Hall
513 Broadway, Newport, RI

10/12/2023

**SPECIAL MEETING OF THE
NEWPORT ZONING BOARD OF REVIEW
Monday, October 16, 2023 – 6:00 P.M.**

Available to view via WebEx at the following link:

<https://cityofnewportmeet.webex.com/cityofnewportmeet/j.php?MTID=mee0b57fdc0b68f11e5c89e392ff7435e>

Webinar number:

2630 983 7218

Webinar password:

zoning (966464 from phones and video systems)

Join by phone

1-844-621-3956 United States Toll Free

+1-650-479-3208 United States Toll

Access code: 263 098 37218

I. Call to Order

II. Roll Call and Determination of Quorum

III. Full Hearing Petition to be Considered

1. App #2019-Aug-1. PETITION OF HARBOUR REALTY, LLC, applicant; HARBOUR REALTY, LLC., TOMORL, LLC., 20 WEST EXTENSION, LLC., WAITES WHARF REALTY ASSOCIATION, LLC., AND THOMAS B. ABRUZESE, owners; **0, 1, 16 & 25 Waite's Wharf, 23 Coddington Wharf, and 20 West Extension Street**, TAP 32, Lots 155, 267, 268, 272, 248, & 293, (WB zone); for a special use permit and a variance to the dimensional requirements for permission to demolish the existing structures and construct a 150-room transient guest facility, (91 rooms allowed), with a standard restaurant, banquet and wedding facilities, and provide 266 off-street parking spaces on a noncontiguous lot, (all off-street parking must be on the same lot as the use required), and to allow of use of public right of way to maneuver into and out of spaces, (Use of public right of way not allowed). (**Applicant Presentation Only. Objector Presentation/Public Comment will be Continued to following special meeting**)

Application Materials, June 26, 2019

Combined Comments received prior to 2022

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Planning Board Memorandum, recorded January 23, 2023

Planning Board Memorandum, recorded April 5, 2023

Applicant's Supplemental materials, September 25, 2023

1. Plan Set from Narragansett Engineering;
 2. Architectural Plan Set from Group One Partners;
 3. Conceptual Stormwater Management Plan from Narragansett Engineering;
 4. Economic Analysis from Robinson Asset Management Group;
 5. Resume/CV of William Robinson;
 6. Environmental Consultant Report of Marisa Desautel, Esq.;
 7. Resume/CV of Marisa Desautel, Esq.;
 8. Planning & Zoning Expert Report from Paige Bronk;
 9. Real Estate Expert Report from James Houle;
 10. Bryant Associates Traffic Impact Analysis;
 11. Bryant Associates Traffic Counts;
 12. VHB Traffic & Operations Assessment;
 13. Sage Environmental Report;
 14. Fire Code Consultant Report from Raymond Gomes;
 15. Letter of support from Oldport Marine;
 16. Letter from Applicant's Counsel with summary of plan changes and relief requested;
 17. Letter from Applicant's Counsel regarding Zoning Board voting requirements;
- Public Comment, Combined October 12, 2023
Staff Report, October 12, 2023

IV. Action Item

Set subsequent meeting dates for the above petition. Proposed dates include November 20, 2023 and December 13, 2023.

V. Adjournment

Please note:

Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Board normally will take a short break after 1½ to 2 hours of hearings to re-assess the agenda and their ability to reach the remaining items pending before it.

The Board will not entertain/begin a new petition after 10:00 p.m. and will conclude all hearings at 10:30 p.m. therefore some petitions cannot be heard due to these time constraints and will be continued to the next regular meeting date.

Please send any inquiry to Nick Armour, Zoning Officer, at narmour@cityofnewport.com or call (401) 845-5452