

12/7/2023

SPECIAL MEETING OF THE NEWPORT ZONING BOARD OF REVIEW

Monday, December 11, 2023 – 6:00 P.M.

Available to view via City's website at the following link:

<https://www.cityofnewport.com/en-us/city-hall/tv>

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). **(Conclusion of Applicant Presentation. Objector Presentation and Public Comment if time allows. Additional Public Comment will be Continued to following special meeting)**

Application Materials, June 26, 2019

Combined Comments received prior to 2022

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.;

Special Meeting Notice

Newport Zoning Board of Review

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City Hall
City Council Chambers
43 Broadway, Newport, RI

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;
- Staff Report, October 12, 2023
Objector's Materials, October 30, 2023
1. Transmittal Letter
 2. Traffic Impact and Access Study from Bayside Engineering
 3. Appraisal Report by William Coyle, Jr.
 4. Land Use and Planning Report from Douglas McLean, AICP
- Applicant's Supplemental Houle Report, November 6, 2023
Objector's Witness Map, November 15, 2023
Public Comment received after 2022, combined November 16, 2023
Supplemental Staff Report, November 16, 2023
Draft Easement for Friends of the Waterfront, December 5, 2023
2019-2023 Guest House Registration Information – from City Clerk, December 6, 2023
Applicant's Area Photos, December 7, 2023
Public Comment received between November 16, 2023 and December 7, 2023

IV. Action Item

Set subsequent meeting date for the above petition if necessary. Proposed date: December 18, 2023
Regular Zoning Board Meeting.

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