

Minutes of the **Newport Zoning Board of Review**

A Special meeting of the Zoning Board of Review was held on Monday, February 10, 2025, in the City Hall Council Chambers, 43 Broadway at 6:00 p.m.

PRESENT: Wick Rudd, Chair
David Riley, Vice Chair
Bart Grimes, Acting Secretary
Nicole Shevory
Melissa Pattavina (Alternate)

Nicholas Armour, Zoning Officer
Dylan Conley, Assistant City Solicitor
Zachary Cabrera, Assistant Planner

ABSENT: Russell Johnson, Secretary

D E C I S I O N S

*Amended App. #2023-Jun-012 PETITION OF C.C.B. CAPITAL & REAL ESTATE INC., applicant, 144 THAMES STREET, LLC, owner, 144-150 Thames Street, TAP 24, Lot 045, (GB Zone) for dimensional variances to construct a new mixed-use building, containing 14 Vacation Guest Facility units (11 permitted), providing 17 parking spaces (48 spaces required).

The applicant was present and there were nine written letters of objection to the petition. There were three different groups of objectors present, each group represented by a different attorney. Attorney Russell Jackson was present and represented the application. The owner of the property, Christopher Bishow was present.

Mr. Jackson explained the project, specifically the project's path through the Planning Board and the Technical Review Committee (TRC). Mr. Grimes and Mr. Riley asked clarifying questions regarding the density variance sought by the applicant. Mr. Jackson called Mr. Bishow to testify. Mr. Bishow described the scope and scale of the project and submitted to the Board Applicant's Exhibit 1, excessive cost implications and Applicant's Exhibit 2, street parking. All Board members asked questions of Mr. Bishow. Attorney Jeffrey Gladstone, an attorney representing objectors, cross-examined Mr. Bishow. Attorney Christine Deiter, an attorney representing objectors, cross-examined Mr. Bishow. Attorney Samuel Eckle, an attorney representing objectors, cross-examined Mr. Bishow.

Mr. Jackson called the project architect, Jay Groves to testify next. The Board asked Mr. Groves several questions. Mr. Gladstone, Ms. Deiter, and Mr. Eckle each cross-examined Mr. Groves following his testimony.

The Board took a break from proceedings from 7:50 – 8:00 pm.

Mr. Jackson called the applicant's traffic engineer, Lorenzo Dantes to testify next. Mr. Dantes was recognized and accepted by the Board as an expert in traffic engineering. Mr. Dantes testified, presented his findings, and answered questions from Board members. Mr. Gladstone, Ms. Deiter, and Mr. Eckle each cross-examined Mr. Dantes following his testimony.

Mr. Jackson called the applicant's land use expert, Doug McLean to testify next. Mr. McLean was recognized and accepted by the Board as an expert in land use and planning. Mr. McLean testified, presented his findings, and answered questions from Board members. Mr. Gladstone cross-examined Mr. McLean following his testimony.

Following Mr. Gladstone's cross-examination of Mr. McLean, Mr. Riley made a motion to continue the application to the February 24, 2025 Zoning Board of Review meeting, seconded by Ms. Shevory. The motion passed unanimously.

Meeting was adjourned at 10:00 pm.