

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

A regular meeting of the Zoning Board of Review was held on Monday, March 24, 2025, in the City Hall Council Chambers, 43 Broadway at 6:00 p.m.

PRESENT: Wick Rudd, Chair  
Russell Johnson, Acting 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: David Riley, Vice Chair

The following meeting minutes were considered and approved:

- Monday, January 27, 2025.

**D E C I S I O N S**

App. #2025-Mar-001 PETITION OF FRANCISCO PINEDA, applicant and owner, **461 Spring Street**, TAP 35, Lot 163, (R-10 Zone), for special use permits and a dimensional variance to remove a rear addition and detached shed and construct a new two-story rear addition with second floor deck, located 2' from the south side property line (2.68' is required), maintaining a lot coverage off 39.9% (34.65% allowed), constituting an alteration to a property with a non-conforming lot coverage.

The applicant was present and there was one letter of objection to the petition. The petitioner's architect, Jeffrey Moniz was also present. Mr. Moniz discussed the project and responded to the last-minute objection received by the Zoning Officer prior to the meeting.

Mr. Johnson made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The board discussed the petition and a roll call vote was taken. The motion was unanimously approved. Staff to write the draft decision.

App #2024-Nov-007 PETITION OF WORLD VIEW GRAPHICS, INC., applicant and owner, **404 Thames Street**, TAP 27, Lot 259 (LB Zone), for a special use permit, and dimensional variance to convert one dwelling unit into a two-bedroom guest house, without providing additional parking (1 additional space required for the manager).

The applicant, Andrew Kagan, was present and there was no opposition. The applicant's Attorney, William Anthony Jr. was also present to represent the application. Nancy Letendre, the applicant's land use expert was accepted by the Board as an expert in land use. Ms. Letendre's land use report was submitted to the Board and accepted as Applicant's Exhibit A. Mr. Johnson asked a question for Ms. Letendre and Mr. Anthony to answer.

Mr. Johnson made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and on the conditions that leases for off-site parking and for the on-site manager be provided yearly for review by the Zoning Officer, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The Board discussed the petition and a roll call vote was taken. The motion passed unanimously. Mr. Anthony to write the draft decision.

App #2024-Nov-008 PETITION OF 517 THAMES STREET, LLC, applicant and owner, **517 Thames Street**, TAP 35, Lot 128 (WB Zone), for a dimensional variance to convert one dwelling unit into a two-bedroom guest house, without providing additional parking (1 additional space required for the manager).

The applicant was present and there was no opposition. The applicant's Attorney, William Anthony Jr. was also present to represent the application. Nancy Letendre, the applicant's land use expert was accepted by the Board as an expert in land use. Ms. Letendre's land use report was submitted to the Board and accepted as Applicant's Exhibit A. Mr. Johnson asked a question for Ms. Letendre and Mr. Anthony to answer.

Mr. Johnson made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and on the condition that a lease for off-site parking be provided yearly for review by the Zoning Officer, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The Board discussed the petition and a roll call vote was taken. The motion passed unanimously. Mr. Anthony to write the draft decision.

\*App. #2025-Mar-004 JEFFREY MELILLO, applicant and owner, **32 Ayrault Street**, TAP 19, Lot 030, (R-10 Zone), for a special use permit to remove an existing detached garage and rear deck and construct a new rear two-story addition, decreasing the lot coverage from 28.1% to 24.5%, (21.80% allowed), constituting an alteration to a property with a non-conforming lot coverage.

The applicant was present there was one written letter of opposition. The applicant's attorney, Michael Monti was also present to represent the application. Mr. Monti explained the application and responded to the letter of objection. Mr. Johnson asked a question of the architectural elements of the proposed addition.

Mr. Johnson made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The Board discussed the petition and a roll call vote was taken. The motion was unanimously approved. Mr. Monti to write the draft decision.

Meeting was adjourned at 7:30 pm.