Minutes of the

**Newport Zoning Board of Review**

A special meeting of the Zoning Board of Review was held on Monday, January 11, 2021, via the Zoom meeting platform at 6:00 p.m.

PRESENT: Chuck Allott, Chair

Bart Grimes Acting Secretary

Russell Johnson

David Riley

Wick Rudd

Samuel Goldblatt Acting member

 Guy Weston, Zoning Officer

 Girard Galvin, Assistant City Solicitor

 Nancy Caron, Stenographer, Allied Court Reporters

ABSENT: Robert Buzard

**DECISIONS**

A motion was made by Mr. Rudd to approve, PETITION OF HOWARD WHARF, LP, applicant and owner; for a special use permit for permission to construct a 21-room transient guest facility with a standard restaurant applying to the property located at 24 Lee’s Wharf a/k/a 5 Howard Wharf, TAP 32, Lot 314, (WB zone). The motion was seconded by Mr. Johnson. Attorney David Martland represented the applicant. The traffic study was conducted by Paul J. Bannon. The engineer was Northeast Engineers and Consultants, Inc. and was presented by Lyn Small. The Real Estate expert report was written by James A. Houle. The application was unanimously approved after discussion and clarification. The project should be substantially completed within 24 months. All abutter invoices must be paid in full to the City of Newport. Planning Board condition for right of way is part of the decision with Centerline stripping of Lee s wharf

and A 5' right of way running east and west along North side of property.

Including 8' harbor walk running along western boundary if property.