



THE CITY OF NEWPORT, RHODE ISLAND
Technical Review Committee

Meeting Agenda

Scheduled: Wednesday, August 13, 2025, 9:00 a.m.
Location: City Hall, Council Chambers
Members: Patricia Reynolds, Director of Planning and Development
William Riccio, Director of Public Services
Robert Schultz, Director of Utilities
Brad Ward, Building Official
Rebecca Trefethen, City Planner
Nicholas Armour, Planning and Development, Zoning Officer
Jillian Chin, Preservation Planner
William Boardman, Public Services, City Engineer
Scott Wheeler, Public Services, Superintendent of Parks, Grounds & Forestry
Justin DeWolf, Fire Department, Fire Marshal
Jason Head, Police Department, Police Sergeant

A. Determination of Quorum

B. Approval of Minutes

July 9, 2025 meeting minutes

C. Technical Review

1. Development Plan Review, Preliminary Plan – REVISITING AMENDED APPLICATION

App. No. 2025-DPR-04

(0) 525 Broadway, TAP 6, Lot 1

R-10 Residential

Application of 525 Broadway, LLC, applicant and owner, to construct **two** 3-story multi-family residential buildings with a combined total of **38** dwelling units and **41** parking spaces.

TRC forwarded a recommendation to the Planning Board at the May 14, 2025 TRC meeting.

Application is being revisited following the submittal of new materials and revisions to the site plan. The Planning Board is the review agency for uses requiring a dimensional variance and/or Special Use Permit which are subject to development plan review. The Technical Review Committee shall provide advice, comment, and recommendations to the Planning Board. Any multi-family dwelling use involving an increase of three or more dwelling units or when the total number of dwelling units is six or greater, and parking areas for more than ten (10) automobiles require development plan review.

2. Principal Structure Demolition Application – **CONTINUED TO SEPTEMBER**

App. No. 2025-Demo-04 (Former stable of The Reefs)

173-175 Coggeshall Avenue, TAP 37, Lot 74

R-10A Residential (NOT in the local Historic District)

Application of Fleury Properties, Inc., owner and applicant, to demolish a two-and-a-half-story, four-unit multifamily structure, constructed circa 1897 (originally the Harry Payne Whitney Carriage House), to provide for the potential subdivision and construction of three single-family dwellings.

Continued from the June 11th & July 9th, 2025 TRC meetings. Technical Review Committee review of demolition applications for principal structures outside of the historic district is required by Code of Ordinances Chapter 17.88. TRC's recommendation is advisory to the Building Official.

D. Adjournment