



THE CITY OF NEWPORT, RHODE ISLAND
Technical Review Committee

Meeting Agenda

Scheduled: Wednesday, May 14, 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

April 9, 2025 meeting minutes

C. Technical Review

1. Development Plan Review Application

App. No. 2025-DPR-03 (Camp Rocky Farm)

160 Carroll Avenue, TAP 41, Lot 30

R-40A Residential

Application of Girl Scouts of RI, Inc., owner and applicant, to construct a new “Alumni Building”, to construct two covered pavilions, to relocate the existing archery range to the north side of the property, and to provide 10 new parking spaces. The interior of the existing lodge is to be reconfigured.

Continued from the April 9, 2025 TRC meeting. The Planning Board is the review agency for uses requiring a Special Use Permit which are subject to development plan review. A Category 2 Special Use Permit is required for charitable institutions in the R-40A Residential zone. The Technical Review Committee shall provide advice, comment, and recommendations to the Planning Board. Parking areas for ten (10) or more automobiles require development plan review.

2. Principal Structure Demolition Application

App. No. 2025-Demo-03 (Camp Rocky Farm – Caretaker’s Cottage)

160 Carroll Avenue, TAP 41, Lot 30

R-40A Residential

Application of Girl Scouts of RI, Inc., owner and applicant, to demolish a one-story caretaker's cottage to provide for the construction of a covered pavilion.

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.

3. Development Plan Review Application

App. No. 2025-DPR-02 (The Treadway Hotel)

49 America's Cup Avenue, TAP 24, Lot 178

Waterfront Business

Application of 49 Newport Hotel, LLC, applicant and owner, to expand the existing transient guest facility, increasing the number of guest bedrooms to 164 rooms. The applicant proposes to reconstruct the existing restaurant and meeting areas and to add 4,629 sq. ft. of retail space on an elevated plaza. Existing marina operations will continue.

Continued from the April 9, 2025 TRC meeting. 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. Dimensional variances are required to the number of allowable transient guest bedrooms and minimum number of required parking spaces. A Category 3 Special Use Permit is required for transient guest facility uses in the Waterfront Business zone. The Technical Review Committee shall provide advice, comment, and recommendations to the Planning Board. Transient guest facilities and parking areas for more than ten (10) automobiles require development plan review.

4. Development Plan Review Application

App. No. 2025-DPR-04

525 Broadway, TAP 6, Lot 1

R-10 Residential

Application of 525 Broadway, LLC, applicant and owner, to construct three 3-story multi-family residential buildings with a combined total of 44 dwelling units (37 units in Newport, and 7 units in Middletown) with 46 parking spaces.

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. Dimensional variances are required to the number of allowable dwelling units and minimum number of required parking spaces. A Category 1 Special Use Permit is required for multifamily residences in the R-10 Residential zone. 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.

D. Adjournment