



# Annual Report of the Planning Board

City of Newport, Rhode Island  
2023

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## From the Chair

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Dear Mayor Khamsyvong & the City Council,

Another productive year for the Newport Planning Board with 33 applications, recommendations & findings. Most notably the Transportation Master Plan was ratified in April after years of consultations, studies and public feedback. The Board & City received national recognition with an award for our North End Urban Plan. New zoning code updates to help foster development and growth is a great start to our long-needed zoning revamp that will be worked on over the coming years. Continuing progress, the City's is ending the year with the start of a housing study with plans on having data early in 2024 and actionable plans by early 2025.

The lion's share of applications we reviewed this year were for luxury housing and the expansion of our tourism economy. These applications included; the demolitions of smaller homes to build larger single-family homes, larger luxury condos or guest houses, hotels and subdivisions that added to our housing stock, but only for the top quartile of homeowners. Very few applications were to the benefit of our middle-class, year-round industry and our workforce that make our city function.

We look forward to the new year with the hope of fresh applications for more housing within reach of middle-class residents and for potential job-creating developments in the North End. I hope to see our new updated zoning code in action over the coming year. Continued cooperation between boards and the council will help ensure the city continues forward progress in meeting our goals and ensuring a bright future for Newport residents.

Jeffrey Brooks  
Chairman

## Meeting Schedule and Attendance

The Planning Board met the first Monday of the month. The months of January, July, and September were irregularly scheduled for the second Monday of the month due to an observed city holiday. A special meeting was held October 26<sup>th</sup> for the finding of consistency with the Comprehensive Plan regarding amendments to the zoning ordinance to reflect State changes to the Zoning Enabling Act. The January 9<sup>th</sup>, May 1<sup>st</sup>, June 5<sup>th</sup>, and October 2<sup>nd</sup> meetings were cancelled. The June 5<sup>th</sup> meeting was rescheduled to June 19<sup>th</sup>.

Planning Board Member 2023 Meeting Date	Jeffrey Brooks – Chair	Melissa Pattavina – Vice Chair	Kevin Michaud – Secretary (until April)	Theresa Stokes – Secretary (May onwards)	Anand Toprani	Margaret Polski	Justin Smith	Adam Moore	Richard Cromwell
January 9*	Meeting Cancelled							Appointed in May	Appointed in May
February 6	Present	Absent	Absent	Present	Present	Present	Present		
March 6	Present	Present	Present	Present	Present	Present	Present		
April 3	Present	Present	Absent	Present	Present	Present	Present		
May 1	Meeting Cancelled		Resigned in April	Meeting Cancelled			Resigned in April	Meeting Cancelled	
June 5	Meeting Cancelled			Meeting Cancelled				Meeting Cancelled	
June 19 – Special Meeting*	Present	Present		Present	Absent	Absent		Present	Present
July 10*	Present	Present		Present	Present	Absent		Present	Present
August 7	Present	Absent		Present	Present	Present		Present	Present
September 11*	Present	Present		Present	Present	Absent		Present	Present
October 2	Meeting Cancelled			Meeting Cancelled				Meeting Cancelled	
October 26 – Special Meeting*	Present	Present		Present	Absent	Present		Present	Present
November 6	Present	Present		Present	Present	Present		Present	Present
December 4	Present	Present		Present	Present	Absent		Present	Present

\* Irregularly scheduled meeting due to observed city holiday. The June 5<sup>th</sup> regular meeting was rescheduled to June 19<sup>th</sup>. A special meeting was held on October 26<sup>th</sup> for the finding of consistency with the Comprehensive Plan regarding amendments to the zoning ordinance to reflect State changes to the Zoning Enabling Act.

**Staff Attendance:**

Patricia Reynolds, Director of Planning and Development was present at all meetings except March 6<sup>th</sup>

Tuuli Martin, City Planner was present at all meetings except September 11<sup>th</sup>

Nick Armour, Zoning Officer was present June 19<sup>th</sup>

Hayden McDermott, Assistant Planner was present June 19<sup>th</sup>, September 11<sup>th</sup> and December 4<sup>th</sup>

Girard Galvin, Assistant City Solicitor was present February 6<sup>th</sup> and March 6<sup>th</sup>

Dylan Conley, Assistant City Solicitor was present November 6<sup>th</sup> and December 4<sup>th</sup>

## Applications Reviewed

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The Planning Board reviewed the following application types and applications:

### Providing an opinion of finding of conformity with the Comprehensive Plan:

#### **1 and 25 Waites Wharf, TAP 32, Lots 155 and 268, 16 Waites Wharf, TAP 32, Lot 248, 20 West Extension Street, TAP 32, Lot 267, 23 Coddington Wharf, TAP 32, Lot 293 (Waites Wharf)**

Revised application of Harbour Realty LLC, Waites Wharf Realty Association LLC, Tomorl LLC, 20 West Extension LLC, and Thomas B. Abruzese, for a 118-room transient guest facility with parking facilities, street improvements and greenspace to be constructed on both sides of Waites Wharf in a total of six (6) lots as identified above. Property is zoned WB Waterfront Business.

#### **551 Thames Street, TAP 35, Lot 204 (Wellington Resort)**

Application of Wellington Partners, LLC to increase the number of guest rooms to 152 in the existing Wellington Resort (transient guest facility). Property is zoned WB Waterfront Business.

#### **468 Thames Street, Unit 2, TAP 32, Lot 121**

Application of Angelina Pattavina for a special use permit to convert one (1) residential unit into two-bedroom guest house. Property is zoned LB Limited Business.

#### **46 Clarke Street, TAP 24, Lot 093**

Application of Newport Restoration Foundation for a special use permit to convert an existing single-family home to a historical institution. Property is zoned GB General Business, Historic Overlay

#### **236 Broadway, TAP 14, Lot 082**

Application of Ihab Chamseddine for a use variance to permit a fast-food restaurant, and a dimensional variance to provide zero new parking spaces (1 required). Property is zoned R-10 Residential.

#### **448-450 Thames Street/ 3 Howard Street, TAP 32, Lot 075-2**

Application of Brent and Victoria George for a special use permit to convert the existing residential unit into a guest house. Property is zoned LB Limited Business.

#### **688 Thames Street, TAP 40, Lot 027**

Application of Steven McCauley, applicant, and Steven McCauley, Tinka McCauley, Aleksander Plaku, and Leopold Martini, owners, 668 Thames Street, TAP 40, Lot 027 for a special use permit to convert one two-bedroom unit in a three-unit building to a guest house. Property is zoned Limited Business (LB).

### **Project Year 22 Community Development Block Grant (CDBG) Application Funding**

#### Principal Structure(s) Demolition Approval:

#### **50 Memorial Boulevard, TAP 29, Lot 193.**

Petition of DPBI Aquidneck, LLC to demolish the existing single-story commercial/professional building used for medical offices to provide for the construction of a residential development. Property is zoned R-10 Residential.

**11 Boss Court, TAP 39, Lot 370**

Petition of Empire Ocean Management, LLC to demolish the existing two-story single-family residence to provide for the construction of a new residential building. Property is zoned R-10 Residential.

**227 Coggeshall Avenue, TAP 38, Lot 007**

Application of Coggeshall Realty, LLC to demolish and replace the existing one and one-half story residence and accessory writer’s cottage. Property is zoned R-10A Residential.

**144-150 Thames Street, TAP 24, Lot 045**

Application of C.C.B. Capital & Real Estate, Inc. to demolish and replace the existing multi-story commercial building. Property is zoned GB General Business.

**125 Gibbs Avenue, TAP 11, Lot 379**

Application of Michael and Danette Walsh to demolish the existing two-story single-family residence to provide for the construction of a new one-story residence. Property is zoned R-10 Residential.

**6 Kerins Terrace, TAP 40, Lot 455**

Application of 6 Kerins Terrace LLC to demolish the existing single-family dwelling to provide for the construction of a new single-family dwelling. Property is zoned R-10A Residential.

**84 Dr. Marcus Wheatland Boulevard, TAP 14, Lot 92**

Application of Keith Cullen, owner and applicant, to demolish and replace the existing two-story, two-family residence. Property is zoned GB General Business.

**137 Broadway, TAP 19, Lot 25**

Application of Lion Capital, LLC, owner, and BayCoast Bank, applicant, to demolish the existing one-story commercial building to provide for the construction of a bank. Property is zoned GB General Business.

**36 Red Cross Avenue, TAP 29, Lot 200**

Application of Jacquelyn Mancini, owner, and Aaron Burwick, applicant, to demolish a two-story, single-family residential structure to provide for the construction of a new residence. Property is zoned R-20 Residential.

[Development Plan Review:](#)

**1 and 25 Waites Wharf, TAP 32, Lots 155 and 268, 16 Waites Wharf, TAP 32, Lot 248, 20 West Extension Street, TAP 32, Lot 267, 23 Coddington Wharf, TAP 32, Lot 293 (Waites Wharf)**

Revised application of Harbour Realty LLC, Waites Wharf Realty Association LLC, Tomorl LLC, 20 West Extension LLC, and Thomas B. Abruzese, for a 118-room transient guest facility with parking facilities, street improvements and greenspace to be constructed on both sides of Waites Wharf in a total of six (6) lots as identified above. Property is zoned WB Waterfront Business.

**551 Thames Street, TAP 35, Lot 204 (Wellington Resort)**

Application of Wellington Partners, LLC to increase the number of guest rooms to 152 in the existing Wellington Resort (transient guest facility). Property is zoned WB Waterfront Business.

**50 Memorial Boulevard, TAP 29, Lot 193**

Application of Peregrine Group, LLC, owner DPBI Aquidneck, LLC, to allow for the construction of 8 residential condominium units (4 duplexes). Property is zoned R-10 Residential.

[Unified Development Review:](#)

**138 JT Connell Highway & 184-186 Admiral Kalbfus Road, TAP 4, Lots 13-4 & 55**

Application of Colbea Enterprises, LLC, to add a drive through service, additional signage, and electric vehicle charging stations to the previously approved development plan for the subject properties (gas station, convenience store, and car wash). Property is zoned IH Innovation Hub, UV Urban Village subdistrict.

[Subdivisions:](#)

**Marshall Merger, Administrative Subdivision Application, TAP 33, Lots 105 and 106\***

Application of 4ST, LLC, to adjust a shared side lot line of existing lots.

**Carpe Noctem Subdivision, Administrative Subdivision Application, TAP 21, Lots 196 and 001\***

Application of Carpe Noctem Real Property, LLC, to modify a shared lot line between two (2) existing lots.

**Colbea Enterprises Merger, Administrative Subdivision, TAP 4, Lots 13-4 and 55\***

Application of Colbea Enterprises, LLC, to merge two (2) existing lots into one (1) lot.

**Island House Subdivision, Administrative Subdivision, TAP 29, Lots 66, 67, 170\***

Application of Island House Newport, LLC, to merge three (3) existing lots into one (1) lot.

**Beechwood Merger Plan, Administrative Subdivision, TAP 37, Lots 013, 102, 108\***

Application of Eastern Estates, LLC, and SF Pacific, LLC, to merge three (3) existing lots into one (1) lot.

**The Ledges 2023 Subdivision, Minor Subdivision, Preliminary Plan, TAP 41, Lot 400**

Application of Ledges 66, LLC, to re-subdivide 7.68 acres of land from one (1) lot into two (2) lots with an extension of private roadway.

**Coach House Condominiums Subdivision, Minor Subdivision, Preliminary Plan, TAP 37, Lot 100**

Application of Coach House Condominium Association to subdivide one (1) existing lot into two (2) lots.

**Schoolyard Properties Subdivision, Minor Subdivision, Preliminary Plan, TAP 41, Lot 014**

Application of Schoolyard Properties LLC to subdivide one (1) existing lot into four (4) lots.

**Boxcroft Subdivision, Minor Subdivision, Preliminary Plan, TAP 26, Lot 44**

Application of 7 Red Cross Avenue, LLC, to subdivide 1.11 acres of land from one (1) lot into two (2) lots.

*\* Administrative subdivisions are reviewed and decided by the Administrative Officer to the Planning Board. Decisions are reported to the Planning Board at the next scheduled meeting.*

[Findings and Recommendation to the City Council regarding Zoning Ordinance Amendments:](#)

On October 26, 2023, the Planning Board had a special meeting for the finding of consistency with the Comprehensive Plan to the City Council regarding amendments to the zoning ordinance to reflect State changes to the Zoning Enabling Act.

On November 6, 2023, the Planning Board reviewed the proposal for a temporary amendment to the zoning ordinance regarding the application of Newport Country Club to add major recreational event uses as a permitted use in the R-120, R-160, and the Recreation district with associated definitions and standards until August 15, 2024.

[Findings and Recommendation to the City Council regarding the Capital Improvement Program:](#)

At the March 6<sup>th</sup> regular meeting, the Planning Board made findings and recommendation to the City Council regarding the FY 2024-2028 Capital Improvement Program.

## Plans, Action Items, Working Groups & Committees

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Members of the Planning Board participated in the following plans, action items, working groups and committees:

- Transportation Working Group
- Tree and Open Space Commission
- Waterfront Commission
- Energy and Environment Commission
- Zoning Working Group
- Housing Working Group
- Bicycle and Pedestrian Advisory Commission

### North End Urban Plan

In May of 2023, the American Planning Association (APA) awarded the 2020/2021 Newport Planning Board with the 2023 Donald C. Hunter Award for Excellence in Economic Development for the North End Urban Plan. Former City Planner Peter Friedrichs was present at the 2023 APA National Planning Conference to accept the award. The Plan had received the Rhode Island Chapter of the American Planning Association’s “Outstanding Plan” award in March of 2022.

The North End Urban Plan (NEUP) builds on the work and vision of the City’s Comprehensive Plan to address focus areas of opportunity, equity, resilience, connectivity and quality in the North End neighborhood. The Plan was adopted in February of 2021.

### Transportation Master Plan

*Keep Newport Moving*, the City’s transportation master plan was completed early in the year after nearly two years of public outreach, community engagement, and collaboration with the Rhode Island Division of Statewide Planning. The plan offers solutions to reduce travel stress, increase pedestrian safety, implement technology to better manage traffic flow, parking and public safety. The City Council endorsed the master plan in April of 2023, enabling further studies, design, and implementation of the plan’s goals: equity, mode shift, access, and climate change preparation.

### Housing Analysis

The City was admitted to the Municipality Technical Assistance Program (MTAP) administered by RI Housing for conducting a housing study. The objective of the study is to gather housing data, identify housing opportunities, allow for and support public input regarding housing issues, and create an updated housing chapter for the City’s Comprehensive Plan to provide for thoughtful growth. Planning staff and Planning Board members Jeffrey Brooks, Theresa Stokes, and Richard Cromwell formed a Housing Working Group and have been working with the consulting group, Libra Planners, since September. The estimated length of the project is 16 months.

## Trainings

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All members of the Planning Board completed training concerning the effects of development in a flood plain and/or effects of sea level rise as required by the R.I. General Law §45-22-7(j).

The Planning Board members heard a presentation from planning staff on the state mandated changes to the city's zoning ordinance.

## Staff

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The Board received regular updates on the Technical Review Committee reviews through the City Planner Tuuli Martin and Planning Director Patricia Reynolds.

Director Reynolds and City Planner Martin worked regularly with the Rhode Island Infrastructure Bank and municipal planners from Town of Middletown and Town of Portsmouth on regional resiliency.

Director Reynolds and City Planner Martin participated in the Aquidneck Island Leadership Exchange, a series of three events focused on regional transportation, stormwater management, and emergency management & preparedness.

Director Reynolds and City Planner Martin participated in the Grow Smart RI workshop series comprised of three events focused on housing, transportation, and conservation on Aquidneck Island.

Assistant Planner Hayden McDermott joined the City of Newport in April.

Director Reynolds and City Planner Martin participated in the two-day Aquidneck Island Regenerative Food, Land and Ocean Summit in February. City Planner Martin also participated in the follow up event in October.

City Planner Martin and Assistant Planner McDermott participated in the Grow Smart RI and Main Street America seminar in Pawtucket, RI, on November 16<sup>th</sup>.

Director Reynolds and City Planner Martin participated in two community meetings for the Coggeshall School Redevelopment project in October and November.

Director Reynolds worked regularly with community partners on the Elizabeth Brook Watershed resilience planning throughout the year.

Director Reynolds and City Planner Martin participated in the development of the RIDE Island bicycle network implementation plan as advisory committee members.

Planning and zoning staff updated numerous sections of the zoning ordinance to comply with the amendments to the Zoning Enabling Act, passed by the state legislator in June 2023 to take effect on January 1, 2024.

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