

**City of Newport**  
**Planning Board Meeting Minutes**  
**September 8, 2016, 6:30 p.m.**  
**Newport City Hall, Council Chambers, 43 Broadway**

**Call to Order:**

The Chair called the meeting to order at 6:30 p.m.

**Roll Call and Determination of Quorum:**

The Vice Chair called the roll and determined a quorum of board members present.

**Members Present:**

Kim Salerno, Chair	Tanya Kelley	Tod Murphy
Melissa Pattavina, Vice Chair	John Oliveira	Timothy Burns
Wick Rudd	Brian Rochelle	

**Members Absent:**

Liam Barry, Secretary

**Staff Present:**

Christine O'Grady, City Planner  
Guy Weston, Zoning Officer  
Nancy Simoes, Stenographer, Allied Court Reporters

**Approval of Minutes:**

The minutes of the meeting of August 1, 2016 were reviewed. A motion was made to revise the minutes to reflect that Tod Murphy was not absent and that Brian Rochelle was absent from the August 1<sup>st</sup> planning board meeting. A motion was made to approve the minutes was made by M. Pattavina, seconded by T. Kelley. The motion was unanimously approved.

**Public Hearings**

No public hearings were heard at the August 1<sup>st</sup> meeting.

**Communications**

**Administrative Subdivision**

- 282 Thames Street, Tax Assessors Plat 27, Lots 20, 272 & 20-4 (merger)
- 41 & 45 Catherine Street, Tax Assessors Plat 26, Lots 88 & 59 (lot line)
- 156 & 158 Rhode Island Avenue, Tax Assessors Plat 30, Lots 60 & 64 (merger)

**Special Comprehensive Plan Sub-Committee Meeting Material**

- September 12, 2016 – Water and Energy
  - September 19, 2016 – Natural Hazards & Climate Change
- Sub-Committee Meeting Agendas for 9/12 and 9/19 were amended as follows: 9/12 Water and 9/19 Energy, Housing and Natural Hazards & Climate Change.*
- No action required.*

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Resolution

- Single Use Plastic Bags – The Planning Board was made aware of a request by the City Council to prepare a draft single use plastic bag ordinance with the Energy & Environment Commission for review at the January 2017 Council Meeting.  
*No action required.*

RI Statewide Planning

- Request for Determination – 16-RICC-03, 10 Spring Wharf (IYRS) Planning Staff presented a copy of the response material submitted to Rhode Island Statewide Planning Program as required for the Request for Determination application submitted to the state by IYRS. It was noted that the Planning Board previously approved demolition work on the site in advance of the proposed construction.  
*A motion was made to accept the communications by J. Oliveira, seconded by T. Murphy.*

Old Business

No old business was heard at the September 8<sup>th</sup> meeting.

New Business

Special Use Permit

- 0 Maple Avenue, Tax Assessor's Plat 2, Lot 7  
J. Russel Jackson, attorney for the developer, presented a brief overview of the project. Mr. Jackson submitted Exhibits A-D (Aerial View Map, Sage Environmental Report, RAB Traffic Report, and Scotti Real Estate Report) for admission into the record. J. Oliveira accepted the exhibits, T. Murphy seconded the admission. Experts from Northeast Engineers, Sage Environmental, and Scotti Appraisals spoke to the engineering aspects of the project, the RIPDES requirements, the location of proposed utility services entering onto the site, previous use of the property, results of the site investigation, and appraisal of the property. The board then asked questions related to rental/ownership, rental terms, and parking. The project was heard at the June 27<sup>th</sup> Zoning Board of Review meeting and approval was granted contingent on Planning Board recommendation. A motion to approve that the Special Use Permit is consistent with the Comprehensive Plan findings was made by T. Murphy, seconded by J. Oliveira. The motion was unanimously approved.

Reports:

- Planning Staff Report – Ms. O'Grady notified the board of the submission of the revised Natural Hazard Mitigation Plan to RIEMA for review in June 2016. The next step is for RIEMA to forward the plan to the FEMA Regional Office for review and approval.
- Comprehensive Plan Update – Ms. O'Grady informed the board of the next sub-

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committee meeting on September 19 and the topics to be discussed. Two members of the public, Margaret Kirschner and Judith Jones, requested to speak to the Community Services and Facilities (Substance Abuse) chapter of the plan and the Housing (Rental Housing and Gentrification) chapter. They made suggested revisions related to additional community organizations which should be included within the plan.

**Adjournment:**

A motion to adjourn was made by J. Oliveira, seconded by T. Burns. The motion was unanimously approved. Meeting Adjourned at 7:30 pm.