

Minutes of the
Newport Zoning Board of Review

A regular meeting of the Zoning Board of Review was held on Monday, August 25, 2025, in the City Hall Council Chambers, 43 Broadway at 6:00 p.m.

PRESENT: Wick Rudd, Chair
David Riley, Vice Chair
Russell Johnson, Secretary
Bart Grimes
Nicole Shevory
Melissa Pattavina (Alternate)
Richard Berlinsky (Alternate)

STAFF PRESENT:
Nicholas Armour, Zoning Officer
Peter Friedrichs, Assistant City Solicitor
Zachary Cabrera, Assistant Planner

The following meeting minutes were considered an approved by the Board:

- Meeting minutes from June 23, 2025 were approved unanimously.
- Meeting minutes from July 28, 2025 were approved unanimously.

D E C I S I O N S

App. ZBR-25-63 Petition of BAYCOAST BANK, applicant and owners, 137 Broadway, TAP 19, Lot 025 (hereinafter, “Lot 25”), and WELSEY PROPERTIES AND HOLDINGS, LLC, owner, 131-133 Broadway, TAP 19, Lot 026 (hereinafter, “Lot 26”) (both in GB Zone) for re-approval of a previously-approved application to construct a new bank, requiring dimensional variances from the Parking Space Design Standards in the Zoning Ordinance, §17.104.040, to provide 90 degree parking without the necessary 20-foot drive aisle, and proposing drive-through automated banking facilities, potentially resulting in the stacking of vehicles that may (1) hinder on-site traffic circulation; (2) obstruct areas required for the on-site maneuvering of vehicles, and (3) impinge upon designated parking spaces for persons with disabilities and the direct access from such parking spaces to the business entrance.

The applicant was present and there were two written letters of opposition to the petition, however, there were no objections present at the hearing. The applicant’s attorney, Doug Giron, was also present at the hearing to represent the petition. Mr. Giron explained the petition and responded to questions from several members of the Board.

Mr. Riley made a motion to adopt as the Board’s findings of fact the information in the staff report, application, and other documents and adopt as the Board’s conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was approved unanimously. Mr. Giron to write the draft decision.

App. # ZBR-25-66 PETITION OF JESSICA PHILLIPS, applicant and JESSICA L. PHILLIPS 2022 DECLARATION OF TRUST, owner, 108 Catherine Street, TAP 23, Lot 154, (R-20 Zone) for reappraisal of a special use permit and a dimensional variance to construct an in-ground pool, increasing the lot coverage from 16% to 18.2% (15% allowed).

The applicant was present to represent the application and there was no opposition to the petition. The applicant's attorney, Michael Mineau, was also present to represent the petition.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and under Chapter 17.109 Special Use Permits, Category 6, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The motion was approved unanimously. Mr. Mineau to write the draft decision.

App. ZBR-25-60 PETITION OF LINDA PEREIRA, applicant and owner, 3 Goodwin Street, TAP 35, Lot 125-4 (WB Zone) for a dimensional variance to add two additional bedrooms to a two-bedroom guest house without providing the required parking (2 additional spaces required).

The applicant was present and there was one letter of objection to the petition, however, there were no objectors present at the hearing. The applicant's attorney, Michael Monti, was also present at the hearing to represent the petition. Michael Monti explained the petition and requested the Board waive the required additional two parking spaces. Chair Rudd indicated the Board was not inclined to waive the parking space. Mr. Riley proposed a sunset clause that would waive the required two additional parking spaces for this owner only and would expire upon the sale of the property, the applicant agreed to this condition of this approval.

Mr. Riley made a motion to adopt as the Board's findings of fact the information in the staff report, application, and other documents and on the condition that a sunset clause be implemented that the approved variance for two additional required parking spaces will only apply to the current applicant and will expire upon the applicant's sale of the property, and adopt as the Board's conclusions of law that the petitioner has met their burden of proof under each element under Chapter 17.108 Variances and Modifications, and that the petition be granted with the conditions that the project be started and substantially completed within 12 months of the date of the decision or any extension requested in writing to the Zoning Officer prior to expiration and granted, and that all outstanding invoices for abutter notification be paid prior to the recording of the decision, seconded by Ms. Shevory. The Board discussed and a roll call vote was taken, the motion was approved unanimously. Mr. Monti to write the draft decision.

The meeting was adjourned at 7:30 pm.