

Minutes of the  
**Newport Zoning Board of Review**

A regular meeting of the Zoning Board of Review was held on Monday, October 27, 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  
Dylan Conley, Assistant City Solicitor  
Zachary Cabrera, Assistant Planner

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

- Meeting minutes from September 22, 2025 were approved unanimously with one correction from Member Riley.

The following communications were considered and approved by the Board

- Request to withdraw the zoning application for 51 Lawrence Avenue was approved unanimously.
- Request to continue the zoning application for 594-596 Thames Street was approved unanimously.

**D E C I S I O N S**

App. #ZBR-25-64 PETITION OF BRIAN ROSS, applicant and owner, 12 Gardiner Street, TAP 11, Lot 218, (R-10 Zone) for a dimensional variance to construct third-floor dormers on the east and west sides of the third floor, reaching a height of 33' (30' allowed).

The applicant was present to represent the application and there was no opposition to 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 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. Staff to write the draft decision.

App. #ZBR-25-68 PETITION OF LYNN MACKESSEN, applicant and owner, 1 Bartlett Court, TAP 19, Lot 139, (R-10 Zone) for a dimensional variance to convert an existing commercial unit back to a second dwelling unit on a 2,250 sq. ft. property (5,000 sq. ft. required for two-family conversion).

The applicant was present to represent the application and there was no opposition to 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 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. Staff to write the draft decision.

App. #ZBR-25-99 PETITION OF STEPHEN & GRACE TURCOTTE, applicants and owners, **125 Old Fort Road**, TAP 41, Lot 235, (R-10A Zone), to revise a previously approve dimensional variance to increase the size of the approved one-story rear addition by 40.7 sq. ft., and expand the approved front porch by 52.5 sq. ft, increasing the lot coverage from the approved 32.2% to 33.6% (27.4% permitted).

Attorney Tanner Jackson was present on behalf of the applicant to represent the application, and there was no opposition to 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 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. Jackson to write the draft decision.

App. ZBR-25-84 PETITION OF A1 ROOFING & CONSTRUCTION, LLC, applicant and owner, **134 Spring Street & 134 ½ Spring Street & 136 Spring Street**, TAP 24, Lot 163 (GB Zone) for a dimensional variance to convert an existing dwelling unit into a five-bedroom Guest House without providing the required parking (4 additional spaces required).

Attorney David Martland was present to represent the application and the applicant was also present to represent the application. There was one objector present.

Mr. Martland explained the petition and responded to questions from the Board. Following Mr. Martland's testimony, the Board invited the applicant – Sean Napolitano – to testify. Mr. Napolitano explained the petition and responded to questions from the Board. Following Mr. Napolitano's testimony, the Board invited James Houle to testify, and recognized Mr. Houle as an expert in Real Estate. Mr. Houle explained the petition and responded to questions from the Board.

Following Mr. Houle's testimony, the Board invited objector Ed Shea to present his objections to the Board. Mr. Shea explained his objections to the petitions and responded to questions from 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 on the condition that 1) the applicant find leased parking within

a half-mile radius of the subject property; 2) the applicant will direct guest house occupants to park at the acquired parking location; 3) the Zoning Officer will conduct a parking analysis of the proposed off-street parking area and; 4) the above conditional material will be provided to the Zoning Officer for review, 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. Martland to write the draft decision.

App. #ZBR-25-98 PETITION OF CYNTHIA BARTON, applicant and owner, 61-63 Kay Street, TAP 22, Lot 003, (R-10 Zone, Historic Overlay) for dimensional variances to demolish an existing non-conforming one-story, three-car garage and construct a new two-story main building, located 1'-7" from east side property line (10' required), containing a two-car garage and a dwelling unit, requiring a special use permit to modify an existing multi-family property by relocating one of the three existing dwellings to this new building, without providing a two-way drive aisle, necessitating reversing onto the right-of-way, and a three-floor stairway addition to the existing main building, reaching 33'-7" (30' allowed).

Attorney J. Russell Jackson was present to represent the application and there was no opposition to the petition. Mr. Jackson explained the petition and responded to questions from the Board. Following Mr. Jackson's testimony, Andrea Barton, the petitioner's daughter was invited to testify before the Board. Ms. Barton explained the petition and responded to questions from the Board. Following Ms. Barton's testimony, the Board invited James Houle to testify, and recognized Mr. Houle as an expert in Real Estate. Mr. Houle explained the petition and responded to questions from the Board.

Following Mr. Houle's testimony, members of the public – neither objectors nor supporters of the petition – were invited to testify before the Board. Two members of the public were invited to testify before the Board and present their perspectives of 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 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. Martland to write the draft decision. Mr. Jackson to write the draft decision.

The meeting was adjourned at 8:14 pm.