

Minutes of the
Newport Zoning Board of Review

A regular meeting of the Zoning Board of Review was held on Monday, November 24, 2025, in the City Hall Council Chambers, 43 Broadway at 6:00 p.m.

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

ABSENT: Russell Johnson

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

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

- Meeting minutes from October 27, 2025 were approved unanimously.

The following extension requests were considered and approved by the Board:

- Extension request for 282 Thames Street was approved unanimously.

The following communications were considered and approved by the Board

- Request to withdraw the zoning application for 4 Atlantic Street was approved unanimously.
- Request to continue the application for 12 Hunter Avenue was approved unanimously.

D E C I S I O N S

App. #ZBR-25-100 PETITION OF SUSAN N. EISENBERG, applicant and owner, **5 Newport Avenue**, TAP 14, Lot 026-4, (R-10 Zone) for a dimensional variance to construct two additions, increasing the lot coverage from 31.42% to 36.13% (30.25% 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-25-102 PETITION OF JESSICA CONWAY, applicant and owner, **5 Blackwell Place**, TAP 07, Lot 424, (R-10 Zone) for a dimensional variance to install an AC condenser 2.34' from the left side property line (5' required).

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-25-104 PETITION OF ADRIAN PREZIOSO, applicant and owner, **24 Byrnes Street**, TAP 35, Lot 061, (R-10 Zone) for a dimensional variance to install two AC condensers 1.81' from the rear property line (5' required).

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-25-105 PETITION OF SCOTTY MAWHINNEY, applicant and owner, **68 Prospect Hill Street**, TAP 27, Lot 030, (R-3 Zone, Historic Overlay) for a dimensional variance to install an AC condenser 4.6' from the front property line (20' required).

The applicant was present to represent the application and there was no opposition to the petition. Prior to the Board hearing the petition, Ms. Pattavina Recused herself, and Mr. Berlinksy stepped in to hear the petition in her place.

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-25-106 PETITION OF FIREHOUSE STATION, LLC, applicant and owner, **118 Prospect Hill Street**, TAP 28, Lot 015, (R-3 Zone, Historic Overlay) for a dimensional variance to install a generator 3' from the rear property line (5' required)

Attorney Richard D’Addario 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. Mr. D’Addario to write the draft decision.

App. #2025-May-013 PETITION OF 594-596 THAMES STREET, LLC, applicants and owners, **594-596 Thames Street**, TAP 35, Lot 213, (LB Zone), for a special use permit and dimensional variances to construct a two-story rear addition, expanding an existing standard restaurant and creating a new one-bedroom dwelling, increasing the lot coverage from 46% to 64% (50% allowed), without providing additional parking (7 additional spaces required).

Attorney J. Russell Jackson was present to represent the application and the applicants were also present. There were two objecting abutters present at the meeting. The Board invited Mr. Jackson to testify regarding the application, and Mr. Jackson explained the petition and submitted applicant’s exhibit 1 (National Historic District Nominating Papers) to the Board, which was accepted. Mr. Jackson responded to several questions from the Board. Next, the Board invited Mr. Jackson’s first witness to testify before the Board. Following Witness 1’s testimony, the Board invited Mr. Jackson’s second witness – Jim Houle – to testify before the Board and respond to questions from members. Mr. Houle was accepted as an expert in real estate by the Board and explained his report to the Board.

Following Mr. Houle’s testimony, the Board invited members of the public to testify before the board. First, several members of the public in favor of the petition testified before the Board and responded to questions from members including: Tony LoRusso, Rui Reis, Tom Leonard, and Kristina Orso.

Following supporting members of the public, several members of the public objecting to the petition were invited to testify before the Board including: Linda Stevenson and Chuck Bolduc. Following the objectors’ testimony, the Board closed the testimonial portion of the hearing. Prior to the Board discussing the petition, Mr. Jackson requested the Board continue the application so that the petitioners could work to find a parking solution and assuage some objectors’ concerns.

Mr. Riley made a motion to continue the application to the January 26, 2026 Zoning Board of Review meeting, seconded by Ms. Shevory. The motion was unanimously approved.

Corrected App. #2025-May-003 PETITION OF RONALD W DUNBAR JR. AND KRISTIN T. DUNBAR, applicants and owners, **22 Narragansett Avenue**, TAP 35, Lot 197, (R-10 Zone) for a special use permit and dimensional variance to construct a 350 sq. ft. roof deck over the third floor, including a walk-out access, reaching a height of 39’-2 5/8” (30’ allowed).

Attorney Matt Leys was present to represent the application and the applicants were also present. Attorney Jay Lynch was present to represent objectors to the petition.

Mr. Leys explained the petition and responded to questions from the Board. Mr. Leys submitted applicant's exhibit 1 – architectural plans to the Board, which was accepted. Following Mr. Leys's testimony, the Board invited the petitioner, Ronald W. Dunbar Jr., to testify before the Board and respond to questions under oath. Mr. Dunbar explained the petition and responded to questions from the Board. Following Mr. Dunbar's testimony, Mr. Leys submitted applicants exhibit 2 – neighborhood photographs, which was accepted.

Following Mr. Lynch's testimony, the Board invited the petitioner's architect, Spencer Alexander to testify before the Board and respond to questions under oath. Mr. Alexander explained the petition and responded to questions from the Board. Following Mr. Alexander's testimony, the Board invited James Houle to testify before the Board and respond to questions under oath. The Board accepted Mr. Houle as an expert in real estate, and Mr. Houle explained the petition and responded to questions from the Board.

Next, the Board invited Mr. Lynch to testify before the Board regarding his client's objections to the petition. Mr. Lynch explained his client's objections to the petition and submitted objector's exhibit A – building permit #B-24-975, which was accepted. Following Mr. Lynch's testimony, the Board closed the testimonial portion of the hearing.

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 Board discussed and a roll call vote was taken, the motion was approved by a count of four votes to one, with Ms. Shevory voting to deny the petition. Mr. Leys to write the draft decision.

App. # ZBR-25-48 PETITION OF WILLIAM BJORK, applicant and owner, **3 Butler Street**, TAP 09, Lot 087, (R-10 Zone) for a special use permit and dimensional variances to remove a rear deck and to construct a two-story addition, located 3' from the north side property line (5' required), increasing the lot coverage from 28.9% to 33.2% (30% allowed).

Mr. Riley made a motion to continue the application to the January 26, 2026 Zoning Board of Review meeting, seconded by Ms. Shevory. The motion was unanimously approved.

The meeting was adjourned at 9:45 pm.