

Meeting Notice
Newport Planning Board
Posted September 10, 2026

Monday September 14, 2026
Council Chambers
Newport City Hall
43 Broadway

The Newport Planning Board will meet on **Monday, September 14, 2026, at 6:30 pm.**

AGENDA

This meeting will be held in person. Meeting materials and live broadcast and will be available at <https://www.newportri.gov/en-us/city-hall/tv> (for viewing only, virtual participation will not be available).

Call to Order

- I. Roll Call and Determination of Quorum
- II. Approval of Minutes
 - A. August 3, 2026 Meeting Minutes
- III. Communications
- IV. Business – **Bold lettering indicates a Public Hearing**
 - A. Unified Development Review for Minor Subdivision Application – *Request for Continuation from Applicant*
App. No. PLN-26-8
59 Washington Street, TAP 12, Lot 120
R-10 (Residential) / Local Historic District

Application of Zabriskie Memorial Church of St. John the Evangelist, owner, represented by J. Russel Jackson, for a Minor Subdivision with Unified Development Review to a single lot consisting of 40m083 sf of land area into two separate lots; Proposed Lot 1 will include a land area of 8,500 sf and will contain existing single family structure. Proposed Lot 2 will include 31,583 sf and the Episcopal Church, the Guild Hall, and a 3 family structure. The Applicant is requesting variances from the following sections of the City of Newport Zoning Ordinance in the R-10 Zone: **Section 17.20.030 Dimension Requirements**–Minimum Lot Area, to allow Proposed Lot 1 to be 8,500 square feet of land area where 10,000 is required. **Section 17.20.040 Setback Requirements:** Proposed Lot 1, to allow the existing building to be 11.88 feet from the Washington Street front property line, where 15 feet is required, and 7.2 feet from the north side setback where 10 feet is required. **Section 17.20.040 Setback Requirements:** Proposed Lot 2, to allow the existing buildings to be 0.49 feet from the

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Posted at Newport City Hall & Newport Public Library in addition to the City Website & Secretary of State Website.

INDIVIDUALS REQUIRING AN INTERPRETER OR OTHER ACCOMMODATIONS MUST NOTIFY THE ZONING & INSPECTIONS CLERK (845-5451) ONE WEEK IN ADVANCE OF THE MEETING.

Poplar Street front property line and 4.2 feet from the Willow Street front property line, where 15 feet is required, and 0.71 feet from the east side setback where 10 feet is required. **Section 17.20.050 Lot Coverage Requirements:** to allow 22% lot coverage on Proposed Lot 1 and 40% lot coverage on Proposed Lot 2 where 20% is allowed. **Section 17.104.020 Parking Space Standards:** to allow Proposed Lot 2 to have 0 parking spaces where 111 are required.

- See full application history & materials on portal:
<https://newportri.portal.opengov.com/records/161523>

B. Unified Development Review for Minor Subdivision Application - *Request for Continuation from Applicant*

App. No. PLN-26-11

701 Bellevue Ave, TAP 38, Lot 023

R-60 (Residential) / Local Historic District

Application of Rose C. Dana and Charles A. Dana III, owners, represented by J. Russel Jackson, for a Minor Subdivision with Unified Development Review to subdivide a single lot consisting of 102,684 sf into two separate lots; Proposed Lot A will include the original historic residence, guest house, and carriage house with two dwelling units total and a land area of 62,428 sf. Proposed Lot B will include a single family residential structure with a pool on a land area of 40,266 sf. The Applicant is requesting variances from the following sections of the City of Newport Zoning Ordinance in the R-60 Zone: **Section 17.40.030 Dimension Requirements**-Minimum Lot Area, to allow Proposed Parcel B to be 40,266 square feet of land area where 60,000 is required. **Section 17.20.040 Setback Requirements:** Proposed Parcel A, to allow an existing building to be 0.57 feet from an east side property line, 2.21' from the north side property line and 18.32 feet from the west property line where 40 feet is required, and to allow for 12.02% lot coverage where 10% is allowed.

- See full application history & materials on portal:
<https://newportri.portal.opengov.com/records/162357>

V. Discussion of Reports

A. Actions of the Administrative Officer – Recordings (Informational Only)

a. Minor Subdivision Application – Oversized Lot

App. No. PLN-29-9

99 Second Street, TAP 09, Lot 103, R-10 Residential

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Application of 99 Second Street Condominium – Island Associates, Inc. and 99 ½ Second Street, LLC, owners and applicants, to subdivide the existing property located at 99 Second Street, which consists of two land unit condominiums. The subdivision of the property was proposed pursuant to the provision of **R.I.G.L. § 45-23-32-48(ii)** regarding the subdivision of an oversized lot. *Administrative Approval Letter recorded on September 2, 2026.*

- Recorded Decision Letter

b. Corrective Recording

22 Channing Street, TAP 10, Lot 079, R-10 Residential

Application of Caroline Elena Sullivan & Steven Michael Sullivan, owners and applicants, to record a corrective property survey for the property located at 22 Channing Street, demonstrating ownership of a land area of approximately 580 square feet per conveyance by deed of Alyson M. Burke and Edward J. Burke, dated August 5th, 2026.

- Recorded Decision Letter

B. Liaison's Reports

- a) Tree and Open Space Commission
- b) Waterfront Commission
- c) Energy and Environment Commission
- d) Comprehensive Plan Update Working Group
 - a. *Brief Presentation from Staff regarding Open House & review timelines*
- e) Bicycle and Pedestrian Advisory Commission

VI. Adjournment

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