



City of Newport, Rhode Island
Technical Review Committee

Meeting Minutes

Scheduled: Wednesday, May 13, 2026, 9:00 a.m.

Location: City Hall, Council Chambers

Members: Patricia Reynolds, Director of Planning and Development
Robert Schultz, Director of Utilities
Brad Ward, Building Official
Rebecca Trefethen, City Planner
Nicholas Armour, Planning and Development, Zoning Officer
Jillian Chin, Preservation Planner
William Riccio, Director of Public Services
William Boardman, Public Services, City Engineer
Scott Wheeler, Public Services, Superintendent of Parks, Grounds & Forestry
Justin DeWolf, Fire Department, Fire Marshal
Jason Head, Police Department, Police Sergeant

A. Determination of Quorum

B. Approval of Minutes

April 8, 2026 Meeting Minutes

C. Technical Review

1. Principal Structure Demolition Application

App. No. 2026-Demo-03

194 Coggeshall Avenue, TAP 37, Lot 81

R-10A Residential

Application of 194 Coggeshall Avenue, LLC, applicant and owner, to demolish a two-story single-family residential structure (constructed circa 1957 & 1980) to provide for the construction of a new single-family residence.

Technical Review Committee review of demolition applications for principal structures outside of the historic district is required by Code of Ordinances Chapter 17.88. TRC's recommendation is advisory to the Building Official.

2. Development Plan Review Application

App. No. PLN-26-2 ([SEE ONLINE APPLICATION HERE](#))

0 Van Zandt Avenue & 0 Evarts Street, TAP 10, Lots 33, 39, 50, 225, 226, & 227

R-10 Residential

Application of BCM Realty Partners, LLC, applicant and owner (under P&S with the City of Newport) of Lots 33, 225, 226, & 227, for adaptive reuse of the former Coggeshall School building (Lot 33) into 26 multi-family residential dwelling units, and merging Lots 225, 226, & 227 to provide for the construction of three residential duplex buildings (6 multi-family dwelling units total). Lots 39 & 50 are to remain under the ownership of the City of Newport with a conservation easement held by Aquidneck Island Land Trust, as a public park with playground improvements and a multi-use sports field installed by the applicant.

Continued from the April 8, 2026 TRC meeting: The Planning Board is the review agency for uses requiring a Special Use Permit or dimensional variance which are subject to development plan review. A Category 1 Special Use Permit is required for multi-family uses in the R-10 Residential zone. The applicant is requesting zoning relief relating to the parking configuration for the duplexes and to allow for the addition of dormers on the third floor of the Coggeshall School. The Technical Review Committee shall provide advice, comment, and recommendations to the Planning Board. Multifamily dwelling use or adaptive reuse involving an increase of three or more dwelling units or when the total number of dwelling units is six or greater, and parking areas for more than ten (10) automobiles require development plan review.

D. Adjournment