

City of Newport
Planning Commission Meeting Minutes
December 3, 2024

Members Present: John Monette Chair, Denis Chenette, Carole O' Connell, Gina Cirelli and Jay Walsh

Members Absent: Kevin Mead

Others Present: Zoning Administrator Frank Cheney and Dave LaForce

- **Call to Order:** The meeting was called to order by Chair Monette at 6:40 p.m.
- **Approval of Minutes:** Carole O' Connell made a motion to approve the minutes of November 19, 2024, Denis Chenette seconded the motion, and the minutes were approved.
- **Public Comment:** none
- **Newport Downtown Master Plan-** Dave LaForce, Chair of the Newport Downtown Development Economic Taskforce provided the commission with a brief overview and status report on its progress toward adoption of the draft downtown master plan. Mr. LaForce fielded numerous questions from all members on topics including zoning regulation compliance, TIF Financing, and housing development. Following a lengthy discussion Jay Walsh then made a motion to authorize Chair Monette to draft a letter to the Newport City Council expressing the Planning Commissions support of the vision laid out in the proposed master plan, Gina Cirelli seconded the motion, and it was passed unanimously.
- **Bylaw Modernization-**
 - 1) Members reopened consideration of potential expansion of permitted residential use in the Business Medical District, ultimately deciding to make no adjustment to the regulations.
 - 2) Frank Cheney, Zoning Administrator, updated the commission members on the progress of the city attorney's review of the Draft Unified Regulations.
- **Old Business:** None
- **New Business:** None
- **Agenda:** The next scheduled Planning Commission Meeting will be held on Dec 17, 2024, immediately following the regularly scheduled Historic Preservation Committee Meeting in the Newport City Council Room. The agenda will be like tonight's meeting.
- **Adjourn:** Denis Chenette made a motion to adjourn, Gina Cirelli seconded the motion, and the meeting adjourned at 8:44 p.m.

Approved this 17th day of Dec., 2024.



Chair, Newport City Planning Commission