

July 2009 Monthly Report

FINANCIAL SUMMARY:

There were no budget deficiencies or anomalies. This was the first month of the FY 2009-10 fiscal cycle and expenditures this month included equipment lease agreements.

BUDGET BALANCE:

- Planning Division 91%
- Zoning Division 92%
- Community Development Division 95%
- Inspection Division 92%

Permit Revenue: Building \$62,799; Plumbing \$1,969; Mechanical \$5,186; Electrical \$13,286; Late filing/re-inspection \$1,000.

PROJECTS:

- Comprehensive Land Use Plan Update (CLUP): The Comprehensive Land Use Plan Subcommittee held a working meeting discussing Economic Development issues on July 15, 2009 at Florence Gray Center. The public meeting was attended by three persons as well as seven subcommittee members and department staff. The meeting discussed the strengths and weaknesses of the existing Comprehensive Land Use Plan. The two-hour session yielded comments and suggestions for the updating Economic Development strategies in the update. The subcommittee discussed healthcare industry, State economic disincentives (tax structure and revenues), the visitor industry, historic assets, development initiatives and programs that have been achieved, marine and technology industries, geographic areas suitable for development, assisting small businesses, and the creation of improvement districts.

The next working meeting addressing the Waterfront was rescheduled for Monday, October 5, 2009 at City Hall. Two working meetings are scheduled for August 2009 dealing with Natural Resources and Transportation.

- Broadway Streetscape Project: On July 2nd, the Broadway Advisory Committee met with staff and the consultant team, which made a detailed presentation of work efforts to date, including several options for improvements in different parts of the project area. The Committee asked questions and provided feedback. Staff met with the Louis Berger/Gates Leighton consulting team on July 30 to discuss the publicity to be associated with the project. A public meeting has been scheduled for October 1 from 4:00 to 7:00 p.m. in the Council Chambers to display the work completed to date, make a short presentation, obtain public input, and answer any questions the public may have regarding the project. All consultants and staff involved in the project will be present. Broadway lies within two National Historic Landmark Districts which triggers RIHPHC review of plans for any improvements to the street. It was agreed that it will be important to involve them early in the design process.
- U.S. Navy Hospital: Staff has been coordinating with the AIPC on Navy land surplus and planning efforts. Recently, the US Navy has been addressing claims and submittals from the Bureau of Indian Affairs (BIA) regarding interest from the Narragansett and Wampanoag Tribes. Navy legal and Base Realignment and Closure (BRAC) staff indicated that they do not believe that the Indian claim will be

successful in light of BRAC requirements (market value, liability and proof of reservation). Further deadlines have been extended to the BIA by the Navy.

- Carey School: James A. Houle & Associates has been hired to conduct an appraisal for the Carey School. A walk-through of the property has occurred. During the walk-through, a significant amount of useable space was observed in the building's attic. The appraisal report will be completed in early August.
- Sheffield School: Discussions regarding future development at the school are ongoing.
- Historic District Zoning Ordinance Amendment: The proposed ordinance amendment is under review by the Planning Board. At the July 20, 2009 Planning Board meeting the proposed zoning amendments of the Historic District task Force. Mr. Matt Leys, esq. presented the Board with material on dealing effectively with the status of tents as temporary structures. The Board by a vote of 8-1 voted to find consistent with the Comprehensive Land Use Plan proposed changes to the ordinance dealing with tents and temporary structures. Further, the Board will revisit the changes at the August 17, 2009 Board meeting.
- Historic District Planning Grants: Staff developed and submitted a grant to the RIHPHC for a "Preservation is Local" grant in the amount of \$15,500 for Phase 1 of an inventory of the "Newport Historic District" which encompasses the Point Neighborhood.
- SAMP Plan (Ocean): Staff continues to participate at ongoing meetings at URI for the CRMC Ocean Special Area Management Plan that will address aquaculture, fishing, boating, and alternative energy including wind farms. For more information, visit the SAMP web site at <http://seagrant.gso.uri.edu/oceansamp/>
- J.T. Connell Development Parcel: The Coastal Extreme Brewing is still under construction. This project should be completed by the end of the summer.
- Islandwide Transportation Study: Staff participated in a public kickoff of this project on July 29th. State legislators, the Governor, state agency officials and local leaders were in attendance. Rhode Island Statewide Planning and RIDOT have provided a large grant to the AIPC for this island wide consulting project. This project will study issues and multi-modal options for all state roadways on the island.
- Harbor Shuttle Landside Improvements: The bids for Harbor Shuttle dock construction at Perrotti Park were reviewed and found to conform to federal and state regulations as well as local ordinance. The State Department of Transportation reviewed and approved the lowest, most responsible bid to Reagan Construction of Newport, Rhode Island. Bids will now go to Council August 12, 2009 for approval.
- Perrotti Park Dredging: Dredging permit drawings are complete. Department staff is reviewing application materials. Outstanding items will be remedied and preparations made for concomitant application submittal.
- Administrative Subdivisions: An administrative subdivision was recorded for the property at 38- 38 ½ Carroll Ave.
- Building/Inspection Division Number of Inspections:
 - ❖ Building 47
 - ❖ Electrical 90
 - ❖ Plumbing/Mechanical 42
 - ❖ Municipal/Minimum Housing 101

New Construction Projects Underway

- Major interior and exterior restoration/renovation work at 65 Catherine Street.
- Final building permit for finishes, etc. issued for 41° North on Thames Street hotel/restaurant

BOARDS AND COMMISSIONS:

Historic Preservation and Historic District Commission: Eleven new applications were received in July. One regular meeting was held. Two Design Review Subcommittee meetings were held. Interviews for the vacant Historic Preservation Planner position will be conducted in August.

Critical Area Review Board: No meeting was held.

Zoning Board of Review: One regular meeting was held in July. Ten new petitions were received. All new applications are digitized for filing, distribution and posting on our website.

The Zoning Board approved the following petitions at the meeting of July 27, 2009:

PETITION OF EDWARD COLL, applicant; NEWPORT WATERFRONT HOLDINGS, LLC., owners; for a special use permit and a variance to the off-street parking requirements for permission to convert the existing standard restaurant into a professional office and provide 0 additional off-street parking spaces (13 additional off-street parking spaces required) applying to the property located at 109 Long Wharf, TAP 16, Lot 128 (GB zone)

PETITION OF FRANCIS SPILLANE, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 20' x 26' single-family dwelling which will be located 3' from the east property line (10' required), 4' from the west property line (15' required) and which will increase the lot coverage from 0% to 23% (20% allowed) applying to the property located on Vicksburg Place, TAP 13, Lot 130 (R-10 zone)

Other notable petitions still pending before the board include:

PETITION OF GOOSEBERRY BEACH, INC., applicant and owner, for a special use permit and a variance to the dimensional requirements for permission to construct an additional 44 bath houses which will increase the lot coverage from 4% to 5% (3% allowed) applying to the property located at 130 Ocean Ave., TAP 41, Lot 258 (REC zone)

Planning Board: One regular Planning Board meeting was held. The agenda consisted of review of the report created by the Historic District Task Force, consistency with the Comprehensive Land Use Plan for a one-year extension of a subdivision approval at 30 Hammersmith Road.

Building Board of Appeals: No meeting this month.

ZONING

Deputy Zoning Officers: In July, the DZOs responded to 61 Noise calls, 20 Citations, 1 Trash Violation, 6 Short-term rental registration violations. Three violations were not cited. Numerous illegal signs were confiscated. Pre-emptively assisted two businesses in complying with noise ordinance and licensing. One bolo assist.

Zoning Violations: Two zoning complaints were filed in municipal court.

Scanning & Document Retrieval: Scanning was continued through the month of July, but it is a slow process that will require months to complete the digital archiving of paper documents.

GIS: Plat map updates and corrections were made. We began preparing land maps for the upcoming Comprehensive Land Use Plan update. We are still awaiting the purchase of GIS software to allow us the posting of maps to our website.

Pictometry This aerial photography software is now being utilized for zoning investigations and as a presentation aide before the Zoning Board of Review.

Sidewalk Café Permits The office continues to monitor the many sidewalk cafes to insure compliance.

COMMUNITY DEVELOPMENT:

CDBG Stimulus: Staff completed Environmental Reviews for the CDBG-R stimulus grant for Hillside/Beacon improvements and developed a new contract document as required for this activity.

Residential Rehabilitation Loans: No new loans were approved this month. \$5,703 was disbursed for invoices submitted for ongoing projects.

CDBG Grant Activities: Grant Closeout materials have been submitted to the State for FY 2003 grant and are being prepared for FY 2004, which is fully disbursed.

Respectfully submitted: Paige R. Bronk, AICP, Director