

City of Newport
Planning Commission Meeting Minutes
September 2, 2025

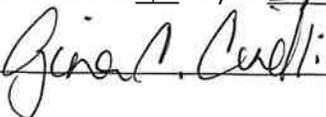
Members' Present: Gina Cirelli, Denis Chenette, Carole O'Connell, and Jay Walsh

Members Absent:

Others Present: Liam Abbate, NVDA Representative and Zoning Administrator Frank Cheney

- **Call to Order:** The meeting was called to order by Vice Chair O'Connell at 6:35 p.m.
- **Approval of Minutes:** Jay Walsh made a motion to approve the minutes of August 19, 2025, seconded the motion, and the minutes were approved.
- **Public Comment:** none
- **Presentation:** Liam Abbate, a representative of NVDA, attended virtually and presented a detailed overview of the updated Future Land Use Maps for the commissions review. Following an extensive discussion, the Planning Commission requested adjustments in land classification and clarification relating to "neighborhood delineations" prior to considering final approval of the FLU maps. The question of approval will be revisited at a future meeting.
- **Bylaw Modernization-**
 - 1) Update from Frank Cheney on the progress of the Newport City attorney's legal review of the Draft Unified Regulations and Planning Commission new membership recruitment.
 - 2) The commission reviewed Draft River Corridor Regulations and finalized language to be added to the Bylaws when the new rules are promulgated.
- **Old Business:** None
- **New Business:** None
- **Agenda:** The next scheduled Planning Commission Meeting will be held on September 16, 2025, immediately following the scheduled Historic Preservation Committee Meeting. The agenda will include work on Bylaw Modernization and Future Land Use Maps.
- **Adjourn:** Denis Chenette made a motion to adjourn, Carole O'Connell seconded the motion, and the meeting adjourned at 8:20p.m.

Approved this 16 day of September 2025.



Chair, Newport City Planning Commission