

Town of Portsmouth

Planning Board

Thursday – January 8, 2026

7:00 PM

Town Council Chambers

2200 East Main Rd Portsmouth, RI 02871

The Town of Portsmouth's Planning Board Meeting will be in person, live streamed on the web and by phone dial-in using the Zoom remote meeting service. Please note that any referenced documentation that is displayed during the meeting will be visible through the web or mobile device but will not be visible using the phone dial-in option.

To access the meeting by phone dial-in, please dial: 1-888-788-0099

Once prompted for the meeting ID, please dial: **821 2702 4647 #**

Once prompted for a participant ID:

If you are an invited participant, **dial your participant ID followed by #**

If you are a member of the public, **just dial #**

You will now be in the meeting.

While in the audio conference, **to raise your hand to ask a question, dial *9** and the host will be notified of your interest in asking a question. **To mute/unmute yourself, dial *6**

To access the meeting through the web using a computer or mobile device, go to the following web link in any browser (i.e. Google Chrome, Internet Explorer, Apple Safari, Mozilla Firefox, etc.) to run the Zoom app and view the meeting:

<https://us02web.zoom.us/j/82127024647>

Using your laptop or mobile device, you can raise your hand to ask a question, or pose the question in the moderated Question and Answering chat window. The host will then be able to respond to your raised hand or Q&A question.

The public will be allowed to participate in the hearing. All applications and other documents are available for public review in the Planning Department, on the second floor of Portsmouth Town Hall.

If communications assistance is needed or any other accommodation to ensure participation, please contact the Town Clerk's Office at 401-683-2101 at least three (3) business days prior to the hearing.

Planning Board Agenda

1. **Call to Order and Roll Call**

2. **Approval of Minutes:**

- December 11, 2025

[DECEMBER 11 2025PBMinutesDRAFT\(1\)](#)

3. **Elm Street/Portsmouth Heights Subdivision Progress Report – At the December 11 Planning Board Meeting, Harkins Development Company was granted an extension to January 8, 2026, to remedy outstanding work to be completed, being: 1. Installation of Concrete Bounds, 2. Completion of As-Built Plans, 3. Installation of loam and see after the final paving to complete the roadway, 4. Homeowners Association has been established.**

[letter bond](#)

[Portsmouth Heights Letter 5.8.25 Harkins](#)

[Road Bond Elm street](#)

[Elm Street Runoff Letter](#)

[Emmert 30 Elm St - Swale and Tree Request](#)

[Portsmouth Heights Status Letter](#)

[2025-09-11 15-12](#)

4. **Public Hearing – Preliminary Plan Review – PV Assessment Management (Applicant) for Regal LLC (Owner) for property located at 0 & 1526 West Main Road; Being Tax Assessor’s Plat 51 Lot 34 & 34C (Zoned Commercial, C). The applicant is requesting Preliminary Plan approval of a 25,575 square foot building, architecturally designed to fit into Portsmouth for retail storage containing 400-500 individual units.**

- The Applicant went before the Technical Review Committee on September 2, 2025, the Design Review Board on November 3, 2025, and the Planning Board on October 9 for pre-application plan review.

[1526 West Main Road Traffic Letter 11-11-2025](#)

[Abutters map](#)

[Affidavit of Mailing](#)

[DRAINAGE REPORT COMBINED SIGNED](#)

[East and South elevations](#)

[LD-2025-02 1526 WEST MAIN ROAD PORTSMOUTH PRELIM SUBMISSION SIGNED \(1\)](#)

[QandM combined and signed](#)

[Preliminary application](#)

[Renderings](#)

[Repletter](#)

[summary of application](#)

[1526WestMainRd.Master.Preliminary.StaffReport 1.8.26](#)

5. **Chapter 337 – Post Construction Stormwater Control – Discuss and provide an advisory recommendation to the Town Council on proposed text amendments regarding the working draft for Post Construction Stormwater Control Ordinance, Chapter 337.**

[Portsmouth PostConstrOrd 20250912](#)

6. **Discussion of hiring a consultant to complete a full build out traffic study report.**

Administrative Officer/Town Planner Report

1. **Administrative Merger of property located at 0 Alice Avenue; being Map 77 Lots 108H and 108G, property owned by Lourdes Tallet and F. Campanile. The intent of the plan is to merge lots 108G and 108H together for all future zoning and permitting purposes. The Administrative Merger deeds were recorded on December 19, 2025.**

Adjourn

Virtual access is being provided only as a convenience and is not an official “location” where access to the meeting is guaranteed; please note that being physically present at the meeting is the only way to guarantee complete access to the meeting.