

**Town of Portsmouth**  

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**Zoning Board of Review**  

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**January Meeting**  

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**Thursday – January 20, 2022 - 7:00 PM**  

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**Town Council Chambers - 2200 East Main Rd**  
**Portsmouth, RI 02871**

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The Town of Portsmouth's Zoning 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: **810-7212-4202 #**

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 to ask 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://livestream.portsmouthri.com/zoning>

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.

To find further information on upcoming Zoning Board meetings, please visit the following website: <https://www.portsmouthri.com/232/Zoning-Board-of-Review>

**Meeting Agenda**

- I. **ROLL CALL**
- II. **MINUTES**
- III. **CHAIRMAN'S REPORT**

Documents:

IV. **OFFICER ELECTIONS**

V. **OLD BUSINESS**

- V.I. (R-20) Christopher & Mary Caouette (Owners) Seek To Amend A Previously Approved Dimensional Variance (August 19, 2021) For Side Yard Setback (Art. IV Sec. B) To Construct A 2,400 Sq. Ft. In-Ground Pool Located At 2271 East Main Rd. (39-64D)

Documents:

[OB1 - 2271EASTMAINRD 39-64D.PDF](#)

- V.II. (R-10) Robin McMillan (Owner) Seeks Dimensional Variances For Lot Coverage (Art. IV, Sec. B.) And A Special Use Permit To Construct Deck On A Substandard Lot Of Record (Art. VI, Sec. A.4) Located At 121 Berkley Ave (3-82).

Documents:

[OB2 - 121 BERKLEYAVE 3-82 POST APPROVAL TIMELINE.PDF](#)

[OB2 - 121 BERKLEYAVE 3-82.PDF](#)

- V.III. (I-H) Aquidneck Country Club, Inc. Seek To Amend A Previously Approved Special Use Permit (2009) To Develop Twenty-Two (22) Single Family Dwellings And Six (6) Duplex Units Where The Previously Approved Plan Consisted Of Three (3) Twelve (12) Unit Multifamily Buildings On 0 Willow Ln (26-10) A Vacant 6.4-Acre Parcel That Is Part Of The Carnegie Development That Also Includes Parcels Identified As Tax Map 26 Lots 2, 2A, 2B, 2C, 2D, 3 & 4. The Proposed Amendment Also Includes The Location Of A Stormwater Detention Area On 0 Brownell Ln (22-3). The Proposal Also Requests Dimensional Variances For Front Yard And Building Stories (Art. IV Sec. B) As Well As Distance Between Building, Roadway Width, Number Of Units Per Building And Parking And Travelled Way Setbacks (Art. VII Sec. C.10).

Documents:

[OB3 - 0 WILLOW LANE DRB ADVISORY OPINION.PDF](#)

[OB3 - 0 WILLOW LN\\_AQUIDNECK CLUB\\_26-10\\_DOCS\\_MIDREZ.PDF](#)

[OB3 - 0 WILLOW LN\\_AQUIDNECK CLUB\\_26-10\\_PLANS\\_MIDREZ.PDF](#)

[OB3 - 0 WILLOW LN\\_AQUIDNECK CLUB\\_26-10\\_PRIORAPP.PDF](#)

[OB3 - 0 WILLOW LN\\_AQUIDNECK CLUB\\_26-10\\_PRIORPLAN.PDF](#)

[OB3 - 0 WILLOW LN\\_AQUIDNECK CLUB\\_26-10\\_RENDERINGS.PDF](#)

- V.IV. (R-20) George W. Shuster, Jr. (Owner) Seeks Dimensional Variances For Side & Rear Yard Setbacks And Lot Coverage (Art. IV Sec. B) And A Special Use Permit To Construct A New Deck And Front Entrance On A Single Family Dwelling On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 0279 Governor Paine Rd. (78-10)

Documents:

[OB4 - 0279 GOVERNOR PAINE RD 78-10.PDF](#)

VI. **NEW BUSINESS**

- VI.I. (R-40) Newport Solar, Inc. (Applicant) And Joseph Studlick (Owner) Seek A Special Use Permit To Construct A Ground Mounted Small Solar Energy System (Art. V, Sec. J.3) Located At 424 Vanderbilt Ln. (54-202)

Documents:

[NB1 - 424 VANDERBILT LN 54-202.PDF](#)

- VI.II. (R-20) John H. Schnibben III & Shauna A Trustees (Owners) Seek A Dimensional Variance For Side Yard Setback (Art. IV Sec. B) And A Special Use Permit To Construct An Addition To A Single Family Dwelling On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 01042 Narragansett Ave. On Prudence Island. (75-20)

Documents:

[NB2 - 01042 NARRAGANSETT AVE 75-20.PDF](#)

- VI.III. (R-20) Frederick Cornell (Owner) Seeks Dimensional Variances For Side And Rear Yard Setbacks To Construct An Addition To A Storage Shed On A Nonconforming Lot Of Record Requiring A Special Use Permit (Art. VI, Sec. A.4) Located At 022 Holbrook Ave. On Prudence Island (75-8).

Documents:

[NB3 - 022 HOLBROOK AVE 75-8.PDF](#)

- VI.IV. (R-10) Frank Fusaro & Lindsey Viveiros (Owners) Seek Dimensional Variances For Side & Rear Yard Setbacks And Building Height In Stories (Art. IV, Sec. B) And A Special Use Permit To Construct A Vertical Addition To A Single Family Dwelling On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 259 Riverside St. (15-59)

Documents:

[NB4 - 259 RIVERSIDE ST 15-59.PDF](#)

[NB4 - 259 RIVERSIDE ST 15-59 - SITE PLAN ADD.PDF](#)

- VI.V. (C-1) Kurt & Deborah Schultz (Owners) Seek Dimensional Variances For Rear And Front Yard Setbacks (Art. IV, Sec. B), Locating Two Buildings Within Twenty Feet (20') Of Each Other (Art. IV, Sec. C.7.) And A Reduction Of The Required Six Foot (6') Buffer Between Commercial And Residential Zones (Art. IV, Sec. C.6.) To Construct A Walk-In Freezer At 346 Park Ave. (25-21)

Documents:

[NB5 - 346 PARK AVE 25-21.PDF](#)

Respectfully submitted,

Jim Nott, Chairman

*The public is welcome to any meeting of the Town's boards and committees. Copies of all application supporting documents can be publicly downloaded on at <https://www.portsmouthri.com/232/Zoning-Board-of-Review> or by contacting the Town Planning office at 401-643-0333.*