

**TOWN OF PORTSMOUTH**  
**DESIGN REVIEW BOARD**  
**FEBRUARY MEETING AGENDA**  
**MONDAY – FEBRUARY 2, 2026**

**7:00 PM**

**TOWN COUNCIL CHAMBERS – 2200 EAST MAIN RD, PORTSMOUTH, RI 02871**

The Town of Portsmouth's Design Review 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.

Link to join the Webinar:

<https://us02web.zoom.us/j/87658688135>

To access the meeting by phone dial-in, please dial: 1-888-788-0099 (Toll Free) or 1-877-853-5247  
(Toll Free)

Webinar ID: 876 5868 8135

**Meeting Agenda**

**I. Roll Call**

**II. New Business**

**a. Plan Review — Spaceport, LLC (Applicant/Owner) is requesting to construct an 80' x 196' storage facility on property located at 0 Highpoint Avenue; being Tax Assessor's Map 38 Lot 19 (Zoned Limited Light Industry). Due to the size of the project (larger than 7,500 square feet), it qualifies as a Major Land Unified Development Review.**

i. The Planning Board granted a combined Master/Preliminary Plan approval on November 20, 2024, while granting the Town Planner Administrative Final Plan Approval.

ii. Additionally, this was continued from the Design Review Board's January 6, 2025, Meeting.

[LD-2022-09 High Point Ave Portsmouth DPR-1 thru 7- signed](#)

[2024-23 Portsmouth DD 04.30.24.Pdf](#)

[Doc06370320241217121925.Pdf](#)

[Landscape Variance Request Signed.Pdf](#)

[Architectural Plans](#)

[Site plans](#)

**b. Final Design Plan Review – Turnpike Holdings LLC (Applicant/Owner) for property located at 97 Turnpike Avenue; Being Tax Assessor’s Plat 34 Lot 4 (Zoned Residential, R-20). The Applicant is requesting Plan approval of a Comprehensive Permit Project pursuant to RIGL 45-53-4 for the development of twenty-four (24) residential dwelling units with six units (25%) designated as low to moderate income units.**

i. The Planning Board granted Preliminary Plan approval on December 11, 2025, while granting the Town Planner Administrative Final Plan Approval.

[Turnpike - Design Review Board Application](#)

**III. Adjourn**

Respectfully submitted,

Frank W. Munro, Chairman

The public is welcome to any meeting of the Town’s boards and committees. Copies of all application supporting documents can be publically downloaded at [www.portsmouthri.gov](http://www.portsmouthri.gov) or by contacting the Town Planning office at 401-643-0332