

**Town of Portsmouth
Zoning Board of Review
February Meeting Agenda
Thursday – February 17, 2022 - 7:00 PM
Town Council Chambers - 2200 East Main Rd Portsmouth, RI
02871**

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>

I. **ROLL CALL**

II. **MINUTES**

III. **CHAIRMAN'S REPORT**

IV. **OLD BUSINESS**

- IV.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](#)

- IV.II. (I-H) Aquidneck Country Club, Inc. (Owners Of Lot 26-10) Seek To Amend A Previously Approved Special Use Permit (2009) To Develop Twenty-Two (22) Single Family

Dwellings & 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 & Building Stories (Art. IV Sec. B) & Distance Between Building, Roadway Width, Number Of Units Per Building & Parking & Travelled Way Setbacks (Art. VII Sec. C.10.).

Documents:

[OB2 - 0 WILLOW LANE DRB ADVISORY OPINION.PDF](#)
[OB2 - 0 WILLOW LN_AQUIDNECK CLUB_26-10_DOCS_MIDREZ.PDF](#)
[OB2 - 0 WILLOW LN_AQUIDNECK CLUB_26-10_PLANS_MIDREZ.PDF](#)
[OB2 - 0 WILLOW LN_AQUIDNECK CLUB_26-10_PRIORAPP.PDF](#)
[OB2 - 0 WILLOW LN_AQUIDNECK CLUB_26-10_PRIORPLAN.PDF](#)
[OB2 - 0 WILLOW LN_AQUIDNECK CLUB_26-10_RENDERINGS.PDF](#)
[OB2 - 0 WILLOW LN_AQUIDNECK CLUB_26-10_STORMWATER PLAN SHEET 1.PDF](#)
[OB2 - 0 WILLOW LN_AQUIDNECK CLUB_26-10_STORMWATER PLAN SHEET 2.PDF](#)
[OB2 - 0 WILLOW LN_AQUIDNECK CLUB_26-10_STORMWATER PLAN.PDF](#)

IV.III. (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:

[OB3 - 424 VANDERBILT LN 54-202 - 20 PANEL GM LAYOUT.PNG](#)
[OB3 - 424 VANDERBILT LN 54-202 - FINAL LAYOUT.PDF](#)
[OB3 - 424 VANDERBILT LN 54-202 - PANEL SHEET1.PDF](#)
[OB3 - 424 VANDERBILT LN 54-202 - PANEL SHEET2.PDF](#)
[OB3 - 424 VANDERBILT LN 54-202 - PANEL SHEET3.PDF](#)
[OB3 - 424 VANDERBILT LN 54-202 - WILEY CABLE CLIPS.PDF](#)
[OB3 - 424 VANDERBILT LN 54-202 APPLICATION PACKET.PDF](#)

IV.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:

[OB4 - 259 RIVERSIDE ST 15-59 - ELEVATION CERT.PDF](#)
[OB4 - 259 RIVERSIDE ST 15-59 - NEIGHBORHOOD LOT COVERAGE WORKSHEET.PDF](#)
[OB4 - 259 RIVERSIDE ST 15-59 - ORIGINAL APP DOCS.PDF](#)
[OB4 - 259 RIVERSIDE ST 15-59 - REVISED APP.PDF](#)
[OB4 - 259 RIVERSIDE ST 15-59 - REVISED SITE PLANS.PDF](#)
[OB4 - 259 RIVERSIDE ST 15-59 - SITE PLAN ADD.PDF](#)

V. NEW BUSINESS

V.I. (R-10) David & Kathy Clarke (Owners) Seek Dimensional Variances For Rear Yard Setbacks And Lot Coverage (Art. IV, Sec. B) And A Special Use Permit To Construct An 8' X 16' Covered Porch Addition To A Single Family Dwelling On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 28 Canton Ave. (3-30)

Documents:

[NB1 - 28 CANTON AVE 3-30.PDF](#)

- V.II. (R-60) Todd & Sandra Smith (Owners) Seek A Dimensional Variance To Construct A Single Family Dwelling With Garage (Art. III, Sec. D.2.) Located At 0 Narragansett Ave. At The End Of Deer Ln. (Private Road) (74-18A)

Documents:

[NB2 - 0 NARRAGANSETT AVE 74-18A - APP DOCS.PDF](#)

[NB2 - 0 NARRAGANSETT AVE 74-18A SITE PLAN.PDF](#)

- V.III. (R-30) George & Marie Corey (Owners) Seek A Dimensional Variance For Lot Frontage (Art. IV, Sec. B) To Reduce The Frontage To 20 Feet From 62 Feet As Part Of An Administrative Subdivision Located At 905 Wapping Rd. (66-8)

Documents:

[NB3 - 905 WAPPING RD - 66-8 APP DOCS.PDF](#)

[NB3 - 905 WAPPING RD - 66-8 SITE PLAN.PDF](#)

- V.IV. (R-20) Rebecca & James Sattel (Owners) Seek A Dimensional Variance For Rear Yard Setback (Art. IV, Sec. B) And A Special Use Permit To Construct A 12' X 12' Sun Room Addition To A Single Family Dwelling On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 15 Settlers St. (19-68)

Documents:

[NB4 - 15 SETTLERS ST 19-68.PDF](#)

- V.V. (R-20) Karen Bloomstedt (Owner) Seeks Dimensional Variances For Two Front Yard Setbacks (Art. IV, Sec. B) And A Special Use Permit To Construct A Covered Porch Addition To A Single Family Dwelling On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 135 Bristol Ferry Rd. (23-47)

Documents:

[NB5 - 135 BRISTOL FERRY RD 23-47.PDF](#)

- V.VI. (R-10) Michael & Mary Zani (Owners) Seek Dimensional Variances For Front Yard Setback And Two (2) Lot Coverages (Art. IV, Sec. B) And A Special Use Permit To Perform A Lot Line Adjustment And Construct A Single Family Dwelling On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 1350 & 0 Anthony Rd. (1-55 & 56)

Documents:

[NB6 - 1350 ANTHONY RD 1-55 56 - APP DOCS.PDF](#)

[NB6 - 1350 ANTHONY RD 1-55 56 - SITE PLAN EC.PDF](#)

[NB6 - 1350 ANTHONY RD 1-55 56 - SITE PLAN PC.PDF](#)

- V.VII. (I-L) High Point Ave., LLC (Owners) Seek A Special Use Permit To Construct A 24,000 Sq. Ft. Building For A Marine Consumer Service Building (Art. V Sec. E.14) In The Portsmouth Industrial Park Located At 0 High Point Ave. (38-7D)

Documents:

NB7 - HIGH POINT AVE - KIRBY MARINE - APPLICATION DOCS.PDF
NB7 - HIGH POINT AVE - KIRBY MARINE - DRAINAGE REPORT
SIGNED.PDF
NB7 - HIGH POINT AVE - KIRBY MARINE - STORMWATER
OANDM_SHEETS 1-5.PDF
NB7 - HIGH POINT AVE - KIRBY MARINE DRB ADVISORY OPINION.PDF
NB7 - HIGH POINT AVE - KIRBY MARINE METAL BUILDING SPECS.PDF
NB7 - HIGH POINT AVE - KIRBY MARINE SITE PLANS.PDF
NB7 - HIGH POINT AVE - KIRBY MARINE-BUILDING SCHEMTAIC SET 11-19-
2022.PDF

V.VIII. (R-60 & R-30) Patrick Beck (Applicant) & Z Family Farm, LLC (Owners) Seek A Special Use Permit To Hold A 5K & 10K Running Race As An Agricultural Special Event (Art. V Sec. C.5.) At 0 Jepson Ln And 0 East Main Rd. (60-22&26 & 61-1)

Documents:

NB8 - 0 JEPSON LN ASE - APP DOCS.PDF
NB8 - 0 JEPSON LN ASE - SITE MAP.JPG

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.