

Town of Portsmouth

Technical Review Committee

Wednesday – March 1, 2023 – 10:00AM

in-person meeting

Town Hall, Portsmouth Room, 2nd Floor,

2200 East Main Rd, Portsmouth, RI 02871

1. Call To Order.

2. PLAN REVIEW – MBANDCC, LLC (Applicant) for property located at 3076 East Main Road; being Tax Assessor's Map 29 Lot 116 (Zoned Commercial, C-1). The Applicant is requesting a Special Use Permit from the ZBR from Chapter 405 of the Town Code; Zoning Ordinance; Article V, Use Regulations, Section E(14). The proposal consists of a 6,500+ s.f. new building along with related access, parking, and landscaping. • The Applicant is scheduled to appear before the Design Review Board on March 6th, followed by the Planning Board on March 8th for an Advisory Opinion to the Zoning Board, then the scheduled Zoning Board hearing on March 16th.

Documents:

[3076 East Main Road.Ocean State Air Design Development.pdf](#)

3. PLAN REVIEW – 1200 West Main Road, LLC (Applicant) and P&G Realty, LLC (Owner) for property located at 1200 & 1220 West Main Road; being Tax Assessor's Map 44 Lots 7 & 8 (Zoned Light Industrial, LI). The Applicant is requesting a Modification to the original Master Plan, approved on October 13, 2021 by the Planning Board. The petition requests to construct four (4) new retail/tradesman style buildings, access, parking and associated utilities. Improvements will also include a newly designed stormwater system in accordance with the State and Town requirements. • The Applicant is scheduled to appear before the Design Review Board on March 6th, followed by the Planning Board on March 8th.

Documents:

[2023-01-25 COE WMR CONCEPT.pdf](#)
[1200 WEST MAIN 2023 01 31.Pdf](#)
[0216232023 L1.0 PLANTING PLAN.REV.pdf](#)

4. PLAN REVIEW – WC Coastal Development, LLC & WC Upland Development, LLC (Applicant & Owner) for property located on Burma Road; being Tax Assessor's Maps 43/50 Lots 3,4, & 7/6&7 (Zoned Waterfront District). The Applicant has requested Master Plan approval of a proposed Planned Marina Village Development for approximately 400 residential units and 350+/- marina slips, a retail and restaurant component, public restrooms, and dedicated public access to the water. • The Applicant obtained a positive "conceptual" recommendation from the Design Review Board on January 9, 2023. The Applicant is docketed to the March 8th Planning Board meeting for Master Plan approval.

Documents:

[WC Coastal Development Conceptual Design Review1.Pdf](#)

WC Coastal Weaver Cove Narrative.pdf
WC Coastal Weaver Cove Narrative.pdf
21_0222-WCP-Precedents Revised (2).Pdf
2022-12-28 WEAVER COVE MASTER PLAN.pdf

ADJOURN.

Copies of an application and supporting documents can be publicly downloaded at www.portsmouthri.com or by contacting the Town Planning office at 401-643-0333.