

Town of Portsmouth

Zoning Board of Review

March Meeting Agenda

Thursday – March 16, 2023 - 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 REPORT**
- IV. **OLD BUSINESS**

V. **NEW BUSINESS**

- V.I. Decision Extension Consideration – William And Elizabeth Noonan, Of 01287 Narragansett Avenue, Prudence Island, Request A 1-Year Extension For A Dimensional Variance And A Special Use Permit Granted In March 2022.

Documents:

[WILLIAM AND ELIZABETH NOONAN-01268 NARRAGANSETT AVE, PRUDENCE ISLAND, RI.PDF](#)

- V.II. 1. Linda Calcagni (Applicant And Owner) For Property Located At 34 Albert Street; Being Tax Assessor's Map 49 Lot 30 (Zoned Residential, R-20). The Applicant Seeks A Dimensional Variance (Article IV, Section C(5)) To Locate A Shed Under 120' In Front Yard Within 3' Of The Side Setback.

Documents:

[34ALBERT.APPLICATION.PDF](#)

- V.III. 2. Susan And George Ring (Applicants And Owners) For Property Located At 86 Narragansett Boulevard; Being Tax Assessor's Map 5 Lot 35 (Zoned Residential, R-10). The Applicant Seeks A Dimensional Variance (Article IV, Section B) To Exceed The Maximum Allowed Lot Coverage To Install A Pool And Accessory Shed.

Documents:

[RING_VARIANCE PAPERWORK SUBMITTED.PDF](#)
[RING1.JPG](#)
[RING2.JPG](#)

- V.IV. 3. Thomas Woll (Applicant And Owner) For Property Located At 12 Dighton Avenue; Being Tax Assessor's Map 3 Lot 53 (Zoning Residential, R-10). The Applicant Seeks Dimensional Variances (Article IV, Section B) And A Special Use Permit (Article VII, Section A(1)(C)) To Construct An Addition In The Front Setback On A Substandard Lot Of Record.

Documents:

[2022-197 VARIANCE \(01-30-2023\)STAMPED.PDF](#)
[EXISTING ELEVATIONS.PDF](#)
[NCG-1375-01 12 DIGHTON AVE. PORTSMOUTH, RI. ZBA PETITION LETTER.PDF](#)
[NCG-1375-01 PROPOSED HOUSE ADDITION AND RENOVATION - ELEVATION.PDF](#)
[PORTSMOUTHRI_8BB83B9A-8936-4CC5-90F8-1EA165347112.PDF](#)
[12 DIGHTON AVE. PORTSMOUTH ZBRAPPLICATION.MASTER.PDF](#)
[12 DUGHTON AVE. CERTIFICATE OF MAILINGS.PDF](#)

- V.V. 5. Raymond Perry (Applicant And Owner) For Property Located At 0 Common Fence Boulevard; Being Tax Assessor's Map 4 Lot 164 (Zoning Residential, R-10). The Applicant Seeks Dimensional Variances (Article IV, Section B, Article VI, Section A(4)) To Construct A New Single-Family Dwelling Unit On A Pre-Existing, Non-Conforming Vacant Lot Of Record.

Documents:

[22.0132 PERRY FULL PACKET FOR ZONING.PDF](#)

- V.VI. 6. James And Kathryn Barry (Applicants And Owners) For Property Located At 0 Anthony Road; Being Tax Assessor's Map 1 Lot 19 (Zoned Residential, R-10). The Applicant Seeks Dimensional Variances (Article IV, Section B, Article VI, Section A(4)) To Construct A New Single-Family Dwelling Unit On A Pre-Existing, Non-Conforming Vacant Lot Of Record.

Documents:

[22.0113 BARRY FULL PACKET FOR ZONING BOARD.PDF](#)

- V.VII. 7. Cort Chappell (Applicant) Representing Jesus Sosa (Owner) For Property Located At 0 Riverside Street; Being Tax Assessor's Map 20 Lots 255 And 255A (Zoned Residential, R-10). The Applicant Seeks Dimensional Variances (Article IV, Section B, Article VI, Section A(4)) To Construct A New Single-Family Dwelling Unit On A Pre-Existing, Non-Conforming Vacant Lot Of Record On Lot 255A. The Lot Has Had An Approved Decision That Has Since Expired. The New Petition Is An Expansion From What Was Previously Approved.

Documents:

[0 RIVERSIDE.SOSA.PDF](#)

- V.VIII. 8. Cort Chappell (Applicant) Representing Sirens, LLC (Owner) For Property Located At 0 Common Fence Boulevard; Being Tax Assessor's Map 3 Lot 92B (Zoned Residential, R-10). The Applicant Seeks Dimensional Variances (Article IV, Section B, Article VI, Section A(4)) To Construct A New Single-Family Dwelling Unit On A Pre-Existing, Non-Conforming Vacant Lot Of Record.

Documents:

[0 COMMONFENCE.SIRENS.PDF](#)

- V.IX. 9. Robert Kreft (Applicant And Owner) For Property Located At 196+202 Riverside Street; Being Tax Assessor's Map 20 Lot 150 (Zoned Residential, R-10). The Applicant Seeks Dimensional Variances (Article IV, Section B) And A Special Use Permit (Article VII, Section A(1)(C)) To Construct A 2nd Floor Deck With Stairs In The Rear Yard On A Substandard Lot Of Record.

Documents:

[196.202 RIVERSIDE. KREFT.PDF](#)

- V.X. 10. North East Dockside Services (Applicant) For West Main, LLC (Owner) For Property Located At 1630 West Main Road; Being Tax Assessor's Map 51 Lot 37B (Zoned Commercial, C). The Applicant Seeks A Special Use Permit (Article V, Section F(2)) To Change The Use Of The Property To Sales Or Rental Of Boats With Accessory Storage.

Documents:

[1630 WEST MAIN ROAD.PDF](#)

VI. **ADJOURN**

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.