

**Town of Portsmouth
Zoning Board of Review
March Meeting Agenda
Thursday – March 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 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. 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:

[OB2 - 0 WILLOW LANE DRB ADVISORY OPINION.PDF](#)
[OB2 - 0 WILLOW LANE 28 UNIT DEVELOPMENT - STAFF REPORT REV KPG.PDF](#)
[OB2 - 0 WILLOW LN_AQUIDNECK CLUB_26-10_CONTINUANCE REQUEST EMAIL 03102022.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 - UPDATED APPLICATION.PDF](#)
[OB3 - 424 VANDERBILT LN 54-202 - WILEY CABLE CLIPS.PDF](#)
[OB3 - 424 VANDERBILT LN 54-202 APPLICATION PACKET.PDF](#)

IV.IV. (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:

[OB4 - 905 WAPPING RD - 66-8 SITE PLAN.PDF](#)
[OB4 - 905 WAPPING RD - 66-8 APP DOCS.PDF](#)

IV.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:

[OB5 - 135 BRISTOL FERRY RD 23-47.PDF](#)

V. **NEW BUSINESS**

V.I. (R-30) Todd Siebens (Owner) Seeks 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 40 East Main Rd. (63-7)

Documents:

[NB1 - 40 EAST MAIN 63-7.PDF](#)

V.II. (R-20 & R-60) William & Elizabeth Noonan (Owners) Seek Dimensional Variances For Front & Side Yard Setbacks (Art. IV, Sec. B) And A Special Use Permit To Reconstruct A Single Family Dwelling On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 01287 Narragansett Ave. On Prudence Island. (74-55&56)

Documents:

[NB2 - 01287 NARRAGANSETT AVE PI 74-55 56 APP DOCS.PDF](#)
[NB2 - 01287 NARRAGANSETT AVE PI 74-55 56 PLANS.PDF](#)

Respectfully submitted,

Jim Nott, Chairman