

**Town of Portsmouth
Planning Board
Thursday – April 9, 2026
7:00 PM**

Town Council Chambers

2200 East Main Rd Portsmouth, RI 02871

The Town of Portsmouth's Planning 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: **821 2702 4647 #**

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 in asking 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://us02web.zoom.us/j/82127024647>

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.

The public will be allowed to participate in the hearing. All applications and other documents are available for public review in the Planning Department, on the second floor of Portsmouth Town Hall.

If communications assistance is needed or any other accommodation to ensure participation, please contact the Town Clerk's Office at 401-683-2101 at least three (3) business days prior to the hearing.

Planning Board Agenda

- 1. Call to Order and Roll Call**
- 2. Approval of Minutes**

- January 8, 2026
 - [JANUARY 8 2026PBMinutesDRAFT](#)
3. **Elm Street/Portsmouth Heights Subdivision Progress Report – At the January 8, 2026 Planning Board Meeting, Harkins Development Company was granted an extension to February 12, 2026, to remedy outstanding work to be completed, being: 1. Installation of Concrete Bounds, 2. Completion of As-Built Plans, 3. Installation of loam and see after the final paving to complete the roadway, 4. Homeowners Association has been established.**
 - Applicant has requested a continuance to the June 11, 2026, meeting.
 4. **Request for a Review/Approval of the Town’s Community Development Block Grant (CDBG) Application’s consistency with the Comprehensive Community Plan and with local development ordinances and regulations, including certification, to forward to the Town Council.**
 - Recovery Housing at 79 East Main Road, Community Blessings.
 - [79 East Main Road Recovery Housing memo 4.1.26](#)
 - [LOI Community Blessings py23-24 PORTS 1](#)
 - [Resolution79EMR](#)

Administrative Officer/Town Planner Report

1. **Administrative Subdivision of property located at 0 Route 24; being Map 8 Lot 3 and Map 13 Lot 9, property owned by Rhode Island Department of Environmental Management. The intent of the plan is to move the lot line between Map 13 Lot 9 and Map 8 Lot 3, so that 6.994 acres remain with the cement plant, and the rest of the property joins the RIDEM land, Gull Cove.**
2. **Minor Subdivision of property located at 582 Wapping Road; being Map 65 Lot 7, property owned by Wapping Road Partners LLC and prepared for Aquidneck Island Land Trust. The intent of the plan is to create a 1 acre parcel fronting on Wapping Road; the remaining parcel will be 20.44 acres. A minor subdivision that does not involve a street creation or extension or variances can be administratively approved.**
3. **Correspondence – The Department of Environmental Management’s (“DEM”) Freshwater Wetlands Program (“Program”) has under consideration the application of the Aquidneck Country Club, Inc., of 125 Corys Lane, Portsmouth, RI is requesting permission to alter freshwater wetlands in the Town of Portsmouth, RI.**
 - o [Conservation Comm Letter to DEM](#)
4. **The Superior Court of Rhode Island heard an appeal brought by APEnterprise, LLC (APE) challenging the decision of the Town of Portsmouth Zoning Board of Review denying APE’s application for a special use permit for an outdoor beach volleyball facility on the site of the former Portsmouth town dump. Jurisdiction is pursuant to G.L. 1956 § 45-24-69 (a). The Board’s decision was affirmed. Filed March 24, 2026.**

Adjourn

Virtual access is being provided only as a convenience and is not an official “location” where access to the meeting is guaranteed; please note that being physically present at the meeting is the only way to guarantee complete access to the meeting.