



TOWN OF PORTSMOUTH

ZONING BOARD OF REVIEW

MARCH MEETING AGENDA

THURSDAY – APRIL 21, 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 REPORT

IV. OLD BUSINESS

1. (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 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 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) *60 Minutes**

2. (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) *20 Minutes**
3. (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) *25 Minutes**

V. NEW BUSINESS

1. (C-1) 3302 East Main Road, LLC (owner) & Tesla c/o Dewberry Engineers seeks a modification to a previously approved special use permit for an auto fuel service station (Art. V Sec. F.1) and dimensional variance for side yard setback (Art. IV, Sec. B) to install electric vehicle charging stations located at 3302 East Main Rd. (24-1) *30 Minutes**
2. (R-20) Paulo Azevedo (owner) seek dimensional variances for side yard setbacks (Art. IV, Sec. B) having multiple storage sheds (Art. V Sec. I.3) and locating a storage shed outside of the rear yard (Art. IV. Sec. C.5) to construct a 1,200 sq ft storage shed located at 24 West Shore Rd. (27-19B) *30 Minutes**
3. (R-20) Lisa Mailloux (owner) seek a special use permit to operate a day care center (Art. V, Sec. B.9.) located at 40 Lauren Dr. (18-92) *20 Minutes**
4. (C-1) Julia Smith (applicant) and GTD Realty, LLC (owner) seek a special use permit to operate a day care center (Art. V, Sec. B.9.) located at 3381 East Main Rd. (24-58) *20 Minutes**
5. (R-30) Patrick Carberry & Lea Michaels (owners) seek a dimensional variance for side yard setbacks (Art. IV, Sec. B) construct a 200 sq ft storage shed located at 47 Elm St. (63-15-3) *10 Minutes**
6. (C-1) Gairad DeCastro (applicant) and DeCastro Brothers Realty, LLC (owners) seek dimensional variances for front & side yard setbacks (Art. IV, Sec. B) having multiple storage sheds (Art. V Sec. I.3) and locating storage sheds outside of the rear yard (Art. IV. Sec. C.5) to construct two 160 sq ft shipping container storage sheds located at 1698 East Main Rd. (45-1) *30 Minutes**

Respectfully submitted,
Jim Nott, Chairman

** Denotes estimated hearing length only*

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.
