



Town of Portsmouth

## Zoning Board of Review

### May Meeting Agenda

Thursday – May 26, 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**

IV.I. Aquidneck Country Club

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\**

Documents:

OB1 - 0 WILLOW LN\_AQUIDNECK CLUB\_26-10\_DOCS\_MIDREZ.PDF  
OB1 - 0 WILLOW LN\_AQUIDNECK CLUB\_26-10\_PLANS\_MIDREZ.PDF  
OB1 - 0 WILLOW LN\_AQUIDNECK CLUB\_26-10\_PRIORAPP.PDF  
OB1 - 0 WILLOW LN\_AQUIDNECK CLUB\_26-10\_PRIORPLAN.PDF  
OB1 - 0 WILLOW LN\_AQUIDNECK CLUB\_26-10\_RENDERINGS.PDF  
OB1 - 0 WILLOW LN\_AQUIDNECK CLUB\_26-10\_STORMWATER PLAN SHEET 1.PDF  
OB1 - 0 WILLOW LN\_AQUIDNECK CLUB\_26-10\_STORMWATER PLAN SHEET 2.PDF  
OB1 - 0 WILLOW LN\_AQUIDNECK CLUB\_26-10\_STORMWATER PLAN.PDF  
OB1 - CHAPPELL MEMO.PDF  
OB1 - MEMO ZBR AQUIDNECK COUNTRY CLUB 0 WILLOW LN MAP 26, LOT 10 FINAL 4 12 22 REV.PDF  
OB1 - MEMO ZBR AQUIDNECK COUNTRY CLUB 0 WILLOW LN MAP 26, LOT 10 SUPP. 5 13 22.PDF  
OB1 - 0 WILLOW LANE DRB ADVISORY OPINION.PDF  
OB1 - 0 WILLOW LANE 28 UNIT DEVELOPMENT - STAFF REPORT.PDF  
OB1 - 0 WILLOW LN\_AQUIDNECK CLUB\_26-10\_CONTINUANCE REQUEST EMAIL 03102022.PDF

IV.II. Newport Solar, Inc.

- (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\**

Documents:

OB2 - 424 VANDERBILT LN 54-202 - PANEL SHEET2.PDF  
OB2 - 424 VANDERBILT LN 54-202 - PANEL SHEET3.PDF

[OB2 - 424 VANDERBILT LN 54-202 - UPDATED APPLICATION.PDF](#)  
[OB2 - 424 VANDERBILT LN 54-202 - WILEY CABLE CLIPS.PDF](#)  
[OB2 - 424 VANDERBILT LN 54-202 APPLICATION PACKET.PDF](#)  
[OB2 - 424 VANDERBILT LN 54-202 - 20 PANEL GM LAYOUT.PNG](#)  
[OB2 - 424 VANDERBILT LN 54-202 - FINAL LAYOUT.PDF](#)  
[OB2 - 424 VANDERBILT LN 54-202 - PANEL SHEET1.PDF](#)

IV.III. George & Marie Corey

(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\**

Documents:

[OB3 - 905 WAPPING RD - 66-8 APP DOCS.PDF](#)  
[OB3 - 905 WAPPING RD - 66-8 SITE PLAN.PDF](#)

V. **NEW BUSINESS**

V.I. 3302 East Main Road, LLC

(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\**

Documents:

[NB1 - 3302 EAST MAIN RD - APP DOCS.PDF](#)

V.II. Paulo Azevedo

(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\**

Documents:

[NB2 - 24 WEST SHORE RD.PDF](#)

V.III. Lisa Mailloux

(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\**

Documents:

[NB3 - 40 LAUREN DR - APP DOCS.PDF](#)

V.IV. Julia Smith And GTD Realty, LLC

(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\**

Documents:

[NB4 - 3381 EAST MAIN RD - APP DOCS.PDF](#)

V.V. Patrick Carberry And Lea Michaels

(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\**

Documents:

[NB5 - 47 ELM ST.PDF](#)

V.VI. Gairad DeCastro And DeCastro Brothers Realty, LLC

(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\**

Documents:

[NB6 - 1698 EAST MAIN RD.PDF](#)

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.*