



Town of Portsmouth

Zoning Board of Review

June Meeting Agenda

Thursday – June 16, 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. **ZBR BUSINESS**

IV.I. ZBR Business

1. **External Communications – Discussion & Vote on allowing the continuation of remote access for public participation via the zoom platform based upon executive order 22-20.**

V. **OLD BUSINESS**

V.I. Old Business

(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 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
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

V.II. Old Business

(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:

[OB2 - 905 WAPPING RD - 66-8 APP DOCS.PDF](#)
[OB2 - 905 WAPPING RD - 66-8 SITE PLAN.PDF](#)

V.III. Old Business

(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:

[OB3 - 3302 EAST MAIN RD - PLAN SET.PDF](#)
[OB3 - 3302 EAST MAIN ROAD - SEPTEMBER 2009 ZBR DECISION.PDF](#)
[OB3 - 3302 EAST MAIN RD - APP DOCS.PDF](#)

VI. **NEW BUSINESS**

VI.I. New Business

(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:

[NB1 - 47 ELM ST.PDF](#)

VI.II. New Business

St. Benedict in Portsmouth, RI (Applicant & Owner) for property located at 285 Cory's Lane; being Tax Assessor's Map 32 Lot 2 (Zoned Residential, R-60). The Applicant seeks a Special Use Permit under Chapter 405 of the Town Code; Zoning Ordinance; Article VII, Special Use Permits, Section A(1)(d). The Applicant is requesting to construct a new 8,000 s.f. student center on the site of an existing monastery and boarding school. 30 *Minutes**

Documents:

[NB2 - 285 CORYS LANE STUDENT CENTER PART 2.PDF](#)
[NB2 - 285 CORYS LANE STUDENT CENTER.PDF](#)
[NB2 - 285 CORYS LANE WRITTEN DESCRIPTION OF STUDENT CENTER.PDF](#)
[NB2 - 285 CORYS LANE ORDER OF ST. BENEDICT IN PORTSMOUTH.PDF](#)

VI.III. New Business

Raytheon Company (Applicant & Owner) for property located at 1847 West Main Road; being Tax Assessor's Map 50 Lot 1 (Zoned Heavy Industrial, I-H). The Applicant seeks a Special Use Permit under Chapter 405 of the Town Code; Zoning Ordinance; Article VII, Special Use Permits, Sections A(1)(h) and Section E, Antennas. The Applicant is seeking to construct a 100-foot self-supporting lattice

communications tower, including a 5-foot top-mounted lightning rod. The proposed tower will be located in the northwest quadrant of the subject property. 30 Minutes*

Documents:

[NB3 - 1847 WEST MAIN ROAD - RAYTHEON CO. PLANS.PDF](#)
[NB3 - 1847 WEST MAIN ROAD - RAYTHEON CO. APPLICATION.PDF](#)

VI.IV. New Business

Rossana Casale and Frank Thurston (Applicant & Owner) seek a Dimensional Variance for rear yard setback (Article IV, Section B) and a Special Use Permit to construct a 840 s.f. single-family structure on a nonconforming lot of record (Article VI, Section A(4)) located at 0 Walnut Street; being Tax Assessor's Map 20 Lot 96A (Zoned Residential, R-10). 25 Minutes*

Documents:

[NB4 - 0 WALNUT STREET CASALE APPLICATION.PDF](#)
[NB4 - 0 WALNUT STREET CASALE PLANS.PDF](#)

VI.V. New Business

John Krushnowski (Applicant & Owner) seeks Dimensional Variances for front yard setback and maximum percent lot coverage (Article IV, Section B) and a Special Use Permit to construct a new 28'x30' single-family structure on a nonconforming lot of record (Article VI, Section A(4)) located at 0 Berkley Avenue; being Tax Assessor's Map 3 Lot 31A (Zoned Residential, R-10). 20 Minutes*

Documents:

[NB5 - 0 BERKLEY AVENUE KRUSHNOWSKI.PDF](#)
[NB5 - 0 BERKLEY AVENUE PLANS.PDF](#)

VI.VI. New Business

Brian and Martha Gomes (Applicant & Owner) request Dimensional Variances to allow for a new replacement 12'x16' shed outside of the rear yard (Article IV Sections B & C (5)) located at 9 Hicks Lane; being Tax Assessor's Map 18 Lot 108 (Zoned Residential, R-20). 10 Minutes*

Documents:

[NB6 - 9 HICKS GOMES APPLICATION.PDF](#)
[NB6 - 9 HICKS GOMES PLANS.PDF](#)

VI.VII. New Business

Jason DeCosta (Applicant & Owner) seeks a Dimensional Variance for side yard setback (Article IV, Section B) to build a new 744 s.f. single-family structure on a nonconforming lot of record where a former home had existed. The subject property is located at 221 Riverside Street; being Tax Assessor's Map 20 Lot 162 (Zoned Residential, R-10). 15 Minutes*

Documents:

[NB7 - 221 RIVERSIDE STREET DECOSTA.PDF](#)

VI.VIII. New Business

1. Robert Chartrand (Applicant & Owner) seek Dimensional Variances pertaining to the location of a storage shed (Article IV Sections B & C (5)) and a Special Use Permit (Article VII, Section A (1)(c)) to allow for a 12'x 38' modular accessory structure which will not comply with the required setback requirements on the nonconforming lot of record. The subject property is located 036 Alice Avenue on Prudence Island; being Tax Assessor's Map 77 Lot 101 (Zoned Residential, R-20). 20 Minutes*

Documents:

[NB8 - 036 ALICE AVENUE CHARTRAND.PDF](#)

VI.IX. New Business

Andrew Johnson (Applicant & Owner) seeks a Special Use Permit to construct an attached garage and living space addition to the pre-existing non-conforming 3-family residential structure (Article VII, Section A(1)(d)). The subject property is located at 310 Old Mill Lane; being Tax Assessor's Map 68 Lot 3D (Zoned Residential, R-40). 10 Minutes*

Documents:

[NB9 - 310 OLD MILL LANE APPLICATION.PDF](#)

[NB9 - 310 OLD MILL LANE PLANS.PDF](#)

VI.X. New Business

Hope Enterprises, LLC (Applicant & Owner) seeks a Special Use Permit to convert a detached garage into a third bedroom on a nonconforming lot of record (Article VII, Section A (1)(d)) located at 2944 East Main Road; being Tax Assessor's Map 31 Lot 21 (Zoned Commercial, C-1). 15 Minutes*

Documents:

[NB10 - 2944 EAST MAIN ROAD HOPE ENTERPRISES.PDF](#)

VII. **ADJOURN**

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.