

## PORTSMOUTH PLANNING BOARD

2200 East Main Road  
Portsmouth, RI 02871  
401-683-3717

TIME: **7:00PM**  
PLACE: Town Council Conference Room  
SUBJECT: Special Meeting (modified)  
DATE: **Wednesday, October 26, 2022**

1. Agenda Continuances/ Modifications.
2. Approval of minutes for Planning Board meeting of October 12, 2022;
3. Applicant: Rhode Island Nurseries, Inc. (Sakonnet Bluffs), AP59, Lot 5 – Request for Advisory Opinion to Town Council for acceptance of the road construction (Vanderbilt Ave extension) and release of the road bond (\$1,259,260.00) conditioned on a one year maintenance bond equal to 5% (\$62,963.00) of the surety bond and recording of the as-built plans;
4. Request for an Advisory Opinion to Town Council to amend the Zoning Ordinance to expand the jurisdictional limits of Article VII (Land Development Projects) – Section D (Planned Unit Developments) – 4(g) (Planned Resort Developments) and under Article V (Land Use Tables) expand the jurisdiction to include the lots currently housing the Aquidneck Country Club, Inc. located south of Willow Lane for the purpose to give the Planning Board authority to modify and regulate the Aquidneck Country Club properties viewed as a whole as granted under previous special use permits of the Zoning Board under the previous codified resort ordinance.
5. Discuss and Vote to Establish a Technical Review Committee to conduct a technical review of the application submitted by Church Community Housing Corporation for Preliminary Plan approval requesting a Comprehensive Permit project for the development of a total of sixty dwelling units. Fifty-four (90%) are proposed to meet the State's definition as "affordable." The plan entails the rehabilitation and redevelopment of the Anne Hutchinson Schoolhouse into six (6) market rate condominiums, the Senior Center will be relocated to a new building on site along with related access, parking, utilities, recreation, and landscaping will be provided. The Technical Review Committee shall review and comment upon proposed road layout and design, drainage, impact upon adjacent properties, impact upon natural resources, impact upon Town services, etc.

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Leon Lesinski  
Administrative Officer

The Planning Board special meeting will be held **live** in the Town Council Conference Room on **Wednesday October 26, 2022 at 7:00 pm** and will also be 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 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/planning>

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. The application and all other documents required to be filed with the application are available for public inspection at the Planning Board Office, 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.