

TOWN OF PORTSMOUTH

ZONING BOARD OF REVIEW

NOVEMBER MEETING AGENDA

THURSDAY – NOVEMBER 17, 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**

- III.I. Introduction: The Narragansett Electric Company (Applicant) For Aquidneck Island Gas Reliability Project At 111 Old Mill Lane. At The Direction Of The Rhode Island Energy Facilities Siting Board, The Applicant Is Seeking An Advisory Opinion For A Special

Use Permit For The Mobilization Of Liquid Natural Gas Equipment To Support The Natural Gas Supply To Aquidneck Island. The Public Hearing Will Take Place In January.

IV. **OLD BUSINESS**

V. **NEW BUSINESS**

- V.I. Decision Extension Consideration - Kathy Gaidmas, Of 0357 Narragansett Avenue, Prudence Island, Requests A 1-Year Extension For A Special Use Permit And Dimensional Variance. In November, 2021, The Board Voted To Grant The Petitioner's Request For An 18' Front Yard Variance, A 1' Side Yard Variance, And A Special Use Permit To Rebuild A Single-Family Dwelling In Accordance With Submitted Plans.

Documents:

[GAIDIMAS.EXTENSION.PDF](#)

- V.II. Allen R. Tunak (Applicant And Owner) For Property Located At 122 Seaconnet Boulevard; Being Tax Assessor's Map 21 Lot 139 (Zoned Residential, R-10). The Applicant Seeks A Special Use Permit Under Ch. 405 Of The Town Code; Page 2 Of 2 Zoning Ordinance; Article VII A(1)(C) To Enlarge A Single-Family Home On A Substandard Lot Of Record And A Dimensional Variance On A Substandard Lot Of Record (Article VI, A(4)) To Enlarge And Intensify The Use Of A Structure Within Setbacks. The Petitioner Seeks To Replace The Existing Cape-Style Second Floor And Replace It With A Full Second Floor.

Documents:

[TUNAK.122SEACONNET.PDF](#)

- V.III. Joshua Parks (Applicant And Owner) For Property Located At 34 Harvest Drive; Being Tax Assessor's Map 66 Lot 30 (Zoned Residential, R-30). The Applicant Seeks A Dimensional Variance From Ch. 405 Of The Town Code; Zoning Ordinance; Article IV C (5). The Petitioner Seeks To Construct A 6' X 8' Shed In The Front Yard Of The Lot.

Documents:

[PARKS - 34 HARVEST DRIVE - VARIANCE PETITION.PDF](#)

- V.IV. CJ Moss (Applicant And Owner) For Property Located At 2 Atlantic Avenue; Being Tax Assessor's Map 29 Lot 50 (Zoned Residential, R-20). The Applicant Seeks A Special Use Permit Under Ch. 405 Of The Town Code; Zoning Ordinance; Article VII A(1)(C) To Enlarge A Single-Family Home On A Substandard Lot Of Record And A Dimensional Variance On A Substandard Lot Of Record (Article VI, A(4)) To Enlarge And Intensify The Use Of A Structure Within Setbacks. The Petitioner Seeks To Build An Exterior Deck Off The Second Level On The East And South Elevations.

Documents:

[MOSS.2ATLANTICAVE.PDF](#)

- V.V. David Fleury (Applicant And Owner) For Property Located At 121 Robin Road; Being Tax Assessor's Map 49 Lot 22 (Zoned Residential, R-20). The Applicant Seeks A Special Use Permit Under Ch. 405 Of The Town Code; Zoning Ordinance; Article VII A (1)(C) To Enlarge A Single-Family Home On A Substandard Lot Of Record And A Dimensional Variance On A Substandard Lot Of Record (Article VI, A(4)) To Enlarge And Intensify The Use Of A Structure Within Setbacks. The Petitioner Seeks To

Construct A Second Story Addition.

Documents:

[FLEURY.121 ROBIN RD.PDF](#)

V.VI. Robert And Judith Brooks (Applicants And Owners) For Property Located At 46 Cottage Avenue; Being Tax Assessor's Map 20 Lot 225 (Zoned Residential, R-10). The Applicant Seeks A Special Use Permit Under Ch. 405 Of The Town Code; Zoning Ordinance; Article VII A(1)(C) To Enlarge A Single-Family Home On A Substandard Lot Of Record And A Dimensional Variance On A Substandard Lot Of Record (Article VI, A(4)) To Enlarge And Intensify The Use Of A Structure Within Setbacks. The Petitioner Seeks To Expand The Second-Floor Bedroom To Provide Space For A Second-Floor Bathroom.

Documents:

[BROOKS.46 COTTAGE AVE.PDF](#)

V.VII. Gail And Gloria Sardinha (Applicants And Owners) For Property Located At 58 Easton Avenue; Being Tax Assessor's Map 4 Lot 16 (Zoned Residential, R-10). The Applicant Seeks A Special Use Permit Under Ch. 405 Of The Town Code; Zoning Ordinance; Article VII A(1)(C) To Enlarge A Single-Family Home On A Substandard Lot Of Record And Dimensional Variances On A Substandard Lot Of Record (Article VI, A(4)) To Enlarge And Intensify The Use Of A Structure Within Setbacks As Well As Additional Lot Coverage Relief (Article IV, B). The Petitioner Seeks To Build A Guest House Over The Existing Garage As Well As A 7' X 13' Deck With Stairs Which Would Further Increase The Maximum Lot Coverage.

Documents:

[SARDINHA.35DIGHTON.PDF](#)

VI. **ADJOURN**

VII. **ZBR BUSINESS**