Town of Portsmouth, RI
Design Review Board

Comments regarding submission of the amended Preliminary Concept Plan Plan for review by Design Review Board on December 6, 2021

HEARING DATE: Planning Board – Development Plan Review – January 12, 2021, Zoning Board – January 20, 2021.

PETITIONER: Applicant and Owner: Aquidneck Club LLC; 125 Cory's Lane, Portsmouth, RI 02871. Subject Premises: Willow Lane, Portsmouth, RI 02871

DESIGN REVIEW BOARD: Members Present: Nick Avery, Leslie Costa, Cyrus Gibson, Philip Cox. Also present: Mike Asciola – Portsmouth Asst. Town Planner.

APPLICANT ATTENDEES: Owner; Jeffrey Saletin – Saletin Real Estate Group, Jeremy Lake; Union Street Studios, John Carter; Landscape Architect, Cort Chapell; Attorney

BACKGROUND:
In 2009, the board approved three multifamily units containing twelve, three bedroom units each for Lot Ten; a 6.4 acre parcel located south of Willow Lane. The owner is proposing a modification to this previous approval and instead is requesting permission to build twenty-eight individual resort units. Six of the units are duplex units and twenty-two of the units are single.

SITE PLANNING
If proceeding under the Planned Resort Development criteria, the front yard setbacks will be 30 feet and not the required 60 feet of the Industrial Zone setback.   All proposed buildings are under 35 feet and allowed without a variance under either development plan.

LIGHTING:
Full designs are not yet completed. More information will be provided at next review. Possible gas posts in common area only with additional lighting at garage and front doors of each unit. Using dark – sky compliant light fixtures.

ARCHITECTURAL EXPRESSION:
Asphalt shingle roof, pre-dipped cedar shakes and/or cementitious clapboard siding, window casings with pvc sub sill, double hung wood windows with metal clad exterior, low-e glazing and divided lights, painted solid wood entry doors, stone veneer, steel

carriage house style overhead garage door with lights, aluminum gutters and downspouts, composite decking with pvc post and railing systems.

LANDSCAPING:
A mix of large deciduous shade trees are proposed along the streets and throughout the property where space is available. Ornamental shrubs will be planted around the buildings where applicable. A +/- 5' fence is proposed to separate the back yard/ patio areas for privacy. The existing hedge row along the railway will remain to screen from property. A proposed 6' fence along the south property line with plantings will be installed to mirror the existing hedge on the opposite side of Willow Lane.

SIGNAGE:
No signage will be added except for a street sign.

COMMENTS FROM THE ADVISORY OPINION

Design: Portsmouth Design Review Guidelines (PDRG page 8) expresses proposals should try to comply with zoning and building code. The variance requested for the reduction of a setback from Willow Lane forces a densely packed townhome development. This is not consistent with the area of the development (closest match would be the densely packed manufactured home sites off Bristol Ferry Road, north Drive, South Drive etc.).

Pedestrian Circulation: The site plan should provide better pedestrian circulation and accessibility (PDRG page 10) from Willow Lane and West Shore Road. The pedestrian walkways should extend at a minimum to Willow Lane and ideally to both of those public ways. While no pedestrian sidewalk is currently on Willow Lane the potential for one is there if town budget allows and would provide a safer public access to the CRMC Right of Way at the end of Willow Road. Every effort should be made to provide pedestrian routes to the adjoining neighborhoods and streets. Pedestrian circulation should take precedence over vehicular traffic and the pedestrian circulation routes from Willow Lane and West Shore Road should be more prominent than the interior sidewalks. The entrance and exit should maintain the correct vision clearance per section C Article IX of the zoning regulations.

Frank Munro
Chair, Design Review Board

Cc: Planning Board
         DRB Members