



# Town of Portsmouth, RI Design Review Board

## Comments regarding submission of Conceptual Plan for review by Design Review Board on March 6, 2023

**HEARING DATE:** Planning Board –Master Plan Review – March 8, 2023  
Zoning Board – March 16, 2023

**PETITIONER:** Applicant: MB and CC, LLC; 1844 East Main Road; Owner: MB and CC, LLC.  
Tax Assessor's Map 29, Lot 117, District C-1: 3076 East Main Road, Portsmouth, RI 02871

**DESIGN REVIEW BOARD:** Members Present: Chairmen; F. Munro, L. Costa, N. Avery, P. Laurienzo, and P. Cox. Also present: Portsmouth Assistant Town Planner; L. Hitchen.

**APPLICANT ATTENDEES:** Craig and Marybeth Clark; Owners of Ocean State Air Solutions, Melissa Hutchinson; Architect.

**BACKGROUND:** The lot currently contains no buildings and is a vacant vegetated lot.

**SITE PLANNING:** Applicant seeks to construct a two (2) story office/ showroom and production/ storage facility on the easterly portion of the lot. The site will be accessed off of East Main Road with parking between the building and East main Road. The applicant will install a planting buffer along the east and south property lines to provide a screen for the neighbors.

Access to Wentworth Terrace will remain locked with a fire department padlock for emergency use only.

**LIGHTING:** No exterior lighting has been provided at this time. There will be no lighting of the buildings at night.

### **ARCHITECTURAL EXPRESSION:**

Front Building: Proposed roof shingles are architectural grade asphalt shingles. Siding will be vertical Hardi board and batten siding, and Hardi plank exterior siding with 1"x6" corner boards.

Solar panels: southern facing PV Panels on roof of back building.

Front Building Roof Lines: Height 27'-10" with 4:12 pitch on the north and south sides and 3:12 pitch on the front entrance roof.

Windows: The windows meet the standards of the Design Review Board.

Back Building: Proposed building to be a pre-fabrication Morton Building with dark charcoal corrugated metal siding with silver galvanized features.

**LANDSCAPING**: Planting has been worked out with the south east neighbor to split the cost of planting Arborvitae along the shared property line. A buffer planting along the south west corner is proposed for screening for the abutting neighbor and Wentworth Terrace. The north property line is already adequately screened and no additional landscaping is needed. A rain garden is being located at the southeast corner of the property.

**SIGNAGE**: No signage provided at this time. If signage is similar to the sign on the existing company location that would be sufficient.

### **COMMENTS FROM THE ADVISORY OPINION**

Morton Building: Elevations of the Morton building should be submitted for next meeting with height of building specified.

Dumpster: An enclosure needs to be installed around the proposed dumpster location to screen from the neighbors.

Planting: A buffer planting along the south west corner should include tall evergreens to provide adequate screening for the neighbor.

Rain Garden: It is suggested that the rain garden contain shrubs and grasses for more buffering from the neighbor. Examples: Clethra, Winterberry, Switch Grass.

Lighting: It is recommended that there should not be any lighting at night.

Signage: Any lighting for signage should be subtle and just up light the sign.

Frank Munro  
Chair, Design Review Board

Cc: Planning Board  
DRB Members