

PORTSMOUTH TOWN COUNCIL MEETING  
JANUARY 27, 2026  
MINUTES

6:00 PM – Town Council Chambers, Portsmouth Town Hall, 2200 East Main Road

MEMBERS PRESENT: David M. Gleason, Sondra Blank, Keith E. Hamilton, Mary A. McDowell, Sharlene Patton, Juan Carlos Payero, and David Reise

SCHOOL COMMITTEE: Emily Copeland, Frederick Faerber III, Isabelle Kelly, Jack Delehanty, Brett Fox and Karen McDaid

ABSENT: Emily Skeehan

Time: 6:00 PM

EMERGENCY EVACUATION PLAN

PLEDGE OF ALLEGIANCE

SITTING AS THE PORTSMOUTH TOWN COUNCIL

1. Roll Call

PRESIDENT’S EXECUTIVE SUMMARY – The president thanked the DPW for all of their hard work during the recent snowstorm.

PRESENTATIONS/RECOGNITIONS

Proclamation honoring the life and legacy of [Carrigan Nelson](#). – February 8<sup>th</sup> will forever be known as Carrigan Nelson Day aka Cancer Warrior Day in Portsmouth.

NEW BUSINESS (Discussion/Action)

1. Joint Town Council/School Committee budget [presentation](#). – No votes taken.
2. Approval for RIDE (Rhode Island Department of Education) [Stage II Submission](#). – Motion to approve made by Mr. Payero, seconded by Ms. Blank. Motion passed unanimously.

CONSENT AGENDA – Motion to receive and place on file made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.

Directions to view licensing applications: 1) Click on [OpenGov](#), 2) Click Records and then type in the record number which is listed on the agenda, 3) Click on the highlighted record to view the application

1. Bills

Payment [Voucher #1284](#) on 1/8/26 in the amount of \$64,512.61 as approved by the  
Finance Director

Payment [Voucher #1291](#) on 1/15/26 in the amount of \$442,489.21 as approved by the  
Finance Director

2. Committee Minutes:

[Bike & Pedestrian Advisory Committee 12/18/25](#)

[Board of Canvassers 12/16/25](#)

[Parks and Recreation 11/20/25](#)

MINUTES – Motion to receive as presented made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.

[1/12/26](#)

## TOWN ADMINISTRATOR'S REPORT

1. Mount Hope Bridge - alternating lane closures – The Rhode Island Bridge and Turnpike Authority has begun the first phase of installing a dehumidification system on the Mount Hope Bridge, with work continuing through April. This phase involves installing scaffolding above the bridge deck to support future construction while keeping the bridge open to traffic. Alternating lane closures are in effect Monday-Thursday from 9:00a.m.-3:00p.m., and Fridays from 9:00a.m.-1:00 p.m. Residents and commuters should plan for possible delays during these hours and use caution when traveling through the work zone.
2. Governor's budget released – We highlighted earlier that the Governor's proposed budget has been published. State aid for the school district is proposed to increase slightly, while aid to the Town is projected to remain relatively flat over last year. With respect to the proposed Town budget, we are on track to deliver it to the Council at the end of March. The budget meetings are scheduled to begin April 27th.
3. Update to Boards and Committees pages – At the Council's request, the Town Clerk has updated the Boards and Committees pages on the Town website to improve access to meeting information. The pages now include direct links to upcoming meeting agendas, as well as links to past agendas and minutes through the Secretary of State's website.
4. Inspector fees – I was included in an email request last week from one of the Town's contract inspectors asking that the per-inspection fee be re-evaluated, along with some comparative information from other communities. The current rate for electrical inspections is \$35 per inspection. The Finance Director, Planner, and I will review this as part of the upcoming budget process, and any recommended adjustments will be brought forward to the Council for consideration during the budget discussions this spring.
5. Winter trout & salmon stocking – Rhode Island Department of Environmental Management completed its winter trout and salmon stocking last week, and Upper Melville Pond in Portsmouth was one of the selected locations. The pond was stocked with trout and salmon. Anglers are reminded that a current fishing license is required for those 15 and older, and that applicable trout stamp and regulations apply.

## RESIGNATIONS AND APPOINTMENTS

1. Resignations:  
Solid Waste Recycling Committee – Motion to accept with regret Laura Carlisle's resignation made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.
2. Appointments:  
Prudence Island Planning Commission – Motion to appoint Joseph Fertitta and Zachary Weinberger made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.

## OLD BUSINESS (Discussion/Action)

1. Flock safety camera [presentation](#). Request approval of [MOU](#) for the installation of a camera. / Capt. M. Alboum, Rhode Island State Police – Motion to not approve the MOU for the installation of a camera made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.
2. Discussion/action to garner support to enact a Moratorium to examine the effects of the 30 bills enacted by the General Assembly over the last several years, as described by Town Planner Lea Hitchen at the 12/8/25 Town Council meeting. [Click here](#)
  - a. [Resolution](#) in support of municipalities collaborating in reviewing, analyzing, and responding to the 2025 Affordable Housing Laws. – Motion to approve made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.

TOWN OF PORTSMOUTH, RI  
RESOLUTION #2026-01-27-A

RESOLUTION OF THE PORTSMOUTH TOWN COUNCIL IN SUPPORT OF  
MUNICIPALITIES COLLABORATING IN REVIEWING, ANALYZING, AND RESPONDING  
TO THE 2025 AFFORDABLE HOUSING LAWS

WHEREAS, Article XIII of the Rhode Island Constitution and the Home Rule Charter of the Town of Portsmouth reserve to municipalities the authority to govern local affairs, including land use, zoning, and comprehensive planning, except where expressly limited by state law; and

WHEREAS, Rhode Island General Laws §§ 45-22.2, 45-23, and 45-24 establish a comprehensive statutory framework affirming municipal authority over land development, subdivision review, zoning, and the adoption and implementation of locally approved comprehensive plans; and

WHEREAS, recent legislative changes were made to those General Laws (the “2025 Affordable Housing Laws”), including but not limited to those pertaining to:

- Mandated permitting of accessory dwelling units (2024 [7062A/2998A](#))
- Positioning abandoned properties for redevelopment (2024-[7986Aaa/2992A](#));
- Removing controls on procedures for approvals from permitting authorities ([7949Aaa/3001A](#));
- Limiting local zoning laws regulating affordable housing developments (2024-[7948A/2999A](#));
- Restricting wetlands zoning regulations as applied to housing development (2024-[7982/2994](#));
- Limiting local control of applications for home construction (2024-[7951A/2988A](#)); and
- Undercounting mobile homes that serve as affordable housing (2024-[7984Aaa/2993aa](#)).

WHEREAS, the Town of Portsmouth recognizes the statewide need for increased housing affordability and supports policies that promote housing opportunities while remaining consistent with constitutional home rule principles and municipal planning authority; and

WHEREAS, the 2025 State Affordable Housing Laws impose uniform standards and procedural requirements that may conflict with locally adopted comprehensive plans, zoning ordinances, infrastructure capacity, environmental constraints, and fiscal conditions unique to individual municipalities; and

WHEREAS, a one-size-fits-all approach to housing development risks undermining the statutory role of municipal planning boards and zoning authorities, weakening local democratic decision-making, and creating adverse impacts that are inconsistent with sound land-use planning; and

WHEREAS, municipalities throughout Rhode Island share common concerns regarding the scope, interpretation, and application of the 2025 Affordable Housing Laws and their consistency with home rule authority and established planning law; and

WHEREAS, the coordinated action of municipalities is necessary to ensure that statewide housing objectives are pursued in a manner that is lawful, balanced, and respectful of local governance.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. RESOLVED, that the Town of Portsmouth affirms its constitutional and statutory home rule authority over local land use, zoning, and planning, and asserts that state housing law(s) must be implemented in a manner consistent with these principles;
2. RESOLVED, that the Town of Portsmouth calls upon other Rhode Island municipalities to collaborate in reviewing, analyzing, and responding to the 2025 Affordable Housing Laws and their impacts on municipal authority and local planning processes, and specifically supports coordinated municipal efforts to seek judicial review or other appropriate legal remedies, including joint legal action where appropriate, to clarify the extent to which the law may preempt or impair municipal home rule powers;
3. RESOLVED, that in furtherance of a collaborative approach the Town of Portsmouth directs its Town Solicitors, in cooperation with the Solicitor or Solicitors of any other interested Rhode Island municipality willing to work cooperatively towards these goals, to explore legal options to:
  - a) Enjoin the enforcement of those portions of the 2025 Affordable Housing laws which are in conflict with State and Local Home Rule Charter provisions;
  - b) Enjoin the enforcement of those portions of the 2025 Affordable Housing laws which are in conflict with local comprehensive planning documents and goals;
  - c) Seek guidance from the courts as to the rights of local planning and zoning authorities to impose reasonable limits on development projects in their cities and towns;
  - d) Determine a reasonable timeframe to assess the impacts of accelerated and unchecked low/moderate income housing developments on the infrastructure of a municipality, including sewer and water capacity, traffic congestion and safety, public safety service capacity, and their schools;

- e) Allow a reasonable and workable timeframe to allow modification of comprehensive community plans in order to permit them to be amended to conform with the 2025 Affordable Housing Laws;
  - f) Allow a reasonable and workable timeframe to allow assessment of the immediate impacts already felt by cities and towns since the adoption of the 2025 Affordable Housing Laws, to allow those findings to be communicated to the Rhode Island General Assembly, and to propose legislative changes that would serve to mitigate the most damaging impacts of the 2025 Affordable Housing Laws.
4. RESOLVED, that, pending legal clarification and inter-municipal coordination, the Town of Portsmouth urges municipal planning boards and zoning authorities, including its own, to exercise caution and heightened scrutiny in reviewing applications submitted pursuant to or under the 2025 Affordable Housing Laws, consistent with existing statutes, local ordinances, and the advice of municipal legal counsel;
5. RESOLVED, that the Town of Portsmouth calls upon the General Assembly and relevant state agencies to work collaboratively with municipalities to amend or interpret the law in a manner that preserves local planning authority, is consistent with the guidance of local comprehensive plans, recognizes the need for infrastructure integrity and environmental protections, and reflects and respects the character of each individual community.

BE IT FURTHER RESOLVED that the Town Clerk is hereby directed to transmit this resolution to the governing bodies of all Rhode Island municipalities, the Governor, members of the General Assembly.

BE IT FURTHER RESOLVED that copies of this resolution be forwarded to the Town's Legislative Delegation requesting that they introduce the appropriate legislation and work for its passage in the 2026 session of the General Assembly.

Adopted this 27th day of January 2026.

\_\_\_\_\_  
Keith E. Hamilton  
Portsmouth Town Council President

ATTEST: \_\_\_\_\_  
Jennifer M. West, CMC, Town Clerk

i. [Joint Municipal Statement](#) – Motion to approve and send out with the Resolution in support of municipalities collaborating in reviewing, analyzing, and responding to the 2025 Affordable Housing Laws, including a letter requesting that any Town who joins return the completed signature page, made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.

#### JOINT MUNICIPAL STATEMENT

Rhode Island Municipalities on the 2025 State Affordable Housing Laws

We, the undersigned Rhode Island municipalities, recognize the urgent and legitimate need to expand access to affordable housing throughout the State of Rhode Island. We share a commitment to solutions that are equitable, sustainable, and responsive to the diverse housing needs of our residents.

At the same time, we affirm that Rhode Island municipalities are constitutionally and statutorily vested with home rule authority over local land use, zoning, and comprehensive planning, as set forth in Article XIII of the Rhode Island Constitution and the Rhode Island General Laws governing municipal planning and zoning.

Rhode Island's cities and towns vary significantly in geography, infrastructure capacity, environmental constraints, fiscal resources, and existing housing stock. Accordingly, a uniform, one-size-fits-all approach to affordable housing policy risks producing unintended and inequitable outcomes that may conflict with locally adopted comprehensive plans, strain municipal infrastructure, and undermine long-established planning processes.

We are collectively concerned that aspects of the 2025 State Affordable Housing Laws, as currently written or applied, may impair municipal home rule authority and disrupt the balance between statewide housing goals and local governance. These concerns warrant careful review, legal clarity, and constructive intergovernmental dialogue.

Therefore, we jointly state the following:

1. We affirm municipal home rule authority over land use, zoning, and planning, and assert that state housing mandates must be implemented in a manner consistent with constitutional and statutory protections of local governance.
2. We call for collaboration among Rhode Island municipalities to evaluate the impacts of the 2025 State Affordable Housing Laws and to share legal, planning, and policy analysis.
3. We support coordinated municipal efforts to seek clarification or judicial review, including joint or class-based legal action where appropriate, to resolve questions regarding the scope, interpretation, and lawful application of the law.
4. We urge state leaders and agencies to engage directly with municipalities to amend, interpret, or implement the law in a manner that allows flexibility based on local conditions, infrastructure capacity, environmental considerations, and community planning goals.
5. We support responsible, lawful administration of local land-use review processes during this period of uncertainty, including careful scrutiny of applications submitted pursuant to the 2025 State Affordable Housing Law, consistent with existing statutes and upon advice of municipal legal counsel.

Signature Page

Joint Municipal Statement of Rhode Island Municipalities  
Regarding the 2025 State Affordable Housing Laws

By signing below, the undersigned municipality affirms its support for the principles and positions set forth in the Joint Municipal Statement of Rhode Island Municipalities Regarding the 2025 State Affordable Housing Laws, as approved in accordance with local municipal procedures.

This signature signifies endorsement of the Statement's shared concerns and call for collaboration and does not constitute independent legal action by the undersigned municipality.

Municipality Information

Municipality Name: \_\_\_\_\_

Governing Body (check one):

Town Council     City Council     Other: \_\_\_\_\_

Date of Local Authorization (if applicable): \_\_\_\_\_

Authorized Signatory

Name (Print): \_\_\_\_\_

Title:

Council President

Mayor

Town/City Manager

Other Authorized Official: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Attestation

Town/City Clerk Name (Print): \_\_\_\_\_

Clerk Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Contact Information (for coordination purposes)

Primary Contact Name: \_\_\_\_\_

Title/Department: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

b. [Resolution](#) regarding low and moderate income housing. – Motion to approve made by Mr. Reise, seconded by Ms. Patton. Motion passed 6-1. Mr. Payero in dissent.

TOWN OF PORTSMOUTH, RI  
RESOLUTION #2026-01-27-B

RESOLUTION OF THE TOWN OF PORTSMOUTH REGARDING  
LOW- AND MODERATE-INCOME HOUSING

WHEREAS, the Town of Portsmouth recognizes the need for more low- and moderate-income housing in town; and

WHEREAS, the Town of Portsmouth has a State approved Comprehensive Community Plan, dated January 23, 2023, with a Housing Element that lists goals, policies, and actions that are in the process of being implemented; and

WHEREAS, the Town of Portsmouth is making significant progress to increase our affordable housing stock from 2.66% to 3.5% via rental assistance vouchers and two long-term deed restricted single-family housing units constructed in 2025. Additionally, an elderly affordable housing project, containing 54 LMI units is currently under construction with another three comprehensive permit applications recently completing the preliminary approval process; and

WHEREAS, these four comprehensive permit projects are all concentrated in the northern vicinity of Portsmouth, posing long-term negative effects to roadways, evacuation routes, utilities, and emergency response; and

WHEREAS, any additional comprehensive permit projects beyond those currently in the pipeline will have devastating effects on the Town’s rural character, provision of public safety and other services, environment, and budget; and

WHEREAS, recent changes to the Rhode Island Low- and Moderate-Income Housing Act have significantly constrained municipal authority on comprehensive permit applications, and the required findings for such applications give less discretion to local review boards than they have for conventional development applications.

NOW, THEREFORE, BE IT RESOLVED that the Town Council respectfully requests the Rhode Island General Assembly and the Governor reinstate “Required findings for denial” in the Low and Moderate Income Housing Act, at Title 45, Chapter 53, Section 4 of the Rhode Island General Laws, and to enact a law providing that for purposes of calculating a municipality’s progress toward the 10% affordable housing goal, affordable units shall be counted at the issuance of a building permit. This will help cities and towns reduce the adverse impact of receiving an overabundance of comprehensive permits in a short period of time, which will allow thoughtful decisions that will benefit all of our residents.

BE IT FURTHER RESOLVED that the Town Council respectfully requests the respective City and Town Councils of Rhode Island join in our request to have the General Assembly enact legislation to restore “Required findings for denial” and to count affordable units when a building permit is issued.

BE IT FURTHER RESOLVED that the Town Clerk is directed to transmit a copy of this resolution to the Town of Portsmouth’s State Senator and Representatives, the Governor of the State of Rhode Island, the Speaker of the House of Representatives, the President of the Senate, the Rhode Island League of Cities and Towns, and all municipalities within the State of Rhode Island for their consideration.

Adopted this 27th day of January, 2026.

\_\_\_\_\_  
Keith E. Hamilton  
Portsmouth Town Council President

ATTEST: \_\_\_\_\_  
Jennifer M. West, CMC, Town Clerk

c. [Resolution](#) requesting the General Assembly consider amending legislation relating to accessory dwelling units. – Motion to approve made by Mr. Reise, seconded by Ms. Patton. Motion passed 6-1. Mr. Payero in dissent.

TOWN OF PORTSMOUTH, RI  
RESOLUTION #2026-01-27-C

REQUESTING THE GENERAL ASSEMBLY TO CONSIDER AMENDING  
LEGISLATION RELATING TO ACCESSORY DWELLING UNITS

WHEREAS: The Town of Portsmouth is diverse in housing options, including dense neighborhood including single-family, two-family and multi-family options, as well as medium design and rural and agricultural areas; and

WHEREAS: The Town of Portsmouth supports state initiatives to increase housing stock of all types to provide multiple diverse options for current and future residents of Portsmouth; and

WHEREAS: In 2021 the Town of Portsmouth proactively enacted local legislation that provides for accessory dwelling units (“ADUs”) that include generous and liberal provisions including detached ADUs; and

WHEREAS: The Town of Portsmouth is concerned that the current legislation supports the dismantling of the option for current and future residents to live in a single-family neighborhood and further promotes purchases for an investment through home rentals that will lead to limiting the options for home ownership; and

WHEREAS: The current legislation provides that an ADU can be as large as a typical ranch-style home in Portsmouth (i.e., 1,200 square feet), which is considered a principal structure, and further is unclear whether dimensional relief may be sought for size limitations; and

WHEREAS: The Town of Portsmouth has extremely limited access to public transit, which was recently reduced further, reducing any chance of a reduction in motor vehicle traffic as density increases; and

WHEREAS: The Town of Portsmouth supports ADUs in all neighborhoods and zoning districts when owner-occupied.

NOW THEREFORE, BE IT RESOLVED BY THE PORTSMOUTH TOWN COUNCIL OF PORTSMOUTH, RHODE ISLAND AS FOLLOWS:

SECTION 1: The Town of Portsmouth respectfully requests that the General Assembly review the current legislation for accessory dwelling units and amend to permit municipalities to (1) require that primary residences with ADUs must be owner occupied for at least five years, (2) ADUs not occupied by family members or caretakers must be rented at affordable rates, and (3) limit size of ADUs to 1,000 square feet.

SECTION 2: The Town Clerk direction to forward this resolution to all of the town and city councils in the State of Rhode Island, to the Honorable Governor, Speaker of the House, Senate President and the Portsmouth General Assemble delegation.

SECTION 3: THIS RESOLUTION SHALL BECOME EFFECTIVE IMMEDIATELY UPON ITS PASSAGE BY THE PORTSMOUTH TOWN COUNCIL.

BE IT FURTHER RESOLVED that the Town Clerk is directed to transmit a copy of this resolution to the Town of Portsmouth’s State Senator and Representatives, the Governor of the State of Rhode Island, the Speaker of the House of Representatives, the President of the Senate, the Rhode Island League of Cities and Towns, and all municipalities within the State of Rhode Island for their consideration.

Adopted this 27th day of January 2026.

\_\_\_\_\_  
Keith E. Hamilton  
Portsmouth Town Council President

ATTEST: \_\_\_\_\_  
Jennifer M. West, CMC, Town Clerk

3. Request approval of legislative priority resolutions.

a. [Resolution](#) relating to tax classification. – Motion to approve made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.

TOWN OF PORTSMOUTH, RI  
RESOLUTION # 2026-01-27-D

RESOLUTION OF THE PORTSMOUTH TOWN COUNCIL  
RELATING TO TAX CLASSIFICATION

WHEREAS, the Town of Portsmouth (the "Town") wishes to adopt a new Tax Classification Plan to provide property tax relief to its residents; and

WHEREAS, the adoption of a Tax Classification Plan in any year other than a year in which the Town has completed a comprehensive revaluation or update, in accordance with R.I. Gen. Laws §44-5-11.8, requires the passage of enabling legislation by the Rhode Island General Assembly; and

WHEREAS, the General Assembly has previously granted such authority to other municipalities in Rhode Island through enabling legislation.

NOW THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Portsmouth requests the Rhode Island General Assembly to adopt and ratify the proposed amendment to Section 44-5-11.8 of the General Laws entitled "Tax Classification", attached hereto; and

BE IT FURTHER RESOLVED that copies of this resolution be forwarded to the Town's Legislative Delegation requesting that they introduce the appropriate legislation and work for its passage in the 2026 session of the General Assembly.

APPROVED BY TOWN COUNCIL ACTION ON this 27<sup>th</sup> day of January 2026.

\_\_\_\_\_  
Keith E. Hamilton, President  
Portsmouth Town Council

ATTEST: \_\_\_\_\_  
Jennifer M. West, CMC, Town Clerk

b. [Resolution](#) in support of legislation to modernize and standardize the Access to Public Records Act (APRA). – Motion to approve made by Mr. Gleason, seconded by Mr. Payero. Motion to amend to include sending to our legislators made by Ms. McDowell, seconded by Ms. Patton. Amendment passed 7-0. Motion to approve the main motion as amended passed unanimously.

TOWN OF PORTSMOUTH, RI  
RESOLUTION #2026-01-27-E

RESOLUTION OF THE PORTSMOUTH TOWN COUNCIL IN SUPPORT OF LEGISLATION TO  
MODERNIZE AND STANDARDIZE THE ACCESS TO PUBLIC RECORDS ACT (APRA)

WHEREAS, the Access to Public Records Act ("APRA") establishes the statutory framework governing public access to governmental records in the State of Rhode Island; and

WHEREAS, municipalities, including the Town of Portsmouth, have experienced a substantial increase in the volume and complexity of APRA requests, resulting in increased administrative, operational, and fiscal impacts on municipal government; and

WHEREAS, the absence of uniform statewide request forms and consistent procedural standards has contributed to inefficiencies, inconsistent application, and uncertainty for both requestors and public bodies; and

WHEREAS, modernization and standardization of APRA procedures would improve administrative efficiency, promote consistency, and enhance accountability while preserving the public's statutory right of access to public records; and

WHEREAS, the establishment of a uniform statewide APRA request form and consistent procedural standards would provide clarity for requestors, reduce administrative burden on municipalities, and support the orderly and timely processing of requests.

NOW, THEREFORE, BE IT RESOLVED, that the Portsmouth Town Council supports legislation to modernize and standardize the Access to Public Records Act; and

BE IT FURTHER RESOLVED that such legislation should include the adoption of a uniform statewide APRA request form and consistent procedural standards applicable to all public bodies; and

BE IT FURTHER RESOLVED that the Portsmouth Town Council affirms its commitment to compliance with APRA and to the principles of transparency and open government, while supporting reasonable statutory reforms to improve efficiency and consistency in administration; and

BE IT FURTHER RESOLVED that the Town Clerk is directed to transmit a copy of this resolution to the Town of Portsmouth’s State Senator and Representatives, the Governor of the State of Rhode Island, the Speaker of the House of Representatives, the President of the Senate, the Rhode Island League of Cities and Towns, and all municipalities within the State of Rhode Island for their consideration.

Adopted this 27th day of January, 2026.

\_\_\_\_\_  
Keith E. Hamilton  
Portsmouth Town Council President

ATTEST: \_\_\_\_\_  
Jennifer M. West, CMC, Town Clerk

4. Monthly Finance Reports. – Motion to receive and place on file made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.

- a. [December 2025 Finance Report](#)
- b. [December 2025 School Finance Report](#)

5. Request to advertise a public hearing for revisions to Chapter 405 Zoning, Article IX Specific Development Regulations, Section B Signs. – Motion to advertise for public hearing to be held Monday, March 16, 2026 made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.

[Revisions](#); [Clean Copy](#); [Existing Ordinance](#); [Article XV Adoption](#)

NEW BUSINESS (Discussion/Action) Continued

3. Request approval to amend resolution #2025-01-27 – [Exemption from Taxation](#) of the Real Estate of Certain Income Eligible Senior Citizens. – Motion to approve made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.

TOWN OF PORTSMOUTH, RI  
RESOLUTION # 2026-01-27-F

Exemption from Taxation of the Real Estate of  
Certain Income Eligible Senior Citizens

<u>IF YOUR INCOME IS:</u>	<u>YOUR EXEMPTION IS:</u>
<u>(DEC. 2025)</u>	<u>2026 TAX ROLL</u>
<u>CPI-U</u> 0   - \$12,779	85% of Assessed Value
(2.7%)    \$12,780 - \$15,927	75% of Assessed Value
\$15,928 - \$19,075	65% of Assessed Value
\$19,076 - \$22,225	55% of Assessed Value
\$22,226 - \$25,371	45% of Assessed Value
\$25,372 - \$28,525	35% of Assessed Value
\$28,526 - \$31,669	25% of Assessed Value
\$31,670 - \$34,823	15% of Assessed Value

\$34,824 - \$37,716

10% of Assessed Value

Ref.: Amends 2025-01-27B

APPROVED BY TOWN COUNCIL  
ACTION ON January 27, 2026

\_\_\_\_\_  
Keith E. Hamilton, President  
Portsmouth Town Council

ATTEST: \_\_\_\_\_  
Jennifer M. West, CMC, Town Clerk

4. Request approval authorizing the [resolution](#) and the adoption of the 2025 Aquidneck Island [Regional Hazard Mitigation & Flood Management Plan](#). – Motion to approve made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.

RESOLUTION #2026-01-27-G

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PORTSMOUTH  
AUTHORIZING THE ADOPTION OF THE 2025 AQUIDNECK ISLAND REGIONAL  
HAZARD MITIGATION AND FLOOD MANAGEMENT PLAN

WHEREAS, the Town of Portsmouth recognizes exposure to natural hazards that increase the risk to life, property, environment, within the community; and

WHEREAS, the Town of Portsmouth participated in the development of the Aquidneck Island Regional Hazard Mitigation Plan (dated 12/2025); and

WHEREAS, the Federal Emergency Management Agency (FEMA) has conditionally approved the plan, contingent upon formal adoption by each participating jurisdiction; and

WHEREAS, adoption of this plan is required to maintain eligibility for certain FEMA hazard mitigation grants, including HMGP and BRIC; and

WHEREAS, adoption of this plan does not commit the Town of Portsmouth to any immediate projects or funding; and

WHEREAS, pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS, The Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre- and post-disaster hazard mitigation programs; and

WHEREAS, the 2025 Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Portsmouth from impacts of future hazards and disasters; and

WHEREAS, adoption by the Town Council demonstrates its commitment to hazard mitigation and achieving goals outlined in the 2025 Aquidneck Island Regional Hazard Mitigation and Flood Management Plan.

NOW, THEREFORE, BE IT RESOLVED that the Town of Portsmouth,

- 1) Adopts in its entirety, the 2025 Aquidneck Island Regional Hazard Mitigation and Flood Management Plan (“the Plan”) and resolves to execute the actions identified in the Plan that pertain to this jurisdiction.
- 2) Will use the adopted and approved portions of the Plan to guide pre- and post-disaster mitigation of the hazards identified.
- 3) Will coordinate the strategies identified in the Plan with other planning programs and mechanisms under its jurisdictional authority.
- 4) Will continue its support of the Hazard Mitigation Committee as described within the Plan.
- 5) Will help to promote and support the mitigation successes of all participants in this Plan.
- 6) Will incorporate mitigation planning as an integral component of government and partner operations.
- 7) Will provide an update of the Plan every five years.

PASSED AND ADOPTED on January 27, 2026.

\_\_\_\_\_  
Keith E. Hamilton, Town Council President, Town of Portsmouth

ATTEST: \_\_\_\_\_  
Jennifer M. West, CMC, Town Clerk, Town of Portsmouth

CORRESPONDENCE – Motion to receive and place on file made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.

1. [Resolution](#) regarding restoration of general revenue sharing to cities and towns. / Exeter Town Council
2. [Resolution](#) regarding restoration of general revenue sharing to cities and towns. / Middletown Town Council
3. [Resolution](#) in support of full funding of categorical transportation aid as outlined in RIGL §16-7.2-6(e). / Charlestown Town Council
4. Information on [Shen Yun Performing Arts](#) culture, daily operations, and misrepresentation. / M. Tsang
5. [Happy New Year](#) greeting. / J. Winters, NAACP

FUTURE MEETINGS

Feb 9 7:00 PM – Town Council Meeting  
Feb 23 7:00 PM – Town Council Meeting  
Mar 9 7:00 PM – Town Council Meeting

ADJOURN – Motion to adjourn made by Mr. Gleason, seconded by Mr. Payero. Motion passed unanimously.

Time: 8:02 PM

\_\_\_\_\_  
Jennifer M. West, CMC, Town Clerk