



# Town of Portsmouth

Technical Review Committee  
2200 East Main Road, Portsmouth, Rhode Island 02871  
www.portsmouthri.gov

## TECHNICAL REVIEW COMMITTEE, FEBRUARY 4, 2026

**Town Employees Present:** Lea Hitchen, Town Planner; Aaron Lindo, Assistant Town Planner; Kristen Black, Planning Technician; Matthew Kent, Building Official; Paul Ford, Portsmouth Fire Chief; John Cahoon, Portsmouth Police; Paul Rodrigues, DPW Director; and Gavin Lopes, DPW Deputy Director.

**Others Present:** Cort Chappell (Seaside Landing), Marc Demello (Seaside Landing), Principe Company (Seaside Landing), and Matthew Gray (Ragged Island)

The meeting began at 1:03 p.m. in the Portsmouth Room.

### I. NEW BUSINESS

- a. **PLAN REVIEW OF SEASIDE LANDING – Tiverton Investments LLC (Owner) for property located at 0 Bristol Ferry Road; being Tax Assessor’s Map 18 Lot 11A (Zoned Residential, R-20). The Applicant filed for an 8-unit multifamily condominium project containing four duplex lots. The Preliminary Plan was approved during the January 9, 2025, Planning Board meeting, and final will be approved Administratively.**

Attorney Chappell is representing the applicant. Attorney Chappell stated the final plan is basically the same as the preliminary plan for the fire road, water, length of driveway, number of bedrooms, and size of the buildings. There have been some shifts in the buildings, because of the septic fields and retention areas. But the shifts are minimal and do not get closer to the property lines of the abutters.

Principe Company explained the changes. From preliminary to final plan, the changes are:

Preliminary Plan: Relief from 100’ separation between buildings to 37.2’, 58.0’, 62.3’

Final Plan: Relief from 100’ separation between buildings to 26.9’, 55.5’, 41.1’

Preliminary Plan: Relief from 55’ separation between buildings and centerline of interior way to 5.9’, 29’, 31’, 32.8’

Final Plan: Relief from 55’ separation between buildings and centerline of interior way to 5.3’, 18.3’, 20.5’, 22.8’



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Attorney Chappell explained that the plans are still the same for: layout, fire turnaround, cul-de-sac, water, utilities, and landscape plan. With the landscape plan, implementation has already begun. Most of the trees were planted last growing season.

Ms. Hitchen asked if anything dies will they be replaced. Attorney Chappell responded yes. The landscape plan is perpetual and is conditioned for final approval.

Mr. Lindo asked if the Homeowners Association had been set up. Attorney Chappell stated the condominium documents are being set up. The documents explain what is common for all and what is unique to your unit only.

Ms. Hitchen asked when they planned to start construction. Mr. Demello replied they want to start as soon as they get approval. Attorney Chappell added that they are scheduled to begin in the spring.

Ms. Hitchen asked if the roadway infrastructure would be completed first. Mr. Demello replied yes except for the finishing coat.

Mr. Rodrigues stated that the utilities and binder must be completed before building can begin. Chief Ford agreed.

Ms. Hitchen commented that she appreciates the applicant reaching out and making the abutters happy. No abutters came to object to the project. She will write up the final decision.

- b. PLAN REVIEW – Ragged Island Brewing (Applicant) and Donovan Gray Distribution, LLC (Owner) for property located at 54 Bristol Ferry Road; being Tax Assessor’s Map 28 Lot 17 (Zoned Residential, R-20). The Applicant seeks a Special Use Permit for an “Agricultural Special Event” for the 2026 Summer Concert Series Events (Article V, Section C (5), and Article VII Section A (1)(L)) for live amplified music for the proposed dates/times as listed in application.**

Matthew Gray stated that for the last 2 years they have hosted a music festival, and summer concert series, which is why they need the special use permit. These events are some of the best nights of the year for business. They have continuously improved event management and parking every year. Last year they added extra parking, which helped with parking concerns from the previous year. For this year’s summer concert series, they will reduce the hours for the Sunday events.

Mr. Kent asked if there was a path to the new parking area from last year. Mr. Gray replied that there is a path so that people do not have to go down Brownell.



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Mr. Lindo asked how many parking spaces they have. Mr. Gray replied around 300.

Ms. Hitchen asked if they still hire security for the events. Mr. Gray replied yes, they have worked with JFA Security in the past and now work with Metro Security. Additionally, they work with Police and Fire to be at the events as well.

Mr. Gray stated he does know that some neighbors have some concerns with the events, but they try to do their best to address them. They had no infractions from decibel levels last year.

Mr. Cahoon stated there were a handful of complaints last year to the Police Department, but all the decibel readings were well in the legal limits. Expects there will be complaints this year as well, but it is not really a police matter unless it exceeds the allowable limit. Mr. Gray replied they hire a professional sound system company to make sure they are within the allowable limit.

Mr. Lindo asked if Police and Fire could send in letters of support. They replied yes.

Ms. Hitchen commented there were complaints about people parking at the senior center, but now that is all fenced off. Mr. Gray added they would be happy to put up temporary no parking signs on Brownell Lane for their property if that would help.

Meeting adjourned at 1:39 pm

Respectfully submitted:  
Kristen Black  
Planning Technician