TOWN OF PORTSMOUTH
ZONING BOARD OF REVIEW
FEBRUARY MEETING AGENDA
THURSDAY – FEBRUARY 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

IV. OLD BUSINESS

1. (R-20) Christopher & Mary Caouette (owners) seek to amend a previously approved dimensional variance (August 19, 2021) for side yard setback (Art. IV Sec. B) to construct a 2,400 sq. ft. in-ground pool located at 2271 East Main Rd. (39-64D) *10 Minutes**
2. (I-H) Aquidneck Country Club, Inc. (owners of lot 26-10) seek to amend a previously approved special use permit (2009) to develop twenty-two (22) single family dwellings and six (6) duplex units where the previously approved plan consisted of three (3) twelve (12) unit multifamily buildings on 0 Willow Ln (26-10) a vacant 6.4-acre parcel that is part of the Carnegie Development that also includes parcels identified as Tax Map 26 Lots 2, 2A, 2B, 2C, 2D, 3 & 4. The proposed amendment also includes the location of a stormwater detention area on 0 Brownell Ln. (22-3). The proposal also requests dimensional variances for front yard and building stories (Art. IV Sec. B) as

well as distance between building, roadway width, number of units per building and parking and travelled way setbacks (Art. VII Sec. C.10) *60 Minutes**

3. (R-40) Newport Solar, Inc. (applicant) and Joseph Studlick (owner) seek a special use permit to construct a ground mounted small solar energy system (Art. V, Sec. J.3) located at 424 Vanderbilt Ln. (54-202) *20 Minutes**
4. (R-10) Frank Fusaro & Lindsey Viveiros (owners) seek dimensional variances for side & rear yard setbacks and building height in stories (Art. IV, Sec. B) and a special use permit to construct a vertical addition to a single family dwelling on a nonconforming lot of record (Art. VI, Sec. A.4) located at 259 Riverside St. (15-59) *30 Minutes**

V. NEW BUSINESS

1. (R-10) David & Kathy Clarke (owners) seek dimensional variances for rear yard setbacks and lot coverage (Art. IV, Sec. B) and a special use permit to construct an 8' x 16' covered porch addition to a single family dwelling on a nonconforming lot of record (Art. VI, Sec. A.4) located at 28 Canton Ave. (3-30) *20 Minutes**
2. (R-60) Todd & Sandra Smith (owners) seek a dimensional variance to construct a single family dwelling with garage (Art. III, Sec. D.2.) located at 0 Narragansett Ave. at the end of Deer Ln. (private road) (74-18A) *10 Minutes**
3. (R-30) George & Marie Corey (owners) seek a dimensional variance for lot frontage (Art. IV, Sec. B) to reduce the frontage to 20 feet from 62 feet as part of an administrative subdivision located at 905 Wapping Rd. (66-8) *25 Minutes**
4. (R-20) Rebecca & James Sattel (owners) seek a dimensional variance for rear yard setback (Art. IV, Sec. B) and a special use permit to construct a 12' x 12' sun room addition to a single family dwelling on a nonconforming lot of record (Art. VI, Sec. A.4) located at 15 Settlers St. (19-68) *15 Minutes**
5. (R-20) Karen Bloomstedt (owner) seeks dimensional variances for two front yard setbacks (Art. IV, Sec. B) and a special use permit to construct a covered porch addition to a single family dwelling on a nonconforming lot of record (Art. VI, Sec. A.4) located at 135 Bristol Ferry Rd. (23-47) *15 Minutes**
6. (R-10) Michael & Mary Zani (owners) seek dimensional variances for front yard setback and two (2) lot coverages (Art. IV, Sec. B) and a special use permit to perform a lot line adjustment and construct a single family dwelling on a nonconforming lot of record (Art. VI, Sec. A.4) located at 1350 & 0 Anthony Rd. (1-55 & 56) *40 Minutes**
7. (I-L) High Point Ave., LLC (Owners) seek a special use permit to construct a 24,000 sq. ft. building for a marine consumer service building (Art. V Sec. E.14) in the Portsmouth Industrial Park located at 0 High Point Ave. (38-7D) *35 Minutes**
8. (R-60 & R-30) Patrick Beck (applicant) & Z Family Farm, LLC (owners) seek a special use permit to hold a 5K & 10K running race as an agricultural special event (Art. V Sec. C.5.) at 0 Jepson Ln and 0 East Main Rd. (60-22&26 & 61-1) *30 Minutes**

Respectfully submitted,
Jim Nott, Chairman

** Denotes estimated hearing length only*

The public is welcome to any meeting of the Town's boards and committees. Copies of all application supporting documents can be publicly downloaded on at https://www.portsmouthri.com/232/Zoning-Board-of-Review or by contacting the Town Planning office at 401-643-0333.