



**TOWN OF PORTSMOUTH
PLANNING BOARD**

2200 East Main Road
Portsmouth, RI 02871
401-683-3717

**PORTSMOUTH PLANNING BOARD
Regular Meeting
January 8, 2020**

Members Present: Guy Bissonnette, Edward Lopes, Luke Harding, Kathleen Wilson, Ryan Tibbetts and David Garceau

Members Absent: none

Others Present: Leon Lesinski, Administrative Officer, Portsmouth Planning Board, Atty. Kevin Gavin, Portsmouth Town Solicitor and Gary Crosby, Town Planner.

The Meeting was called to order by Mr. Bissonnette at 7:00 p.m.

1. Agenda Continuances/Modifications

Mr. Lesinski indicated that the petitioner asked to withdraw Agenda Item # 4, *Highlands at Prescott Point, LLC, AP 55, Lot 1 – Discuss and attempt to resolve the Newport Water connection for the Highlands at Prescott Point development*. Atty. Gavin stated that matter has no basis to be heard by the Planning Board but is rather a dispute between the petitioner and the City of Newport.

MOTION: Mr. Harding made a motion, seconded by Ms. Wilson, to withdraw Highlands at Prescott Point, LLC, AP 55, Lot 1 from the Portsmouth Planning Board agenda. All in favor. So voted.

2. Approval of minutes for Planning Board meeting of November 13, 2019

MOTION: Mr. Harding made a motion, seconded by Ms. Wilson, to approve the meeting minutes of November 13, 2019. All in favor. So voted. Mr. Tibbetts abstaining due to his absence at the meeting.

3. Discussion/action on future public hearing schedule for the draft Comprehensive Community Plan

Mr. Crosby gave an update on the draft of the Comprehensive Community Plan. He recommended that the Planning Board schedule the public hearing portion of the approval process.

Frederick Marano, 200 Lepas Road, Portsmouth and member of the Citizens Interested in the Comprehensive Community Planning Process Committee (CICPPC) requested that the Planning Board hold a hearing to review The Housing Element and the changes/deleted action items to the comprehensive plan.

Mr. Crosby suggested that the Planning Board conduct a review of the The Housing Element at the public hearing. Mr. Bissonnette suggested that the Planning Board hold

an independent hearing of The Housing Element and the changes to the draft.

MOTION: Mr. Harding made a motion, seconded by Mr. Tibbetts to place on the agenda for the February 12, 2020 regular meeting, the review of the changes and reductions to the Comprehensive Community Plan draft and of The Housing Element. Gary Crosby, Town Planner will provide to the Planning Board members a hard copy of the revised comprehensive plan with strikethroughs prior to the February 12 regular meeting. All in favor. So voted.

Mr. Crosby noted the procedural and advertising requirements for the public hearing and the subsequent recommendation for approval to the Town Council.

MOTION: Mr. Harding made a motion, seconded by Ms. Wilson, to schedule a special meeting on March 18, 2020 for the purpose of holding the required public hearing on the draft of the Comprehensive Community Plan. All in favor. So voted.

Mr. Lopes continued his previous recusal for Agenda Item # 5.

4. Agenda Item #5, Jay & Andrea Schachne, AP 23, Lot 19 (The Newport Beach Club Condominium) – Approve decision for Minor Modification (6th modification) to combine two single family units in the Newport Beach Club into one unit (units 14H and 15H)

MOTION: Mr. Harding made a motion, seconded by Ms. Wilson, to approve the written decision for *Jay & Andrea Schachne, AP 23, Lot 19 (The Newport Beach Club Condominium)* – *Request for Minor Modification (6th Modification) to combine two single family units in the Newport Beach Club into one unit (units 14H and 15H)* as submitted by Leon Lesinski, Administrative Assistant, Portsmouth Planning Board. All in favor. So voted.

5. Agenda Item # 6, Harkins Development Co., AP68, Lot 15 – Request for extension to complete construction of public road (Elm Street) and the reduction of the road bond

Christopher Harkins, Harkins Development Co, 1907 East Main Road, Portsmouth, RI requested an eighteenth month extension for the completion the public road, Elm Street and a 50% reduction to the road bond. He noted that the remaining work consists of installing the top coat at a cost estimate of \$60,000. The road bond is \$300,000.

Mr. Lesinski indicated that the Department of Public Works conducted the initial inspection. The remaining requirements consist of installation the topcoat and monuments as well as submission of the as-built drawings to the town. Brian Woodhead, Director, Portsmouth Department of Public Works conveyed this information to Mr. Lesinski in writing on November 21, 2019.

MOTION: Mr. Harding made a motion, seconded by Ms. Wilson, to reduce the road bond by 50% and to further grant an eighteenth month extension for the completion of

the public road, Elm Street for Harkins Development Co., AP68, Lot 15. All in favor. So voted.

6. Agenda Item # 7, Aaron Polselli, AP37, Lot 17 (47 Westwood Drive) – Preliminary Application for Minor Subdivision (2 lots) and Advisory Opinion to the Zoning Board

Atty. David Fox, 850 Aquidneck Avenue, Middletown, RI appeared representing Aaron Polselli concerning an application for a minor subdivision on Westwood Drive. He requested preliminary and final approval for the subdivision plan as well as a favorable advisory opinion to the Zoning Board of Review for variance on a private road (Souza Way). The plan indicates that the new lot, Lot 17A, has adequate frontage on Souza Way and exceeds the area requirement for R20 zoning with 32,966 square feet. He verified that the platted width for Souza Way is 50 feet. The actual paved road width is approximately 12 feet. In response to Mr. Lopes, Atty. Fox confirmed that if Souza Way was a public road, the subdivision could exist as a matter of right.

The Planning Board discussed the preference for a cul-de-sac at the end of Souza Way for fire and safety purposes but concluded that to mandate such action imposes an unfair burden on residents along the private road. An email, dated December 30, 2019, from Jessica Lynch, Portsmouth Water and Fire District, which confirms water main service to Souza Lane, was entered into the record.

Aaron Polselli, petitioner, 81 Armando Drive, Portsmouth, RI could not confirm the existence of a fire hydrant along Souza Way.

MOTION: Mr. Harding made a motion, seconded by Mr. Lopes, to grant an advisory opinion to the Zoning Board of Review for variance on a public road and to further make preliminary and final plan approval for Aaron Polselli, AP37, Lot 17 (47 Westwood Drive), conditional upon the approval of the subdivision plan from the Portsmouth Fire Department with respect to adequate space for fire trucks and access to a fire hydrant. All in favor. So voted.

7. Agenda Item # 8, Discuss Aquidneck Island Planning Commission (AIPC) report of AIPC activities

Ms. Wilson reported on the activities of the AIPC including the AIPC December financial meeting, EPA and RIDEM grants for storm water management and grants for the upcoming census.

8. Approve January 8, 2020 Monthly Project Status Reports, Administrative Subdivisions and Plat Plan Recording

MOTION: Mr. Lopes made a motion, seconded by Mr. Harding, to accept the Portsmouth Planning Board Monthly Project Status Reports, Administrative Subdivisions and Plat Plan Filings, January 8, 2020 and to place it into the record. All in favor. So voted.

At 7:41 p.m., a motion was duly made and seconded to adjourn the meeting. All in favor. So voted.

Respectfully submitted:
Dede Walsh
Recording Secretary for:

Leon Lesinski
Administrative Officer