

Town of Portsmouth

Zoning Board of Review

January Meeting

Thursday - January 21, 2021 - 7:00 PM

The Town of Portsmouth's Zoning Board Meeting will be 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>

Meeting Agenda

I. ROLL CALL

II. MINUTES

Documents:

III. **CHAIRMAN'S REPORT**

Documents:

[ZBRANNUALCALENDAR2021.PDF](#)

IV. **OFFICER ELECTIONS**

V. **OLD BUSINESS**

- V.I. (R-20) Marianne Dornfeld (Applicant) And Rick Realty, LLC (Owner) Seek A Variance To Construct A Duplex On A Lot Not Fronting On A Public Street (Art. III Sec. D.2.) Located At 557 Bristol Ferry Rd. (12-54).

Documents:

[OB1_557 BRISTOL FERRY RD_12-54 UPDATED PLAN SHEET 1 OF 2.PDF](#)
[OB1_557 BRISTOL FERRY RD_12-54 UPDATED PLAN SHEET 2 OF 2.PDF](#)
[OB1_557 BRISTOL FERRY RD_12-54.PDF](#)
[OB1_557 BRISTOL FERRY RD_12-54_ABUTTERS_12152020.PDF](#)

- V.II. (R-20) Chris Fagan (Applicant) And Fred Sousa & Sherri Feld (Owners) Seek Dimensional Variances For Front, Rear & Side Yard Setbacks And Lot Coverage (Art. IV, Sec. B) As Well As, A Variance To Construct A Dwelling On A Lot Not Fronting On A Public Street (Art. III Sec. D.2.) And Special Use Permit To Construct A 1,280 Sf Dwelling And 800 Sf Deck On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 0 Chase Ave. Prudence Island. (77-72E).
- V.III. (R-10) Kristin Miller (Owner) Seeks Dimensional Variances For Front, Side & Rear Yard Setback And Lot Coverage (Art. IV Sec. B) To Construct A Single Family Dwelling On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 34 Aquidneck Ave. (24-166).

Documents:

[OB3_34 AQUIDNECKAVE_24-166.PDF](#)

VI. **NEW BUSINESS**

- VI.I. (R-20) Edward Aldrich (Owner) Seeks A Dimensional Variance For Side Yard Setback (Art. IV Sec. B) To Construct An Addition To His Existing Single Family Dwelling Located At 0306 Narragansett Ave On Prudence Island. (82-9).

Documents:

[NB1_0306 NARRAGANSETT AVE_82-9.PDF](#)

- VI.II. (I-H) Alec R. Tesa (Owner) Seeks To Amend A Special Use Permit For The Carnegie Harbor Condominium Development Which Was Approved Initially On October 4, 2001 And Further Amended On January 23, 2003 And October 15, 2009. The Proposed Amendment Is To Merge Two Adjacent Limited Common Elements Identified As Units 15 & 16 Of The Cottages At Carnegie Master Condominium Located On Carnegie Abbey Lane. (26-2B-15 & 26-2B-16).

Documents:

NB2_0CARNEGIEABBAYLANE_26-2B-15 16.PDF

- VI.III. (R-10) Cort B. Chappell (Applicant) And Rosemary Holiday (Owner) Seek A Dimensional Variance For Front Yard Setback (Art. IV, Sec. B) And A Special Use Permit To Construct A Portico And Steps On An Existing Dwelling On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 97 Attleboro Ave. (3-23).

Documents:

NB3_97 ATTLEBORO AVE_3-23.PDF

- VI.IV. (R-10) Coastal Properties LLC (Owners) Seek A Dimensional Variance For Lot Coverage (Art. IV Sec. B) To Construct A 30' X 8' Deck On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 23 Canton Ave. (3-50).

Documents:

NB4_23 CANTON AVE_3-50.PDF

- VI.V. (R-20) Daniel Rubin (Applicant) And Marsha Leonard (Owner) Seek A Special Use Permit To Construct An Accessory Small Solar Energy System Array (Art. V Sec. A.3) Located At 182 Locust Ave (51-197).

Documents:

NB5_182 LOCUST AVE_ 51-197_APP.PDF

NB5_182 LOCUST AVE_ 51-197_UPDATED SITE PLANS.PDF

- VI.VI. (R-10) Rhonda Gilbert & Jeffrey Rose (Owners) Seek An Extension Of The Dimensional Variances For Front Yard Setback And Number Of Building Stories (Art. IV, Sec. B) And Special Use Permit To Renovate And Expand An Existing One (1) Bedroom Dwelling On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 155 Seaconnet Blvd. (21-118) As Approved On December 19, 2019.

Documents:

NB6_155 SEACONNET BLVD_21-118.PDF

- VI.VII. (C-1) Aquidneck Light LLC (Applicant) And Duane Horton (Owner) Seek A Special Use Permit To Construct A Public Utility Structure (Art. V, Sec. B.5) At 0 East Main Rd. (29-113B)

Continued to the February meeting

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 www.portsmouthri.com or by contacting the Town Planning office at 401-643-0333.