

Town of Portsmouth

Zoning Board of Review

December Meeting

Thursday – December 17, 2020 - 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**

IV. **OLD BUSINESS**

- IV.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:

[NB1_557 BRISTOL FERRY RD_12-54 UPDATED PLAN SHEET 1 OF 2.PDF](#)
[NB1_557 BRISTOL FERRY RD_12-54 UPDATED PLAN SHEET 2 OF 2.PDF](#)
[NB1_557 BRISTOL FERRY RD_12-54.PDF](#)
[OB1_557 BRISTOL FERRY RD_12-54_ABUTTERS_12152020.PDF](#)

- IV.II. (I-L) Stephen Seiter (Applicant) And SBC Realty, LLC (Owner) Seek To Amend Their Special Use Permit Granted On May 19, 2005 To Remove The Conditions Of Approval Related To: #4) Concealing Refuse Or Dumpster Containers; #8) Restrictions On External Storage; #9) Restrictions On Paining Of Vehicles And Boats; And #10) Restrictions On Auto Body Work. The Request To Remove Requirements #9 And #10 Will Require The Approval Of Additional Special Use Permits To Operate An Automobile Paint And Body Shop (Art. V Sec. F.6) Located At 75 High Point Ave (38-6).

Documents:

[OB2_75 HIGH POINT AVE_38-6.PDF](#)

- IV.III. (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).

Continued to January

V. **NEW BUSINESS**

- V.I. (R-10) Stephen & Ann Perry (Owners) Seek Dimensional Variances For Side Yard Setback And Lot Coverage (Art. IV Sec. B) To Install A Generator And HVAC Equipment Within The Side Yard On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 1277 Anthony Rd. (1-16).

Documents:

[NB1_1277ANTHONYRD_1-16.PDF](#)

- V.II. (R-20) Patrick Joyce (Owner) Seeks Dimensional Variances For Rear Yard Setback And Lot Coverage (Art. IV Sec. B) To Construct A 24' X 24' Deck Within The Rear Yard On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 1014 Middle Rd. (57-164).

Documents:

[NB2_1014MIDDLERD_57-164.PDF](#)

- V.III. (R-10) Nelia Cunha (Owner) Seeks Dimensional Variances For Front & Rear Yard Setbacks And Lot Coverage (Art. IV, Sec. B) And A Special Use Permit To Construct An

Attached Garage To An Existing Dwelling On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 121 Rhode Island Ave. (4-107) The Applicant Was Previously Approved For Variances Requiring Less Relief On May 21, 2020.

Documents:

[NB3_121 RHODEISLANDAVE_4-107.PDF](#)

- V.IV. (R-10) Joseph & Christi DeSisto Fragale (Owners) Seek Dimensional Variances For Front Yard Setback And Lot Coverage (Art. IV Sec. B) To Construct A Single Family Dwelling On A Vacant Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 0 Berkley Ave. (3-25).

Documents:

[NB4_0BERKLEYAVE_3-25.PDF](#)

- V.V. (R-10) Andria DeVaul Gross (Owner) Seeks A Dimensional Variances Lot Coverage (Art. IV Sec. B) To Construct A Breezeway Between The Existing House And Garage On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 122 Dighton Ave. (3-65).

Documents:

[NB5_122DIGHTONAVE_3-65.PDF](#)

- V.VI. (C-1) Sean F. Smith (Owner) Seeks Dimensional Variances For Front Yard Setback And Lot Coverage (Art. IV Sec. B) To Construct A Walk-In Cooler For An Existing Restaurant On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 15 Point Rd. (21-105).

Documents:

[NB6_15POINTRD_21-105_APP.PDF](#)
[NB6_15POINTRD_21-105_PLAN.PDF](#)

- V.VII. (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).
Continued to January

- V.VIII. (R-20) Anthony & Bettie Silvia (Owners) Seek Dimensional Variances For Lot Area, Frontage And Lot Coverage (Art. IV Sec. B) To Resubdivide Two Existing Nonconforming Lots Of Record (Art. VI, Sec. A.4) In Common Ownership Located At 24 & 36 Clear View Ave. (58-4 & 5).

Documents:

[NB8_24_36CLEARVIEWAVE_58-4_5.PDF](#)
[NB8_24_36CLEARVIEWAVE_58-4_5_PB_AO.PDF](#)

Respectfully submitted,
Jim Nott, Chairman

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.

