



Town of Portsmouth, RI Design Review Board Advisory Opinion

PETITIONER: Aquidneck Gunsmithing, LLC – Bill Breyer (owner) - High Point Avenue, Portsmouth, RI 02871

HEARING DATE: Monday, August 3, 2020. Zoning Board meeting date: August 20, 2020.
Planning Board meeting date: August 12, 2020

DESIGN REVIEW BOARD: Members Present: Nick Avery, Leslie Costa, Frank Munro, Brendan Abbott, Cyrus Gibson, Cindy Wladyka. Also present: Mike Asciola – Portsmouth Asst. Town Planner.

AQUIDNECK GUNSMITHING ATTENDEES: Bill Breyer; Owner, John Viscovich; Builder (Park Avenue Modular Homes), Michael Murray; attorney

BACKGROUND:

The property is presently an empty parcel with an open field on the northwest property line, with the lot otherwise being wooded. There is a 2' wide stream flowing along the south and east property lines. The site is sloped towards the street with a grade differential of +/-19' from back of property to the street. High Point is lined with Sycamore trees along the same side as the parcel.

SITE PLANNING

Civil Engineering plans presented successfully. The proposed building is 1800 s.f. with four parking spaces, including one handicapped space. Walkways are along the front and side of building. All driveway and parking surfaces will be asphalt. There is a proposed retaining wall along the south side of the building due to the higher grades sloping towards the building. All water runoff is being directed into an infiltration basin along the street frontage of the property. It will then tie into the existing municipal drain structure at the street.

LIGHTING:

Site lighting standards have been met. Site lighting includes wall mounted LED Pac downlights at front door and ground lighting along walkways and parking area. There will be down lit security auto sensor light at dusk.

ARCHITECTURAL EXPRESSION

Building materials are a dark green aluminum standing seam roof, with tan galvalume siding.

LANDSCAPING

Three white birch trees have been proposed on the east side of the driveway. Considering that there has been a great many white birches dying in Portsmouth, the board would like to recommend Tupelo, Pin Oak, and Red Maple trees as alternative tree options that should live longer. The board also recommends planting large hardwood deciduous trees along the northwest corner of the property if possible. Forsythia shrubs are being planted on the northeast and northwest corners of the building. Foundation shrubs for the front of the building have yet to be determined.

SIGNAGE

There will be a sign at the front door and at the street.

SUMMARY OF ADVISORY OPINION

The Design Review Board feels that the petitioner has met the criteria for site plan, building façade, landscaping, lighting, and signage as set forth in Portsmouth's Design Review. The criteria for architectural expression has been met in that it proposes to fit in with the other buildings on the site, in keeping with the barn style that was existing.

Frank Munro
Chair, Design Review Board

Cc: Planning Board
DRB Members