



# Town of Portsmouth, RI Design Review Board Advisory Opinion

**PETITIONER:** Donovan Gray Distributing, LLC – Ragged Island Brewery, 54 Bristol Ferry Road, Portsmouth, RI 02871

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

**RAGGED ISLAND BREWERY ATTENDEES:** Matt Gray/ Owner of Donovan Gray Distributing, LLC; Mike Russell/Engineer- LDEC; Chris Fagan/ Architect- Fagan Design; and Gerard Galvin/ Attorney – Galvin Law, Ltd.

## **BACKGROUND:**

The property is the previous Island Garden Shop and Nursery. The property has several greenhouses, barn structures, and includes the main building along East Main Road which includes an apartment on the second floor. The proposed 3,600 s.f. building will be a renovation of the existing barn structure used for storage and maintenance equipment that is located along the east property line. The property is adjacent to wetlands on the west side, residential on the all other sides, and is accessed through East Main Road.

## **SITE PLANNING**

Civil Engineering plans presented successfully. The existing main building will continue to be used as a retail shop for purchasing brewery merchandise. The parking along the side of the existing main building on East Main Road will remain as the entrance to the property and will continue through the property to access all the other buildings including the renovated building for the new brewery. Vehicular circulation will be one way around the retail building with the exception of the fire truck route and delivery trucks which will enter through the exit on the left side of the retail building (location of proposed curb cut). All driveway and parking surfaces will be gravel or seasonal grass parking. All three existing buildings will be connected to one septic system.

**LIGHTING:**

Site lighting standards have been met. Site lighting includes wall mounted lighting on all existing and new buildings, barn style gooseneck down lighting on brewery building, and bollard lights along parking and walkways. Additional lights may be needed along the driveway to connect pedestrians from the different parking areas to the buildings.

**ARCHITECTURAL EXPRESSION**

Modern barn style with standing seam crimped roof, siding re-clad with dark blue board and batten siding. Windows are fixed pane. Building will be a renovation and try to replicate the existing barn style.

**LANDSCAPING**

Landscaping will include screening along the Northwest abutters properties where they are needed; continuing the Arborvitae screen that is already in place. Additional screening with planting and a fence will be installed along the Northeast property line of the Kissell residence. The South and East properties will be screened by the hops field. The West property line is wetlands so no additional screening is necessary.

**SIGNAGE**

The existing Island Garden Shop sign will continue to be the location for the new Ragged Island Brewery sign. The size and shape will stay the same with up lighting to illuminate the sign.

**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