



TOWN OF PORTSMOUTH PLANNING BOARD

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

PORTSMOUTH PLANNING BOARD Regular Meeting April 10, 2019

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

Members Absent: none

Others Present: Leon Lesinski, Administrative Officer, Portsmouth Planning Board, Atty. Kevin Gavin, Portsmouth Town Solicitor and Michael Asciola, Assistant Town Planner.

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

1. Agenda Continuances/Modifications:

Mr. Lesinski noted that the applicants for Agenda item # 4 requested a continuation.

MOTION: Mr. Harding made a motion, seconded by Mr. Garceau, to continue Agenda item #4, "Chris Bicho, Landings Real Estate Group – Advisory Opinion to the Town Council regarding proposed Zoning Ordinance Amendment to Article XIX for payment option in lieu of a Low and Moderate Income Housing unit" to the next regular Planning Board meeting scheduled for May 8, 2019. All in favor. So voted.

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

MOTION: Mr. Harding made a motion, seconded by Mr. Lopes, to approve the minutes of the March 13, 2019 regular meeting with the following corrections: Page 3, paragraph five, line 7, delete the term "in"; Page 5, paragraph four, line 4, change "noot" to the term "not", paragraph five, line 1, insert the term "was" after the term "Road", paragraph seven, line 1, correct the spelling of the surname "Ems" to "lms"; Page 6, paragraph four, line 9, insert the phrase "a page" after the term "printed", line 10, insert the term "showing" after the term "website"; Page 7, paragraph six, line 4, correct the spelling of the term "eight", line 5, correct the spelling of the term "proposed" and Page 9, paragraph one, line 3, change the term "objections" to the term "objectors." All in favor. So voted. Mr. James abstaining due to his absence at the March 13 meeting.

3. Evelyn Schultz and Maria Mare-Schultz, AP 22, Lot 14 (44 Mare Terrace) – Request for Master/Preliminary/Final approval for a two (2) lot subdivision

that required a variance for minimum lot size.

Atty. Jay Lynch, Moore, Virgadamo & Lynch, Ltd, 97 John Clarke Road, Middletown, RI requested Master, Preliminary and Final approval for a two (2) lot subdivision located at 44 Mare Terrace. He reviewed the plan presented to the Planning Board. Lot 2 is 20,000 square feet and conforms to all regulations for dimension and area in R20 zoning. Lot 1, upon which sits an existing residential structure, is substandard for area in R20 zoning at 18,562 square feet. Atty. Lynch stated that, in November 2018, the Zoning Board of Review granted a variance for area for Lot 1, (decision dated December 20, 2018.) Mr. Bissonnette called for public comment to which there was none.

MOTION: Mr. Harding made a motion, seconded by Mr. Tibbetts, to grant master, preliminary and final plan approval for Evelyn Schultz and Maria Mare-Schultz, AP 22, Lot 14 (44 Mare Terrace). All in favor. So voted.

4. Agenda item #5: Discuss Aquidneck Island Planning Commission (AIPC) report of AIPC activities

Ms. Wilson gave a report on the current AIPC activities including the St. Mary's Pond remediation contract, other contracts on parks in Newport, discussions on home sharing for older adults and a "meet the candidates" event.

5. Agenda item #6: Approve Monthly Project Status Reports, Administrative Subdivisions and Plat Plan Recording

Mr. Lesinski presented Monthly Project Status Reports, Administrative Subdivisions and Plat Plan Recording, April 10, 2019.

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, April 10, 2019 and to place it into the record. All in favor. So voted.

At 7:12 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