

Town of Portsmouth
Zoning Board of Review
Meeting Agenda
Thursday – April 19, 2018 - 7:00 PM
Town Council Chambers - 2200 East Main Road

I. Minutes

II. Chairman Report

III. Old Business

1. (R-30) New England Grass Fed, LLC (applicant) and Z Family Farm, LLC (owner) for 0 East Main Rd (61-1) request a special use permit (Art V, Sec C.5 Agriculture – Special Uses) to allow up to three (3) farm to table type event dinners under the agriculture-special event uses provision of the Zoning Ordinance. The parcel has no frontage on East Main Rd and is located between Moitoza and Paquins Lane. 15 Minutes*
2. (C-1) Cumberland Farms, Inc. (applicant) requests a one year extension to the special use permit and dimensional variances granted by the Zoning Board of Review on November 17, 2016 and recorded in Book 1788 Pages 131-133 in the Portsmouth Land Evidence Records on December 23, 2016. The development is proposed for 1812 East Main Road (45-43 & 44).

IV. New Business

1. (R-20) Johnathan & Vanessa Egan (owners/appellant) of 1206 Middle Rd (57-57) seek a dimensional variance of the Vision Clearance section (Art. IX Sec. C) of the Zoning Ordinance.
2. (C-1) Evangelical Friends Church of Newport (applicant) and Potomac, LLC (owner) of 14 Potomac Road (31-127) request a special use permit to operate a place of worship (Art. V Sec. B.1.) within an existing commercial multi-unit building. 20 Minutes*
3. (R-30) Sakonnet Bluffs, LLC. (applicant) and Rhode Island Nurseries, Inc. (owner) for 0 East Main Rd (57-10 at East Main & Glen Rd) & 0 Glen Rd (59-5 at Glen Rd & Frank Coelho Dr) request special use permits to display 3 signs that do not conform to the requirements of the ordinance (Art. IX Sec. B.6.c)).
4. (R-10) Kevin & Nancy Harrington (owners) of 142 Sakonnet Drive (2-86) seek a dimensional variance for the front yard setback and lot coverage (Art. IV Sec. B) and a special use permit (Art. VI Sec. A.4) to construct a new stairway at the front of the house.
5. (R-10) Common Fence Point Improvement Association (owner/applicant) of 933 Anthony Rd (4-244, 246, 247, 248, 249 & 250) propose an addition to their community hall and site improvements to accommodate additional parking. The applicant requests a special use permit to expand a non-conforming use (Art. VI Sec. C.1.), dimensional variances for two front yard setbacks (Art. IV. Sec. B), and parking variances for satellite parking (Art. IX Sec. A.6.) on a lot across Anthony Rd from the site and the impervious surface requirement (Art. IX Sec. C.10.)

Respectfully submitted,

Jamie Edwards, Chairman

The public is welcome to any meeting of the Town's boards and committees. If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation, please contact the Town Administrator's office at (401) 683-3255 at least three (3) business days prior to the meeting. Copies of all application supporting documents can be publically reviewed in the Building Department at 2200 East Main Road during normal business hours.

* = Estimated time for application review. This is not an imposed time restriction, but an estimated time for scheduling purposes.