



**TOWN OF PORTSMOUTH
PLANNING BOARD**

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

**PORTSMOUTH PLANNING BOARD
Regular Meeting
June 8, 2016**

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

Members Absent: none

Others Present: Leon Lesinski, Administrative Officer, Portsmouth Planning Board, Atty. Kevin Gavin, Portsmouth Town Solicitor.

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

1. Agenda Continuances/Modifications: As follows.

Agenda item #3: Northern Waterfront Associates, LP, AP 16, Lot 37, AP 17, lots 8 & 9, AP 22, lots 2, 3, 4 & 10, AP 23, lots 18 & 19 (The Newport Beach Club) - Discuss the completion of Mare Terrace and update status on the construction of The Newport Beach Club.

Mr. Lesinski reported that the petitioner requested a continuance. Mr. Lopes continued his recusal for this agenda item.

MOTION: Ms. Wilson made a motion, seconded by Mr. Harding, to continue Northern Waterfront Associates, LP, AP 16, Lot 37, AP 17, lots 8 & 9, AP 22, lots 2, 3, 4 & 10, AP 23, lots 18 & 19 (The Newport Beach Club) to the August 10, 2016 regular meeting. All in favor. So voted.

Agenda item #4: Reed Development Corp., AP 57, lot 31 (Lilac Lane extension) – Discuss completion of construction and acceptance of Lilac Lane extension.

Mr. Lesinski reported that he had no developments on this agenda item and advised the Planning Board to continue it to the August 2016 regular meeting.

MOTION: Mr. Harding made a motion, seconded by Mr. Lopes, to continue Reed Development Corp., AP 57, lot 31 (Lilac Lane extension) to the August 10, 2016 regular meeting. All in favor. So voted.

Agenda item #5: Russo Road Subdivision, AP 44, lots 18 & 19 – Discuss completion of construction and acceptance of Russo Road.

Mr. Lesinski reported that the petitioner is awaiting resolution to some engineering issues; he advised the Planning Board to continue the agenda item

to the August 2016 regular meeting.

MOTION: Mr. Harding made a motion, seconded by Mr. Tibbitts, to continue Russo Road Subdivision, AP 44, lots 18 & 19, to the August 10, 2016 regular meeting. All in favor. So voted.

2. Minutes for Planning Board Meeting of May 11, 2016

MOTION: Mr. Harding made a motion, seconded by Ms. Wilson to approve the minutes of the regular meeting, May 11, 2016 with the following correction: Page 1, under agenda item # 1, Agenda Continuances and Modifications, under #5, Northern Waterfront Associates, insert as a first sentence, "Mr. Lopes continued his previous recusal for this agenda item. All in favor. So voted.

2. Agenda item # 6, Narragansett Electric Company d/b/a National Grid – Request for Advisory Opinion to the Zoning Board of Review for a Special Use Permit for the Aquidneck Island Reliability Project.

MOTION: Mr. Harding made a motion, seconded by Mr. Tibbitts, to continue Narragansett Electric Company d/b/a National Grid – Request for Advisory Opinion to the Zoning Board of Review for a Special Use Permit for the Aquidneck Island Reliability Project to the August 10, 2016 regular meeting. All in favor. So voted.

3. Agenda item # 7, Energy Facility Siting Board (Aquidneck Island Reliability Project) – Request for Advisory Opinion as to whether the project would be a land use consistent with the Portsmouth Comprehensive Community Plan.

MOTION: Mr. Harding made a motion, seconded by Mr. Tibbitts, to continue Energy Facility Siting Board (Aquidneck Island Reliability Project) – Request for Advisory Opinion as to whether the project would be a land use consistent with the Portsmouth Comprehensive Community Plan to the August 10, 2016 regular meeting. All in favor. So voted.

4. Agenda item # 8, Middle Creek Farm, LLC, AP 68, lot 71 and AP 128, lot 73 (Middletown), 116 Cornelius Drive. Final Plan Decision approval for a Major Subdivision

Mr. Harding continued his previous recusal due to a conflict of interest. Mr. Lopes recused himself because he was not present at the hearing for this agenda item.

MOTION: Ms. Wilson made a motion, seconded by Mr. Garceau to approve the final plan decision Middle Creek Farm, LLC, AP 68, lot 71 and AP 128, lot 73 (Middletown), 116 Cornelius Drive in the amount of \$650,000.00 to be reduced by whatever portion is equitably applicable to the Town of Middletown with security satisfactory to the town solicitor. All in favor. So voted.

Mr. Bissonnette called for a vote on the first motion as amended. All in favor. So voted.

8. Agenda item # 9, Discuss Aquidneck Island Planning Commission (AIPC) and report of AIPC activities

Ms. Wilson reported on the recent activities of the AIPC. She noted that the AIPC is looking for two more members from Portsmouth.

9. Agenda item # 10, Approve Monthly Project Status Reports, Administrative Subdivisions and Plat Plan Recording

Mr. Lesinski presented Monthly Project Status Reports, Administrative Subdivisions and Plat Plan Recording, June 8, 2016.

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, June 8, 2016 and to place it into the record. All in favor. So voted.

At 7:22 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