



**TOWN OF PORTSMOUTH
PLANNING BOARD**
2200 East Main Road
Portsmouth, RI 02871
401-683-3717

**PORTSMOUTH PLANNING BOARD
Regular Meeting
August 8, 2018**

Members Present: Guy Bissonnette, Edward Lopes, Luke Harding, 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 explained that Agenda item 5: "Bristol Ferry Road, LLC, AP 12, Lot 52 (567 Bristol Ferry Road) – Request for an extension to record subdivision plan (Application expired June 30, 2018)" is removed from the agenda because the subdivision plan was recorded in May, 2018 and the request is no longer necessary.

2. Approval of minutes for Planning Board meeting of June 13, 2018

MOTION: Mr. Harding made a motion, seconded by Mr. Tibbetts, to approve the minutes of the June 13, 2018 regular meeting with the following correction: Page 1, Item 2, "Motion", replace "Mr. Bissonnette" with "Mr. Lopes". All in favor. So voted.

3. Sakonnet Bluffs, LLC, AP 59, Lots 5A – 5P, Vanderbilt Lane – Continuation of request to reduce Road Bond for the Sakonnet Bluffs Subdivision

Atty. Eric Chappell, 171 Chase Road, Portsmouth, RI, appeared representing the applicants with a request for a continuation to the September 12, 2018 regular meeting.

MOTION: Ms. Wilson made a motion, seconded by Mr. Harding, to continue Sakonnet Bluffs, LLC, AP 59, Lots 5A – 5P, Vanderbilt Lane to the September 12, 2018 regular meeting. All in favor. So voted.

4. Highlands at Prescott Point, LLC, AP 55, Lot 1, 2543 West Main Road – Approve the name of the public road (Coddington Way) and request for an extension to record subdivision plan (Application will expire on August 10, 2018)

Atty. Laurent Rousseau, Moore, Virgadamo & Lynch, Ltd., Middletown, RI appeared representing the petitioners with a request for approval of the name for the public road in the subdivision. He noted that the road does not cross the town line into Middletown. Mr. Lesinski noted that he received approval for the name, Coddington Way, from the Portsmouth Fire Department.

MOTION: Mr. Lopes made a motion, seconded by Mr. Harding, to approve the use of

the name, Coddington Way, for the public road for Highlands at Prescott Point, LLC, AP 55, Lot 1, 2543 West Main Road. All in favor. So voted.

Atty. Rousseau further requested an approval extension to record the subdivision plan. He noted that the previously pending agreement with the Beech Hill Homeowners Association regarding use of the drainage system and access to the onsite wastewater treatment system at Prescott Point was signed in May and that the applicants purchased the development property in July. Mr. Rousseau explained that he has to construct certain easements, which will be recorded with the plan.

MOTION: Mr. Harding made a motion, seconded by Ms. Wilson, to approve a six-month extension for the recording of the subdivision plan for Highlands at Prescott Point, LLC, AP 55, Lot 1, 2543 West Main Road. All in favor. So voted.

There was no public comment during the hearing of this agenda item.

5. Agenda Item 6: Cort and Jamie Chappell, AP 16, Lot 40, 80 Evans Way (corner of Therien Road & West Shore Road) – Request for Preliminary and Final approval for Minor Subdivision (one new lot)

Atty. Cort Chappell, 171 Chase Road, Portsmouth appeared representing himself and his wife with a request for preliminary and final plan approval for a minor subdivision of their property located at 80 Evans Way. The regulated zoning is R40. The proposed lot, at the northwest corner of Therien Road and West Shore Road, is 80,000+ sq. ft. and complies with all dimensional requirements. There was no public comment.

MOTION: Mr. Lopes made a motion, seconded by Mr. Harding, to make preliminary and final plan approval for Cort and Jamie Chappell, AP 16, Lot 40, 80 Evans Way. All in favor. So voted.

6. Agenda Item 7: GE Supply, LLC (dba ACE Hardware), AP 31, Lot 30 (3034 East Main Road) – Request for Advisory Opinion to Zoning for site modifications to support proposed ACE Hardware Store

Atty. Eric Chappell, 171 Chase Road, Portsmouth appeared representing the applicants with a request for an advisory opinion to the Zoning Board of Review for site modifications to a new location of ACE Hardware at 3034 East Main Road. He noted that the purpose for the Zoning site plan review is for the proposed outside storage and the location of the propane tank on the site both of which require special use permits. The proposed use, a retail hardware store, is allowable by right in commercial zoning. Atty. Chappell noted that the outside halogen lighting is being replaced with LED lighting and the proposal includes additional landscaping. He noted that the Design Review Board (DRB) made its advisory opinion for the proposed plan with recommendations on August 8, 2018.

Neil Hingorany, Narrangansett Engineering Inc., 3102 East Main Road, Portsmouth, RI reviewed the plan for the Planning Board. He noted that the plan indicates a decrease

in septic flow and no change in existing drainage conditions. He noted that the plan proposes 39 parking spaces. The proposed exterior design changes to the existing building feature a new awning and a gabled roof dormer above the main entrance. He described the location of the propane tank, which meets all setback requirements and is buffered by landscaping. He also described the outside storage area. Atty. Chappell noted that the plan incorporates the recommendation of the DRB to change the species of Arborvitae that was originally proposed. Mr. Hingorany noted that the proposed awning complies with setback requirements and that there is no change to the existing building footprint or the building cover. Atty. Chappell noted that according to the permit issued in 2012 to the applicants for the current location of their store, they are required to restore that location to pre-permit conditions including removal of the propane tank from the property. In response to Ms. Wilson, Mr. Hingorany and Atty. Chappell explained that the proposal does not include moving a chain linked fence that is encroaching on abutting property because the fence is pre-existing and the applicants are tenants rather than owners of the proposed site. Mr. Bissonnette commented that the three contiguous, commercial properties should ideally have internal means of ingress and egress. He said that conditions like this should be addressed in changes to the zoning regulations. He asked Mr. Hingorany and Atty. Chappell to investigate the feasibility of connecting the commercial properties. Mr. Bissonnette called for public comment to which there was none.

MOTION: Mr. Harding made a motion, seconded by Mr. James, to make a favorable advisory opinion to the Zoning Board of Review for GE Supply, LLC (dba ACE Hardware), AP 31, Lot 30 (3034 East Main Road) subject to the recommendations stipulated in the Design Review Board Advisory Opinion, dated August 6, 2018, and further subject to the applicant's removal of the propane tank from and restoration of the current location of the ACE Hardware store at 3001 East Main Road, Portsmouth according to the 2012 permit. All in favor. So voted.

7. Agenda Item 8: Patriot Heights, AP 31, Lot 29 – Recommendation to Town Council to accept Wentworth Terrace as a public road (As Built Plan recorded in Index 1772)

Mr. Lesinski stated that the As Built drawings for Wentworth Terrace (Patriot Heights, AP 31, Lot 29) are recorded and that according to a letter, dated August 2, 2018, Brian Woodhead, Deputy Director, Department of Public Works certified that the road is completed. There was no public comment.

MOTION: Mr. Tibbetts made a motion, seconded by Mr. Harding, to make a recommendation to the Town Council to accept Wentworth Terrace as a public road. All in favor. So voted.

8. Agenda Item 9: Middle Creek Farm, LLC, AP 68, lot 71 – Recommendation to Town Council to accept Cornelius Drive extension as a public road.

Mr. Lesinski stated that the As Built drawings for Cornelius Drive extension are recorded and that according to a letter, dated August 2, 2018, Brian Woodhead, Deputy Director,

Department of Public Works certified that the road is completed. There was no public comment.

MOTION: Mr. Tibbetts made a motion, seconded by Mr. Lopes, to make a recommendation to the Town Council to accept Cornelius Drive extension (Middle Creek Farm, LLC, AP 68, lot 71) as a public road. All in favor. So voted.

9. Agenda Item 10: Discuss Aquidneck Island Planning Commission (AIPC) report of AIPC activities

Ms. Wilson stated that the AIPC did not hold a meeting in July. She noted on upcoming meetings on AIPC finances and planning for the next year.

10. Agenda Item 11: Approve Monthly Project Status Reports, Administrative Subdivisions and Plat Plan Recording

Mr. Lesinski presented Monthly Project Status Reports, Administrative Subdivisions and Plat Plan Recording, August 8, 2018.

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, August 8, 2017 and to place it into the record. All in favor. So voted.

At 7:40 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