

Town of Portsmouth

Zoning Board of Review

May Meeting

Thursday – May 20, 2021 - 7:00 PM

The Town of Portsmouth's Zoning Board Meeting will be live streamed on the web and by phone dial-in using the Zoom remote meeting service. Please note that any referenced documentation that is displayed during the meeting will be visible through the web or mobile device but will not be visible using the phone dial-in option.

To access the meeting by phone dial-in, please dial: **1-888-788-0099**

Once prompted for the meeting ID, please dial: **810-7212-4202 #**

Once prompted for a participant ID:

If you are an invited participant, **dial your participant ID followed by #**

If you are a member of the public, **just dial #**

You will now be in the meeting.

While in the audio conference, **to raise your hand to ask a question, dial *9** and the host will be notified of your interest to ask a question. **To mute/unmute yourself, dial *6**

To access the meeting through the web using a computer or mobile device, go to the following web link in any browser (i.e. Google Chrome, Internet Explorer, Apple Safari, Mozilla Firefox, etc.) to run the Zoom app and view the meeting: <https://livestream.portsmouthri.com/zoning>

Using your laptop or mobile device, you can raise your hand to ask a question, or pose the question in the moderated Question and Answering chat window. The host will then be able to respond to your raised hand or Q&A question.

To find further information on upcoming Zoning Board meetings, please visit the following website: <https://www.portsmouthri.com/232/Zoning-Board-of-Review>

Meeting Agenda

I. ROLL CALL

II. MINUTES

Documents:

[ZBR DRAFT MINS 01-21-2021.PDF](#)

III. **CHAIRMAN'S REPORT**

IV. **OLD BUSINESS**

- IV.I. (R-20) West Main Solar 2, LLC (Applicant) And Regal, LLC (Owner) Are Proposing A 3.1 MW Photovoltaic Array Large Ground Mount Solar Energy System (Art. V. Sec. J.1.) On A Vacant Lot On West Main Road Between Freeborn St. And Lehigh Terr. Identified As AP 30 Lot 8. (30-8)

Documents:

[OB1_WEST MAIN SOLAR 2_0 W MAIN RD_30-8_APP FORM AND AOS.PDF](#)
[OB1_WEST MAIN SOLAR 2_0 W MAIN RD_30-8_APPLICATION SUPPORTTING DOCS.PDF](#)
[OB1_WEST MAIN SOLAR 2_0 W MAIN RD_30-8_PLANNING DEPT STAFF REPORT 5-20-21 ZBR.PDF](#)
[OB1_WEST MAIN SOLAR 2_0 W MAIN RD_30-8_ENVIRONMENTAL SITE ASSESSMENT05202021.PDF](#)
[OB1_WEST MAIN SOLAR 2_0 W MAIN RD_30-8_STAFF REPORT RESPONCE EMAIL05202021.PDF](#)

V. **NEW BUSINESS**

- V.I. (R-20) Vincent & Laurel Salveti (Owners) Seek A Dimensional Variance For Lot Coverage (Art. IV Sec. B) And A Special Use Permit To Construct A 22' X 24' Attached Garage On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 64 Valhalla Dr. (24-196)

Documents:

[NB1_64 VALHALLA DR_24-196.PDF](#)

- V.II. (R-20) Diane Bolusky (Owner) Seeks A Dimensional Variance For Side Yard Setback (Art. IV Sec. B) To Construct An 18' X 34' Pool Located At 108 Raymond Dr. (48-76)

Documents:

[NB2_108 RAYMOND_48-76.PDF](#)

- V.III. (R-20) Dave & Kate Varela (Owners) Seek Dimensional Variances For Front & Rear Yard Setbacks (Art. IV Sec. B) To Construct A 12' X 24' Pool Located At 215 McCorrie Ln. (48 - 42&43)

Documents:

[NB3_215 MCCORRIE LN_\(48-42 43\).PDF](#)

- V.IV. (R-20) Nelia Cunha (Owner) Seeks To Amend Previously Approved Dimensional Variances For Front & Rear Yard Setback And Lot Coverage (Art. IV Sec. B) And A Special Use Permit To Construct An Attached Garage On A Nonconforming Lot Of Record (Art. VI, Sec. A.4) Located At 121 Rhode Island Blvd. (4-107)

Documents:

[NB4_121 RHODE ISLAND BLVD_4-107.PDF](#)

V.V. (R-10) Noelle Claveloux (Owner) Seeks A Special Use Permit To Convert A Non-Conforming 18.33' X 19.75' Detached Garage Into A Cabana (Art. VI Sec. C.3) Located At 134 Greenfield Ave. (4-84)

Documents:

[NB5_134 GREENFIELD AVE_4-84.PDF](#)

[NB5_134 GREENFIELD AVE_4-84_ABUTTERS LETTERS.PDF](#)

[NB5_134 GREENFIELD AVE_4-84_ABUTTER](#)

[LETTER_SQUIRES05192021.PDF](#)

[NB5_134 GREENFIELD AVE_4-84_SUPPLEMENTAL_APP_INFO.PDF](#)

Respectfully submitted,
Jim Nott, Chairman