

## PORTSMOUTH PLANNING BOARD

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

TIME: **7:00PM**  
PLACE: Town Council Conference Room  
SUBJECT: Monthly Meeting  
DATE: **Wednesday, August 11, 2021**

1. Agenda Continuances/Modifications;
2. Approval of minutes for Planning Board meeting of June 9, 2021 and July 14, 2021;
3. Applicant: Mark Horan, Owner: Elaine Raduano, Trustee – AP67, Lot 138 (273 Indian Avenue) – Approve Preliminary and Final Plan Decision for a two lot minor subdivision;
4. Applicant and Owner: Silvia Holdings LLC (formerly IMS Realty Holdings, LLC) – AP 47, Lot 2A (0 Schoolhouse Lane) – Approve Advisory Opinion to the Town Council to rezone Lot 2A from residential (R20) to Light Industrial (LI) with the ultimate goal of merging AP47, Lot 2A with AP53, Lot 18J;
5. Applicant and Owners: John Carlone and Margaret Carlone (Life Estate) – AP31, Lot 4 (22 + 24 Dexter Street) – Approve Advisory Opinion to the Town Council to rezone AP31, Lot 4 from Commercial to Residential (R20);
6. Applicant: West Shore Solar, LLC, Owner: Carnegie Trails, LLC – AP 26, Lot 13 (226 West Shore Road) – Approve Master Plan Decision for the development of a large scale solar project;
7. Applicant West Main Solar 1, LLC – AP 44, Lot 15 - Approve Master Plan Decision for a Major solar project;
8. Applicant: West Main Solar 1, LLC, Owner: Zaugg Marion Trustee & Regal, LLC, Location – AP 44, Lot 15 West Main Road (less than 0.1 miles north of Russo Road) – Preliminary Plan application for the development of a 3.16 MW, ground-mount, solar photovoltaic facility.
9. Applicant: Nimali Power RI, LLC, Owner: 2340 West Main Realty, LLC, Location - AP 56, Lot 6 (2340 West Main Road) – Master Plan application for the development of a large scale solar project (continued from July 14, 2021 meeting);
11. Request for Advisory Opinion to the Town Council regarding proposed amendments to the Solar Ordinance (continued from the May 12, 2021 meeting);
12. Approve August 11, 2021 Monthly Project Status Report, Administrative Subdivisions and Plat Plan Recording.

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Leon Lesinski  
Administrative Officer

The Planning Board monthly meeting will be held **live** in the Town Council Conference Room on **Wednesday August 11, 2021 at 7:00 pm** and will also 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: **821-2702-4647 #**

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/planning>

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.

The public will be allowed to participate in the hearing. The application and all other documents required to be filed with the application are available for public inspection at the Planning Board Office, Portsmouth Town Hall.

If communications assistance is needed or any other accommodation to ensure participation, please contact the Town Clerk's office at 401-683-2101 at least three (3) business days prior to the hearing.