



# TOWN OF PORTSMOUTH ZONING BOARD OF REVIEW JANUARY MEETING AGENDA

**THURSDAY – JANUARY 15, 2026 - 7:00 PM**

**TOWN COUNCIL CHAMBERS - 2200 EAST MAIN RD PORTSMOUTH, RI  
02871**

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The Town of Portsmouth’s Zoning Board Meeting will be in person, 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> or <https://us02web.zoom.us/j/81072124202>

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>.

Virtual access is being provided only as a convenience and is not an official “location” where access to the meeting is guaranteed, please note that being physically present at the meeting is the only way to guarantee complete access to the meeting.

**I. ROLL CALL**

**II. MINUTES**

1. NOVEMBER 20, 2025

**PUBLIC NOTICE – ZONING BOARD REVIEW**

**III. OLD BUSINESS**

1. Alicia Nunez (applicant and owner) for property located at 028 Edda Avenue (Prudence Island); being Tax Assessor's Map 75 Lot 25A (Zoned Residential, R-20). The Applicant seeks retroactive approval for a Special Use Permit (Article VII, Section A; Article VI, Section C1(b)) and a Dimensional Variance (Article

IV, Section B) for a deck that was built in the rear setback on a non-conforming structure in a residential zone. <https://portsmouthri.portal.opengov.com/records/27504>

**IV. NEW BUSINESS**

1. **Ralph McCluskey (applicant and owner) for property located at 70 Bayview Avenue; being Tax Assessor's Map 6 Lot 39 (Zoned Residential, R-20). The Applicant seeks a Special Use Permit (Article VII, Section A; Article VI, Section C1(b)) and a Dimension Variance (Article IV, Section B) to build an addition on a non-conforming structure in a residential zone located in the side setback.**  
<https://portsmouthri.portal.opengov.com/records/28546>
2. **Daniel Herchenroether (Applicant) for Jeff Buess (Owner) for property located at 125 Gideon Lawton Lane; being Tax Assessor's Map 40 Lot 46 (Zoned Residential, R-20). The Applicant seeks a Dimensional Variance (Article IV, Section B) to construct a new pool cabana in a residential zone located in the rear setback.** <https://portsmouthri.portal.opengov.com/records/28092>
3. **Kim Prefontaine (Applicant) for Robin Portsmouth LLC (Owner) for property located at 121 Robin Road; being Tax Assessor's Map 49 Lot 22 (Zoned Residential, R-20). The Applicant seeks a Dimensional Variance (Article IV, Section B) to add an addition of a 118 square foot single story front vestibule entrance way in-line with the existing footprint edge in a residential zone.**  
<https://portsmouthri.portal.opengov.com/records/28363>
4. **Trier Kissell (Applicant/Owner) for property located at 81 +87 Freeborn Street; being Tax Assessor's Map 33 Lot 34 (Zoned Residential, R-20). The Applicant seeks a Dimensional Variance (Article IV, Section B) to renovate and expand an existing non-conforming rear cabin in a residential zone.**  
<https://portsmouthri.portal.opengov.com/records/28271>

**ADJOURN.**

*THE PUBLIC IS WELCOME TO ANY MEETING OF THE TOWN'S BOARDS AND COMMITTEES. COPIES OF ALL APPLICATION SUPPORTING DOCUMENTS CAN BE PUBLICLY DOWNLOADED ON AT [HTTPS://WWW.PORTSMOUTHRI.COM/232/ZONING-BOARD-OF-REVIEW](https://www.portsmouthri.com/232/ZONING-BOARD-OF-REVIEW) OR BY CONTACTING THE TOWN PLANNING OFFICE AT 401-643-0333.*