



TOWN OF PORTSMOUTH ZONING BOARD OF REVIEW FEBRUARY MEETING AGENDA

THURSDAY – FEBRUARY 19, 2026 - 7:00 PM

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

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. Approval of the draft January 15, 2026, minutes.**

III. OLD BUSINESS

- 1. 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> Withdrawn without prejudice.**

IV. NEW BUSINESS

Public Notice – Zoning Board Review

1. **Matthew Gray (applicant) for Donovan Gray Distribution, LLC (owner) for property located at 54 Bristol Ferry Road; being Tax Assessor's Map 28 Lot 17 (Zoned Residential, R-20). The Applicant seeks a Special Use Permit for "Agricultural Special Events," (Article V, Section C5 and Article VII, Section A1L) to host the "2026 Ragged Island Music Festival" and additional summer music events. <https://portsmouthri.portal.opengov.com/records/28717>**

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> or by contacting the Town Planning office at 401-643-0333.