



Town of Portsmouth

Zoning Board of Review
2200 East Main Road/Portsmouth, Rhode Island 02871
www.portsmouthri.gov

ZBR MINUTES REGULAR MEETING FEBRUARY 19, 2026

MEMBERS PRESENT: Chairman Eric Raposa, Vice Chairman Benjamin Furriel, Paul Laurienzo, Marco Dimattino – Alternate 1, and Paul Maleck – Alternate 2.

MEMBERS ABSENT: Secretary Sue Horwitz, and Andrew Kelly,

OTHERS PRESENT: Aaron Lindo, Assistant Town Planner; Kristen Black, Planning Technician; Heather E. Raposa, Recording Secretary; and Giovanni Cicione, Town Solicitor

Chairman Raposa called the meeting to order at 7:02 p.m. in the Town Council Chambers.

I. ROLL CALL: See Members present/absent above.

II. MINUTES:

a MOTION: Vice Chairman Furriel made a motion to approve the January 15, 2026, Zoning Board Minutes as written; seconded by Mr. Dimattino

b VOTE: 5-0 (Chairman Eric Raposa: YES, Vice Chairman Benjamin Furriel: YES, Paul Laurienzo: YES, Marco Dimattino: YES, and Paul Maleck: YES).

III. OLD BUSINESS:

a 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. Withdrawn without prejudice.

IV. NEW BUSINESS:

a 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.

William Schmidt, 109 Miantonomi Avenue, Middletown, RI, represented the Application. They applied for a Special Use permit in order to throw their 2026 Ragged Island Music Festival (a two-day event on the property), Wednesday and



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Sunday Night summer concert series, and food truck nights. They still have to go before the Town Council for a sound variance.

Mr. Dimattino asked if anything was different for this year than from the past two years. Mr. Schmidt replied that they will have more parking spaces than years past on the property. They will continue to work with police and fire for details for the events. They have a hard cut off time for any music at 8:30 pm and they work with a sound company to make sure the sound decibels are within the approved range. They have not had many issues in the past.

Mr. Maleck thinks it is an incredibly consistent use for this particular zone. But noticed in some of the notes different issues have arisen over the two years regarding noise, traffic and parking. He asked what measures exist and what action will be taken to maximize the noise level at the approved decibel levels. Mr. Schmidt replied they work with a professional sound company who does all the sound setup for the bands. They also use a sound meter which goes all around the property at different areas to try and make sure they stay within the decibels or lower. Their first year they had some issues with parking, they posted signage around the neighborhoods, but there was some confusion. Last year, for the second year, they worked more closely with the police detail, had more parking staff and opened up more of the property to parking to make sure nobody was parking in the side streets or at the senior center. This year there will be even more parking available on the property.

Chairman Raposa asked for clarification on where the new parking is on the map. He also asked if there were issues with parking in the second year of the event or if it was just year one. Mr. Schmidt replied that last year there were a lot less issues because there was not a lot of rain. They have an overflow field they use for parking which they used last year but could not year one because of mud. Chairman Raposa then asked about flaggers and parking attendants for the events. Mr. Schmidt replied they have a police and fire detail for all the events and have dedicated parking staff.

Vice Chairman Furriel asked if it is the same number of events this year as last year. Mr. Schmidt replied he believes so but did not have the exact number in front of him.

Mr. Maleck asked Mr. Schmidt to confirm that no traffic accidents have occurred from these events. Mr. Schmidt replied there have been backups but no accidents.

Mr. Laurienzo asked if there were any noise complaints from last year. Mr. Schmidt replied there were some, but they had stayed within their limits, there were no violations given.



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Vice Chairman Furriel noted that the Police and Fire Departments sent in letters of support, which were attached to the application.

Chairman Raposa opened public comment, no one came up to speak.

MOTION: Vice Chairman Furriel made a motion to approve the Special Use Permit for this set of agricultural events. This is their third year of these events, and they have gotten progressively better in time as they have honed their processes.

Additionally:

- The desired use will not be detrimental to the surrounding area.
- It will be compatible with neighboring land uses, this is an agricultural zone, and agricultural events are allowed with a special use permit.
- It will not create a nuisance or a hazard in the neighborhood, as demonstrated by the positive response from the Police and Fire Departments and by the lack of objections from abutters or neighboring parties.
- Safe vehicular access and adequate parking are provided.
- Control of noise, smoke, odors, lighting and any other objectionable features is provided.
- The proposed special use will be in conformance with the purposes and intent of the comprehensive plan and the zoning ordinance of the Town of Portsmouth.
- And the health, safety, and welfare of the community are protected.

Seconded by Mr. Maleck.

VOTE: 5-0 (Chairman Eric Raposa: YES, Vice Chairman Benjamin Furriel: YES, Paul Laurienzo: YES, Marco Dimattino: YES, and Paul Maleck: YES).

Motion to adjourn made by Vice Chairman Furriel; seconded by Mr. Dimattino.

Meeting adjourned at 7:18 p.m.

Respectfully submitted by:
Heather E. Raposa