



TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING

Agenda

Thursday, October 9, 2025 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

A. Pledge of Allegiance

B. Approval of Minutes - September 11, 2025

C. Old Business

- C1.** *Applicant has requested a continuance until the November 13, 2025 Planning Board Meeting.

***Review of Master Plan phase for Major Land Development of the Comfort Inn and Suites - to build an 80 room hotel (continued from September 2025):** Property on south side of Gooding Avenue approximately 50 feet east of the intersection of Gooding Avenue and Broadcommon Road, near utility pole #218. Owner: D & M Boca Development, LLC Zoned: GB. Assessor's Plat 111 Lot 1

- C2. Public Hearing and Consider Action on Minor Land Development - Preliminary Phase/Unified Development -** proposal for construction of a 3,500 square foot building for a contract construction use in a General Business Zoning District that also requires a Special Use Permit (continued from September 2025): Property located at 670-688 Metacom Avenue, Assessor's Plat 128, Lot 15 & 16, Zone: General Business and Metacom Overlay District. Owners/Applicants: David Ramos and Lionel Ramos

Waiver requested for sidewalk requirement along Metacom Avenue in front of Lot 15 required per Section 2.8 of Appendix G in the Subdivision and Development Review Regulations.

- C3. Preliminary Phase Review and consider action for the Major Land Development Application for Unity Park at 500 Wood Street:** proposal to add surface parking to the rear of 214 Franklin Street and the northerly portion of Unity Park that fronts on Franklin

Street. Zone: Rehab LDP Zone with conditions and is within the Historic District Zone. 214 Franklin Street is Assessor's Plat 29, Lot 54. Unity Park is located at 500 Wood Street, Plat 29, Lot 1. Owner of Lot 1: Unity Park, LLC / Owner of Lot 54: 214 Franklin LLC/ Applicant: Unity Park, LLC

- C4. Public Hearing and Consider Action on Minor Land Development/Adaptive Re-Use/Unified Development Application Preliminary Plan Phase for John J. Marshall (continued from September 2025):** to convert two historic manufacturing buildings at **18 Burnside Street & 1 Resolute Lane**, into seven (7) residential dwelling units. Variance required for residential density in the Manufacturing Zone which has an underlying residential density of 0. Assessor's Plat 16, Lot 48 & 39, Zone: Manufacturing and within the Historic District. Owner: Halsey C. Herreshoff Trustee/Applicant: John J. Marshall

D. Adjournment

Date Posted: October 3, 2025

Posted By: mbw