



TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING

Planning Board Meeting Agenda

Thursday, March 14, 2024 at 7:00 PM

Bristol Town Hall, 10 Court Street, Bristol, RI 02809

A. Pledge of Allegiance

B. Approval of Minutes - February 8, 2024

C. Old Business

- C1. Proposed Amendments to Subdivision & Development Review Regulations - Public Hearing continued from February meeting** - Review and Possible Action on draft amendments - Proposed amendments required due to changes in state law which became effective on January 1, 2024, which is the proposed (retroactive) date of these amendments.

The amendments include the following changes:

- Definitions of various project categories including major and minor land development projects and subdivisions; associated changes to application and review process for these projects;
- Development Plan Review process changes;
- Unified development review for projects requiring zoning relief as well as approval by the Planning Board;
- Revised procedures for appeals;
- Modified procedures for public notice of applications;
- Technical Review Committee composition and appointment.

D. New Business

- D1. Major Land Development: Master Plan Phase - Application for an Adaptive Re-use/Unified Development of the former Oliver School** Public Hearing and possible action on Master Plan proposal to convert the former school into 11 apartments and waiver for application fee. Property located at 151 State Street,

Assessor's Plat 18, Lot 42, Zone: Residential R-6. Waiver requested for application fee. Owner/Applicant: State Street 151, LLC, President: Louis Cabral, 304 Church Pond Drive, Tiverton, RI 02878

- D2. 68 Magnolia Street Minor Subdivision Preliminary Phase/Unified Development** Public Hearing and possible action on Preliminary Phase and requested Dimensional Variance for a minor subdivision to re-divide merged lots and create two lots as follows: one lot with existing dwelling to contain 9,600 square feet of land and one vacant lot to contain 6,000 square feet of land. A dimensional variance is also requested for the side yard setback from the existing dwelling to the proposed new lot line. The property is zoned R-6, Assessor's Plat 23, Lots 185, 189, 192. Owner/Applicant: Magnolia Improvements, LLC, 243 Narragansett Park Dr., Rumford, RI 02916
- D3. Blithewold's Master Plan Renewal** - Review and possible action on the request for a 5-year renewal of the previous Master Plan with a minor modification to convert a former residential use on the property to a museum use at 111 Ferry Road. Owner/Applicant: Blithewold Mansion, Gardens & Arboretum, 101 Ferry Road, Brsitol, RI. Plat 165, Lot 7.

E. Adjourn

Date: March 5, 2024

Posted by: mbw