



TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING

Meeting Agenda

Thursday, September 11, 2025 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

A. Pledge of Allegiance

B. Approval of Minutes:

Regular Meeting - July 10, 2025

Special Meeting - August 7, 2025

C. Agenda Items

C1. **Applicant has requested a continuance until October 9, 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. 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 Preliminary Application for Fair Winds Comprehensive Permit Application - Proposal to construct 17 residential units with 5 of these designated as low-moderate income residential units and 1,859 square feet of commercial use within an existing garage/barn to be used as the property management office and property owner equipment storage building. Property has an existing 3-family building which will be retained for a total of 20 dwelling units on the property. Property located at **206 Bayview Avenue**. Assessor's Plat 47, Lot 3. Owners: Fair Wind Properties, LLC. Zoned: R-10

Variances requested from the Zoning Ordinance for the following:

Section 28-282 (d) Standards for Multi-family buildings: Subsection 2 - distance between multifamily buildings on the same lot. Minimum required 25 feet and 10 feet provided; Subsection 3 - Distance between multi-family buildings and property line Minimum 50 feet from side and rear property lines and 32.1 feet minimum is provided; Subsection 8 - not more than four contiguous townhouses built in a row. Section 28-111 Table B - 80' of frontage required and existing frontage is 72.50; Section 28-363

(2)(a)(1) Residential Density allows 15 residential units and 20 units are provided with 3 existing and 17 new units; Section 28-3 and Section 28-82 multi-family dwellings are not allowed and multi-family dwellings are proposed; Section 28-252 - non-conforming structures - the existing garage/barn on the property will be used for property management storage and office; Section 28-251 - size of parking spaces and aisle width - parking spaces are to be 10' x 18' and proposed parking spaces are 9' x 18' and aisle widths are to be 24' wide and proposal is 20' wide. Waivers requested from the Subdivision and Development Review Regulations for the following: Appendix F.2 (f)(1) Sidewalks required on one side of street in multi-family developments and no sidewalk is proposed.

- C3. 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. 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.

- C4. Public Hearing and Consider Action on Minor Land Development/Adaptive Re-Use/Unified Development Application Preliminary Plan Phase** for John J. Marshall: 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. Correspondence

D1. Roger Williams University Master Plan and Campus Update, Summer 2025

E. Adjournment

Date Posted: August 28, 2025

Posted By: mbw