



## **BRISTOL PLANNING BOARD**

### **MARCH 9, 2023 MINUTES**

TOWN HALL  
10 COURT ST.  
BRISTOL, RI 02809  
401-253-7000

**Held:** March 9, 2023 in person

**Present:**

Charles Millard, Chairman; Anthony Murgo, Vice Chairman; Armand Bilotti, Secretary; Member Steve Katz; Member Brian Clark; Alternate Member Michael Sousa

**Also Present:**

Edward Tanner, Zoning Enforcement and Principal Planner; Andrew M Teitz Esq., Assistant Town Solicitor

**Not Present:**

Alternate Member Richard Ruggiero

Chairman Millard called the meeting to order at 7:03 pm and led the assembly in the Pledge of Allegiance.

A motion was made (Clark/Katz) to accept the February meeting minutes.

In favor: Bilotti, Clark, Katz, Millard, Murgo

Opposed: None

**Massasoit Avenue Extension - Review and Action on Request for Reinstatement of Expired Minor Subdivision Preliminary Plan which was approved with conditions in January 2018. Minor Subdivision is to subdivide 1.839 acres of vacant land resulting in 4 vacant lots of 15,000 square feet each with public water and sewer and improvement of paper roads of Massasoit Avenue and Abilio Drive. Property located on Massasoit Avenue, Beatrice Lane and Abilio Drive. Zone R-20 SP (SP conditions - lots sizes 15,000 square feet with public water and sewer), Plat 158 Lots 20 & 25. Owner/Applicant: NCD Developers Inc.**

Michael Fonseca, of 137 Ferry Road, presented.

Michael Fonseca explained that he started work on this land when approval was given five years ago, but due to an illness in his family, the work was put on hold. He is now ready to get back to work and finish the infrastructure.

Member Clark asked for confirmation that this is a simple reinstatement based on the conditions that were agreed to prior. Michael Fonseca responded that there are some minor things he has to do to adhere to new regulations (e.g. one lot needs a booster pump), but the overall plan doesn't change.

Ed Tanner called attention to the memo from Director Williamson recommending that the Board grant the reinstatement. He also mentioned that they did hear from the wastewater department and nothing has

changed in their original approvals. He added that Director Williamson did bring up the potential need for a RIPDES permit from the RIDEM.

Member Clark asked if the applicant will need to come back to the Board again. He also asked for confirmation that there will be four houses. Michael Fonseca responded that yes, there will be four houses. He added that the way it was approved was once the infrastructure is in, the final plan will be approved administratively.

A motion was made (Murgo/Clark) to grant the reinstatement.

In favor: Bilotti, Clark, Katz, Millard, Murgo

Opposed: None

**Mandatory Land Use Training - Part 1.** RI law now requires every member of a planning board, zoning board, and historic district commission to have at least three hours of training by June 30, 2024. This training will last approximately 1.5 hours and will go toward meeting that requirement. The second half will be given at a later meeting. The public is welcome to attend.

The Mandatory Land Use Training - Part 1 was completed.

A motion was made (Millard) to adjourn the meeting.

In favor: Bilotti, Clark, Katz, Millard, Murgo

Opposed: None

Meeting adjourned at 8:40pm

Respectfully submitted by Doran Smith, Recording Secretary

Date Approved: 4/13/2023 Planning Board: A Bilotti