



BRISTOL PLANNING BOARD AUGUST 7, 2025 MINUTES

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

Held: August 7, 2025 in person

Location: Bristol Town Hall, 10 Court Street, Bristol, RI

Present: Planning Board – Charles Millard, Chairman; Anthony D. Murgio, Vice Chairman; Steve Katz, Secretary; Member Richard Ruggiero, Member Brian W. Clark, First Alternate Member Michael Sousa, and Second Alternate Member Jessalyn Jarest

Historic District Commission – Chairman Millard, Member Chris Ponder, Member Ben Bergenholtz, Member Susan Church, and Alternate Member Robert Page

Also Present: Diane Williamson, Director of Community Development, Nick Toth, and Andrew M. Teitz, Esq., Town Solicitor

Not Present: Amy Goins, Esq., Assistant Town Solicitor

Historic District Commission Members not present – Chairman Ory Lima, Member John Allen, and Alternate Member Michael O’Loughlin

Chairman Millard of the Planning Board called the joint special meeting to order at 5:35 pm and led the assembly in the Pledge of Allegiance.

Attorney Teitz requested a roll call of both Planning Board and Historic District Commission. Chairman Charles Millard led roll call for the Planning Board and Chairman Mary Millard led roll call for the Historic District Commission.

Diane Williamson explained to all present that this was a joint meeting of the Planning Board and the Historic District Commission. She stated that the Planning Board’s agenda was also a public hearing and action on the combined master plan and preliminary plan phases for the Major Land Development application for Unity Park at 500 Wood Street. Ms. Williamson stated that the Planning Board was to also make a recommendation to the Town Council regarding the proposed change of zone of the southern portion of 214 Franklin Street R-6 to Rehab LDB. She stated the purpose of the joint meeting was to enable both Boards to hear the presentation at the same time for efficiency and to be able to move it along in the process. Ms. Williamson reiterated that the Planning Board would be voting on the master plan and preliminary phases for the land development and the Historic District Commission would be voting on the application before them for the buildings that were proposed in Unity Park project. She then turned the meeting over to the applicants to present to the Boards.

Attorney Teitz stated procedurally that as far as the Planning Board, this was part of a rehab plan unit development zone which has existed for the complex for many years and which was amended a few years ago, but essentially what existed there building wise was all approved. He said that the same went as far as with the Historic District Commission as it has been seen many times over years from total dilapidation to where it was now and everything that was there now has been approved. Attorney Tietz stated that the focus should now be on the new stuff in the application and he asked that the applicant also focus on the new stuff in the application as well. He stated that there was some existing rehabilitation of one of the buildings which was on the interior and not visible from the street which everyone would hear about just for context, but essentially the review would be focusing on what's new and different about the project.

Chairman Millard of the Planning Board then turned the meeting over to the applicants.

C.

- C1. Unity Park - Public Hearing and Action on the Combined Master Plan and Preliminary Plan Phase for the Major Land Development Application for the Major Land Development Plan for Unity Park at 500 Wood Street:** Planning Board to also make an advisory recommendation to the Town Council on proposed Change of Zone for 214 Franklin Street from R-6 to Rehab LDB.

The proposal is to construct a 2-story office, production, and warehouse addition to Unit 320 in Building Group 3 with 12,305 square feet on the first floor and 2,516 square feet on the second floor for KVH, Industries, Inc.; rehabilitate 11,808 square feet of Building Group 3 for SAAB, Inc. Northeast US Headquarters and production space; add surface parking to the rear of 214 Franklin Street; and, add a three story structured parking garage located to the south of Building Group 3. Property located at **500 Wood Street**, Assessor's Plat 29, Lot 1 Zone: Rehab LDP Zone with conditions and is within the Historic District Zone. 214 Franklin Street is Assessor's Plat 29, Lot 54 in the R-6 zone. Owner of Lot 1: Unity Park, LLC / Owner of Lot 54: 214 Franklin LLC/ Applicant: Unity Park, LLC

Joseph Brito, Jr. came up to present. He thanked all members of both Boards for attending the meeting as Unity Park is a part of the community and each one of the members. He reiterated that the project started three years ago and it has been a long journey to get it where it was now. Mr. Brito stated that in the past 14 months the development has brought in 23 businesses and 230 jobs. He stated that they were now coming before the Boards regarding KVH who was now obligated to come to Bristol with over 100 employees. Mr. Brito discussed the modifications to the Zeller building that was going to be added onto. He also discussed how SAAB Defensive Strategy would be coming into Bristol. He stated that there was a very tight timeline with KVH as they had to be able to turn the keys over to KVH by February 15th which did not give them much time to get it all built out. Mr. Brito stated that Unity Park was a result of everyone coming together to save the property and repurpose it as opposed to seeing it destroyed in a mill fire that has happened to similar properties. He said that whatever comes out of the project should be a feeling of pride for everyone. Mr. Brito then turned the presentation over to John Lusk, Architect, to walk through the project development.

John Lusk, Architect, came forward for the presentation of the development of Unity Park. He stated that many of the members had been at the TRC meeting and seen much of the presentation at that meeting. He stated that there were separate packets for the Planning Board and the Historic District Commission. Mr. Lusk stated that the project qualified for tax credits and that

they have been working with both the Rhode Island and National Park Services. Mr. Lusk said that the first two phases have been approved and were well received with no issues by the time they finished with everything which was a bit of an achievement considering they were ahead of the tax credits in doing the work because of the urgency to get everything done. He praised the work that Mr. Brito and his team had accomplished, in a relatively a short span of time, that being having started in 2020, and now they were back with KVVH and SAAB. Mr. Lusk said that some things had changed a little bit from what the original plans were when residential use was being considered to now a producer of high-tech industries which would make Bristol the center of the blue wave of technology nationwide which creates great high paying jobs for the community.

Mr. Lusk went on to discuss the project pertaining to SAAB which pertained to the building that would be placed in the courtyard. He stated that the building to be placed in the courtyard would be created by taking out later construction. Mr. Lusk referred to the packet given to all Board members showing areas that had columns chopped off, arches, windows removed and were just a mess. He stated that all of that all of those façades had either been restored or were in the process of being restored. Mr. Lusk stated that what had not been completed would be restored to its original historic character as those were the original historic buildings which made up Group 3 in Unity Park. He stated that based on the need of SAAB, there would be a combination building that would be the northeastern headquarters, as well as an area for assembly and production. He said that it would be a great combination of high-tech jobs and a clean industry. Mr. Lusk stated that the new building would be a pre-engineered metal building. He stated that it would be a campus quality structure that exceeds many standards. He said that it would not be seen from any street and that it would be done according to standards so it would not be confused with the historic buildings, but it would be designed in a way that it would blend in with the context and character of the surroundings.

Mr. Lusk then went on to discuss the Unit 318 portion of the project. He said that a while back Unit 318 had an original historic wall that was facing in towards the courtyard which had been removed, the roof structure was changed, and there was steel and different things in it where it lent itself well to increasing its building height based on historic preservation standards. Mr. Lusk advised that the original brick wall in process of being restored and rebuilt as it was in such terrible shape, and all of the original details of original remaining wall of the historic building will be restored and preserved. He said that the new building would then be very carefully integrated into the space as it goes up against Unit 317. Mr. Lusk then opened up the discussion for questions.

Member Murgo asked if Mr. Lusk would speak more about the mound located within the project. Mr. Lusk stated that was the next thing he was going to speak about as it was tied to KVVH. He stated that although the Zeller building was a much later building, it still fell into the category of historic. He said that there was a new addition with a link which tied the addition and existing building together. He stated that the addition used the same window pattern and character as seen on the existing building's upper level in order to blend and the link between the two buildings was all glass so as to be transparent so when you could see the link, you could also see inside the original brick wall. Mr. Lusk said they were preserving the original form and character of the building with some modifications. He stated that as part of KVVH, they needed parking and had issues with the mound. He said that over the years the mound was more or less a dumping ground from all of the buildings that had been torn down. He further stated that when remediation was done, more of that material was dumped on that site. Mr. Lusk said that the removal of it was being handled in accordance with DEM standards in order to get the number of parking spaces that are ultimately going to be needed as Unity Park isn't just about the new industries, it still has existing businesses. He also stated that with KVVH, the area off of Franklin

Street, they were looking to create parking and different things that are essential. Mr. Lusk stated that it was exciting to see the industrial park being brought back to life instead of just being used as residential. With the mound, Mr. Lusk stated that his client has got engineers involved in order to abide by all state standards, and the same thing with the new building. He also stated that drainage, parking, and everything off of Franklin Street was also being handled by the engineers. Mr. Lusk said that where KVH was located, they were not changing anything to speak of as far as the drainage was concerned, but as part of the project as a whole they were looking to solve any problems that has happened in the past regarding drainage as a whole to make it work better and to be in compliance with the State. He showed the members a rendering illustrating what he was talking about as far as the buildings, the new walkway connector to SAAB, courtyard, and parking. One rendering shows the façade that had been restored with the columns and windows facing into the new courtyard. Another rendering showed Unit 314 which is currently being restored. Mr. Lusk showed another rendering which showed the new metal building in the courtyard and advised that the ramp and elevation was kept and also being restored to its original appearance.

Alternate Member Jarest asked Mr. Lusk about where the SAAB building was located on the rendering. Mr. Lusk referred to the larger site plan as it was easier to see on that plan. On the larger site plan, he referred to Building Group 3 where the mound was currently located, he pointed to a location where the entrance to SAAB would be located and stated that's where the new metal building would be located. Alternate Member Jarest then understood where the building would be located. He explained that the building would be in the middle of the existing historic brick buildings. Alternate Member Jarest then asked what the quality of the light would be inside the existing buildings with the new metal building in the center. Mr. Lusk said that it would be much better than it has been in a long time with all of the openings there would be plenty of light throughout the seasons.

Mr. Lusk stated that even though he understood that it wasn't within the Historic District Commission's purview, he wanted everyone to know that they were working with SAAB and KVH on their fit outs to preserve the historic features inside. He said that they are preserving the original ceilings and vaulted brick arches. Mr. Lusk said that both businesses are very excited about preserving the historic character of the buildings.

Attorney Teitz said that since Mr. Lusk had mentioned the National Park Service and the tax credits. He asked Mr. Lusk to talk about it further for the Historic District Commission. Mr. Lusk said that they had been doing that from the very beginning, which was a bit of a challenge. He stated that it had to be done in parts, but each has been approved. Mr. Lusk said that they had to submit 30+ buildings with a description of what they were doing, but they're now done. He said that at the time they didn't know for sure what the uses of the buildings were going to be, so they had to base it on the current market. Mr. Lusk stated that he is currently in the process of doing an amended Part 2 showing the actual uses as what he had shown in the original Part 2 was almost exactly what they are going to be doing with the exception of the 2 new buildings. He stated that Roberta & Amanda at the National Park Service asked him to get everything documented to them. He said that they have been supportive of it. Mr. Lusk had mentioned at the Technical Review Committee meeting that Roberta Randall of the National Park Service signed off that mound can be removed as the site is part of the tax credits and part of what the Historic District Commission deals with.

Diane Williamson then asked Mr. Lusk to explain the parking lot on north side, the subdivision, and the zone change that is needed for the Planning Board. Mr. Lusk stated that the entrance that comes off of Franklin Street which has been there for a long time. He said that the properties

were owned by Mr. Brito and to get parking they were going to get an easement. He said that would give them the ability of two-way traffic, but it may end up a one-way for the trucks to get things in and out and also to have less of an impact on Franklin Street. Mr. Lusk asked if anyone else had any questions.

Member Katz stated that he loved the project. He asked if there was going to be any security measures for SAAB and KVH like badged access or a guard shack. Mr. Lusk stated that both facilities would be keyed in some way. He stated that more so for SAAB than KVH that security has been an issue. He said that when either facility has visitors, those visitors would be using the entrance on Wood Street and that the Franklin Street entrance would be used by employees and trucks. Member Katz asked if there would be a sensitive information facility in either SAAB or KVH. Mr. Lusk stated that there would most likely be one in SAAB. He said that they were moving along well with the layout of SAAB.

Diane Williamson said that if there were no other questions from any members, the Planning Board portion of the meeting was an advertised public hearing and asked that it be opened up to the public. Chairman Millard opened the meeting up to the public. Ms. Williamson asked if there needed to be a motion to open up the meeting to the public. Attorney Teitz stated that no motion was necessary, but that the Historic District Commission was also open to the public's comments as well.

John Geyer of 18 Easterbrooks Avenue came up to speak. Mr. Geyer said that he was an abutter whose property was just south of the parking lot. He was concerned about the drainage because ever since they had put sand filter in, his back yard becomes a lake when Bristol gets over an inch of rain. Mr. Geyer stated that he has mentioned it to the people on the project, but he was told that they were not going to do anything but that was before this project got underway. Mr. Geyer's other question was regarding the removal of the dirt pile to make room for parking. Member Clark asked if he meant the mound in the lot. Mr. Geyer asked if that was going to involve blasting. Attorney Teitz asked that there be no individual dialog and that the public should just give their questions and concerns so the applicant could have a chance to respond.

Mr. Brito stepped back up to respond to Mr. Geyer's questions and concerns. He said to Mr. Geyer that he was unsure who Mr. Geyer spoke with about the drainage, but he assured Mr. Geyer that they hired professional engineers from Fuss & O'Neil who are designing the drainage to be in compliance with CRMC and DEM so it will be dealt with accordingly. Mr. Brito stated that as far as the ledge that was in the mound was concerned, they were going to take a good look at it to see if it could be broken up without blasting. He said that they did a similar project at Roger Williams University and there were no tremors, and all of the surrounding buildings had monitors and that they would be doing the same with this project. Mr. Brito said that there was always a probability, but the way they were going to approach it was the safest means which would be approved by the Fire Chief and the State of Rhode Island as to the way they remove the rock. He said that they would not do anything that would create a problem and that not only was Fuss & O'Neil doing due diligence, but the Town as well by hiring another engineer to oversee what their engineers were doing to make sure all parties were protected in the way they were going to be handling it. Mr. Brito assured Mr. Geyer that everything was being done right. He also stated that the amount of landscaping and plantings that has been done should be a testament as to what they are trying to do. He thanked Mr. Geyer for his questions and concerns and that everything would be addressed. Chairman Millard asked Mr. Brito to obtain Mr. Geyer's address and have his engineers address it specifically. Mr. Brito said he would do so.

Alyssa Brown of 21 Magnolia Street came up next with a few concerns. Ms. Brown's concerns were regarding any rodents that may be in the building and where they may migrate to during construction. She asked if there were any plans to mitigate the issue. She also asked about removal of any hazardous materials like asbestos, what kind of fencing will be put up in the back of property due to truck and traffic noise. She stated that she is all for the project but is concerned because her property butts up against it and just wants to be reassured. Mr. Brito stated that they have been consistently doing rodent abatement and that they have Reliable Pest Control taking care of issue. He stated that truck traffic will be mitigated and won't be running along her side as it would be coming off of Franklin Street and she would not see much more traffic with hills being there and traffic will be contained. Mr. Brito said that coming back out on the east side, all of the fencing would be new chain link fencing. He said that the place would be beatified. He said that if she saw what has been done behind Borealis Coffee Roasters beyond the mound, she would see new chain link fencing and the beautification that was done, that is what would be done in that area as well. Mr. Brito advised that all of the asbestos in the building had been removed before they started any work. He said that a lot of it was done prior to them having obtained the building. Ms. Brown asked if there was a plan in place to make sure that nothing happens to any of the abutters' property during construction from debris or the like. Mr. Brito stated that they inherited the pile which has concrete and ledge which is going to be removed in accordance with the DEM plan that has been filed. Mr. Lusk also stated that all of the landscaping was going to be improved, and the neighbors will find their back yards more enjoyable. He said that there were no hazardous materials involved with either KVH or SAAB as both were clean industries.

Chairman Millard asked if there was anyone else who wanted to speak.

Robin Weber of 147 Franklin Street came forward to speak. She felt that phase 1 wasn't an historic reformation project and that it was just an excuse to make more money. Ms. Weber was more concerned about the traffic and the implication of bringing that much industry into the center of the Town. She stated that if they approve phase 1 then it obligates them to approve phase 2 which includes the parking lot which will dump out onto Franklin Street which is already so narrow that 2 cars can't pass each other between Wilson and Magnolia, and it is also true on Franklin Street between Wood Street and Wilson as well. She said that when the developer purchased land, they knew what the footprint of the property was, how many buildings were on it, and exactly how many parking spaces were on it. Ms. Weber stated that this was a grab for more than what the property would support and what the neighborhood would support. She stated that it would add a lot of additional traffic on both Wood and Franklin which are both already congested, and she really didn't think they should dump all of those cars on the road. Ms. Weber thought that bringing more jobs to Bristol was great but not the traffic.

Mr. Brito said that for those who were long in the tooth, they may recall that the property at one time had over 12,396 people working there when it was US Rubber and then when it was Keiser. He said with KVH and SAAB, there would be far less working there, and as far as traffic control, they were looking at Metacom Avenue as the entrance and exit for those properties, particularly the truck traffic. He said for those familiar with the area, they would see how the roadway coming from Metacom Avenue towards the property would widen as it was restructured so it could take more industrial traffic and not to the downtown area. He said that as far as the hill was concerned, before it got so big, it had more parking closer to it. Mr. Brito stated that they were going to try to encourage their tenants to carpool and do what they could to reduce the amount of car traffic coming in. He said to keep in mind that Metacom Avenue was going to be the focal point of truck traffic and/or car traffic coming in and that there was always truck traffic on Wood Street going to the various businesses and they're not creating an issue but rather relieving it by

coming around the back on Metacom. Mr. Lusk also commented on that issue. He said as he has also been working with SAAB and KVH, truck traffic was probably not going to be more noticeable than what it was currently. Mr. Lusk said that some of the workers at SAAB did work remotely, but the truck traffic itself was not going to be noticeably heavier for either industry. He said working with SAAB, they have basically everything they need and would probably only have a truck coming in once or twice a month.

Robin Weber came back up to respond. She stated that a lot of the surrounding houses in the area housed the people who worked at the rubber factory back in the day so there wasn't a lot of traffic as they were walking to work, not driving. She said that she gets building up the area but feels that they don't have to bring in industries that would bring more traffic to the area that exceeds the capacity of the property. Mr. Lusk responded to Ms. Weber. He stated that looking at photographs of Wood Street in the 70s and 80s, there were a lot of cars always on Wood Street. Chairman Millard stated going back and forth on the subject was not going to get anyone anywhere, but agrees that the street has been built up and there are a lot of cars; however, to say that it's not going to get any worse was probably not true, it's probably not going to get much worse, but it's going to be different. Mr. Lusk agreed and said that the impact on the neighborhood wasn't going to be overwhelming.

Member Ruggiero made a comment regarding the traffic issue. He said that the Town should really consider making Franklin Street one-way from Wood to Magnolia. He said that the project could not do that, but it was something that the Town should take into consideration as it would be better and safer as it was a terrible area. Mr. Lusk agreed and said that wasn't a bad idea.

Chairman Millard of the Historic District Commission stated that she believed that Ms. Weber did not realize that the residential aspect of the project was removed from the plans and was replaced by SAAB and the other business. Mr. Lusk agreed and addressed the issue. He advised that there was not residential in the project as it did not work out in the plan and instead they are creating jobs. Ms. Weber said that in the packet, it was listed as residential. Mr. Lusk said that it should not have been as there was no residential. Ms. Weber went to the rendering and pointed out the marked residential building and asked about it. Mr. Lusk stated that was not their building as it belonged to I. Shalom. Ms. Weber said that if Unity Park wasn't going to use it then someone would. Diane Williamson stated that I. Shalom was one of the condominium owners and they used to be a manufacturer of handkerchiefs and may be still manufacturing them on a smaller scale. Member Clark stated that I. Shalom owned the building and divided the space into smaller spaces. He stated that there is a directory of all of the different companies in the building and there were no residential units in the building at all. Ms. Weber asked where the workers in that building parked. Member Clark said they parked in the front of the building which is on the back side of Elder Care and pass through Wood Street, but they did not go onto Franklin Street.

Mr. Lusk asked if anyone else had any questions or comments.

Chairman Millard of the Planning Board asked if anyone else would like to speak for or against the project. He then closed the public hearing.

Diane Williamson asked what the next step should be. Attorney Teitz advised that the Historic District Commission should review the project first as it was a more limited discussion than the Planning Board.

Chairman Mary Millard opened the discussion to the Historic District Commission. Sue Church stated that she liked the plan and the new construction and reconstruction. She did have one concern regarding the amount of asphalt parking. She asked if there was going to be any kind of landscaping to soften it at all. She said that there could be a parking garage in the future, but in the meantime, was there going to be any type of greenery to break up the sea of asphalt. Mr. Brito asked if Ms. Church had been to the back of the building at all. He stated that if she went up the left hand side towards the entrance, she would see the sidewalk and the plantings and that would be continuous with the new building that is going to be done. Ms. Church asked about the parking lot. Mr. Brito said that the landscaping will be along the sides of the lot. Ms. Williamson said that the State reviewed it originally for the industrial park and historically asphalt should be in industrial parks and not landscaping, so having big plantings and not the lower ones used to soften the edges would not be recommended. Mr. Brito said that was correct. He said they chose to soften it with the landscaping along the side, particularly at the entrance along with lighting on the buildings. He said it would be very eye catching.

Chris Ponder reiterated that the Historic District Commission was voting on the two new buildings and on the mound for clarification. Attorney Teitz stated that was correct. Mr. Ponder said that he liked the plan.

Nick Toth asked if the mound would count more for landscaping. Attorney Teitz said that it was difficult to say because it was part landscaping and part hardscape, but it was going to be included just to be comprehensive. Attorney Teitz stated that with regard to the new building in the middle of the project, that is only to the extent regarding if it is visible from the outside even though it is a separate building, it is within the four walls and envelope of the original building.

Ben Bergenholtz stated that he thought it was nice and agreed with Sue Church that was the first time he had ever heard asphalt being referred to as historic. He understood that particular space is being used as a parking lot but would like to see more trees. Attorney Teitz stated that they do review the regulations regarding the asphalt more because they are concerned about the opposite situation where there is grass and people are expanding, for example, they allow up to 50% expansion of existing asphalt that could be a staff approval, because they don't want to see historic green landscaping turned into it. He stated in this case it's going in a different direction, but it's still technically part of the jurisdiction.

Robert Page said that it looked good and agreed with everyone regarding the landscaping issue.

Chairman Millard asked for a motion.

Ponder moved to approve application 25-96 to approve the construction of two new buildings as indicated in the application, to renovate Building 318, the construction of the new Building 320 with materials as presented, and to remove the mound indicated in the application; Seconded by Page.

Voting Yea: Church, Millard, Page, Bergenholtz, and Ponder

Secretary of Interior Standards: 1, 2, 3, 5, 9, and 10

Project Monitor: John Allen

Chairman Millard invited the Planning Board to make their comments and votes known.

Alternate Member Jarest stated that she agreed with Sue Church's and Ben Bergenholtz's comments regarding the need for additional plantings. She stated that she's excited about the development of the parcel and appreciated all of the work that has been done. She said that being a coastal community, climate change is happening all around and by adding trees to a property that is all paved or masonry reduces the heat island effect significantly. She said that walking from High Street to Unity Park she can feel that it is much hotter there than anywhere else and that they would be doing the Town a disservice if they didn't find a way to add more trees and not just soft-scape planting. She said that trees actually capture carbon and make things cooler and provides shade and it's super important to take every opportunity to plant trees where possible.

Member Clark stated that he and Chairman Millard were at the TRC meeting and that he has no issues with the plan. He feels that it is right for the Town and right for the East Bay in general. He understood that not everyone was going to be happy about the project and understood what Ms. Weber was concerned about regarding the traffic issues, but overall, this type of development would normally take 10 years to get to the point where the project is at now and they have managed to do it in 5 years and that is to be commended. He said that he was 100% behind the project. Chairman Millard agreed with Member Clark. He also agreed that more trees would be great for the project.

Member Katz said that he loved the project. He said that he would encourage the Town to take a look at the traffic flow, and to also add more trees.

Member Murgo agreed that it was a great project and looked forward to its completion.

Alternate Member Sousa stated that Fuss & O'Neil was a great engineering firm, and the proof is in the product that they are getting. He said that he understand about the traffic concerns and he agreed that it made sense to make that portion of Franklin Street one-way. He said it's going to be a great project.

Diane Williamson said she provided the Planning Board with a draft motion and a supplemental memo regarding the change of zone. She said she didn't know if they want to add any conditions on the tree planting for the landscaping plan as phase 2. Chairman Millard asked what kind of condition they could add as they made suggestions, and he thought it should just be left as a suggestion.

Ms. Williamson read the draft motion that was provided in the packet for master plan and preliminary approval for phase 1 and at this time only master plan approval for phase 2. She said that phase 2 is the portion that needed the zone change and that would have to come back for preliminary at a subsequent meeting. She did also provide in the supplemental memo the findings that the Board needed to make for the zone change consistent with the general purposes of zoning in the Comprehensive Plan. She asked that they just reference that in one of their findings.

Attorney Teitz stated that there should be two separate motions, one for the adoption of the draft motion as prepared by the Director of Community Development and one for the recommendation to the Town Council of the zone change and incorporate the findings from the memorandum from the Director of Community Development.

Chairman Millard asked for a motion.

A motion was made by (Clark/Katz) with regard to the adoption of the draft motion as prepared by the Director of Community Development

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In favor: Millard, Clark, Katz, Murgo, Ruggiero, and Sousa
Refrained: None
Opposed: None

A motion was made by (Katz/Sousa) to recommend to the Town Council the zone change and incorporate the findings from the memorandum from the Director of Community Development

In favor: Millard, Clark, Katz, Murgo, Ruggiero, and Sousa
Refrained: None
Opposed: None

D. Adjournment

Meeting adjourned at 6:43 pm by Clark

Respectfully submitted by Kathleen M. Maynard, Recording Secretary

Date Approved: 11 Sep. 2025

Planning Board: 