



# **TOWN OF BRISTOL, RHODE ISLAND**

## **TECHNICAL REVIEW COMMITTEE**

### **Technical Review Committee Agenda**

**Tuesday, June 17, 2025 at 10:30 AM**

**Community Development Office Conference Room, 235 High Street,  
1st Floor, Bristol, RI 02809**

#### **A. Pledge of Allegiance**

#### **B. New Business**

- B1. Pre-application / Concept Review for a Minor Land Development/Unified Development Proposal** for David Ramos to operate and construct a building for a Contract Construction Use in a General Business (GB) zoning district which 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

#### **C. Adjournment**

Date Posted: June 10, 2025

Posted By: mbw

APPLICATION FORM AND SUBMISSION CHECKLIST FOR  
PREAPPLICATION CONFERENCE AND CONCEPT REVIEW

*Preapplication Conference - An initial meeting between developers and the Town which affords developers the opportunity to present their proposals informally and to receive comments and directions from the Town and other agencies.*

*Concept Plan - A drawing with accompanying information showing the basic elements of a proposed land development plan or subdivision as used for pre-application meeting and early discussions, and classification of the project within the approval process.*

The following completed application form and Items A, B, and C from the attached checklist shall be submitted to the Administrative Officer for a meeting with the Technical Review Committee (TRC).

Date of Submission \_\_\_\_\_ TRC Meeting Date \_\_\_\_\_

APPLICATION FORM

1. Name, address, and telephone number of the property owner: \_\_\_\_\_

David Ramos (Lot 15); 12 Ruth Avenue, Bristol, RI; Lionel Ramos (Lot 16)9 Scott Ln, Bristol, RI  
401-867-1126

2. Name, address and telephone number of the applicant (If different from owner, a written, notarized confirmation from the property owner authorizing the applicant to make this submission shall also be submitted): \_\_\_\_\_

3. Assessor's plat and lot number(s):AP 128, Lot 15 & 16

4. Zoning district(s), including any special Town or State overlay districts (i.e. Historic District, CRMC Jurisdiction, etc.):GB; Metacom Ave Overlay District

5. Area of the parcel:64,406 (Lot 15); 31,403sf (Lot 16)

6. Proposed number of buildable lots, dwellings or other proposed improvements:1 Building Proposed

7. Name and owner of existing streets or rights-of-way adjacent to the parcel:

Metacom Avenue (State Road) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3025 JUN -6 PM 2:46  
TOWN OF BRISTOL  
COMMUNITY DEV.

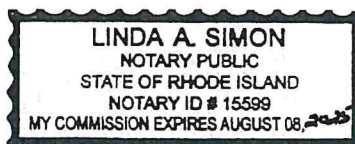
A list showing the names and addresses of all abutting and adjacent property owners shall be attached to this application.

Signature of Owner/Applicant [Signature] Date 6-5-2025

Notarized:

Subscribed and sworn to before me this 5<sup>th</sup> day of June, 2025.

Linda A. Simon  
NOTARY PUBLIC *Notary Public*



# SUBMISSION CHECKLIST PREAPPLICATION CONFERENCE AND CONCEPT REVIEW

	Date & Initials of Reviewer
<b>A. Plan of Existing Conditions</b> - Five (5) blueline or photocopies of the subject property no larger than 24" x 36" as it currently exists including locations and dimensions of existing lots if the proposed subdivision constitutes a replat or if the development consists of several lots and all natural features such as existing contours at five (5) foot intervals.	✓
<b>B. Concept Plans</b> - Five (5) blueline or photocopies no larger than 24" x 36" of the concept plan for the development showing, at a minimum, the following information:	N/A
1. Name of proposed subdivision or development;	✓
2. Name and address of the property owner and applicant;	✓
3. Name, address, and telephone number of preparer;	✓
4. Date plan prepared, with revision date(s) (if any):	✓
5. Graphic scale and north arrow;	✓
6. Assessor's Plat and lot number(s) of the subject property;	✓
7. Zoning district(s) of the subject property. If more than one district, zoning boundary lines must be shown;	✓
8. Perimeter boundary lines of the entire tract under the applicant's ownership;	✓
9. Area of the subject property and proposed number of buildable lots, dwellings or other proposed improvements;	✓
10. Location, names, and pavement and right-of-way widths of existing streets adjacent to the subject property;	✓
11. Names of abutting property owners and property owners immediately across any adjacent streets;	✓
12. Location and dimension of existing easements and rights-of-way adjacent to or within the subject property, if any;	✓
13. Notation of existing ground cover and approximate location of wooded areas (if any);	✓
14. Approximate location of wetlands, watercourses or coastal features, and other significant natural or manmade features (i.e. stonewalls) within and immediately adjacent to the subdivision parcel, if any;	✓
15. Location and approximate size of existing buildings on or immediately adjacent to the subject property, if any; including, historic designation, if applicable;	✓
16. Proposed improvements including streets, lots, lot lines with approximate lot areas and dimensions and building envelopes;	✓
17. A notation of the existing on-site utilities (gas, water, sewer, electric), if any;	✓
18. Proposed connections with existing water supply and sanitary sewer systems, or a notation that wells and ISDS are proposed;	✓
19. Provisions for collecting and discharging stormwater;	✓

## SUBMISSION CHECKLIST, CONT.

	Date & Initials of Reviewer
20. Notation on the plan if the subject property is located within any of the following areas: Town Overlay Districts, Special Flood Hazard Areas, or Coastal Resources Management Council jurisdiction.	✓
<b>C. Supporting Materials -</b>	
1. One (1) copy of a narrative report providing the general description of the existing physical environment and existing use(s) of the property; and, the general description of the uses and type of development proposed by the applicant;	MTL ✓
2. A reduced copy of plans required in Items A and B above (minimum size 8 1/2" x 11", maximum size 11"x 17");	
3. Completed Application Form.	✓

# BLISH & CAVANAGH<sup>LLP</sup>

C O U N S E L L O R S   A T   L A W

Joseph V. Cavanagh, Jr.  
William R. Landry  
Edmund L. Alves, Jr.  
Scott T. Spear  
Mary Cavanagh Dunn  
Joseph V. Cavanagh, III  
Christopher J. O'Connor  
Matthew J. Landry

Commerce Center  
30 Exchange Terrace  
Providence, RI 02903-1765

Tel (401) 831-8900  
Fax (401) 751-7542  
[www.blishcavlaw.com](http://www.blishcavlaw.com)

Stephen I. Rosenbaum  
Of Counsel

John H. Blish  
(1986-2007)

June 6<sup>th</sup>, 2025

Diane M. Williamson  
Director of Community Development  
Town of Bristol  
235 High Street  
1<sup>st</sup> Floor  
Bristol, RI 02809

RE: Pre-Application Submission; 670-688 Metacom Avenue

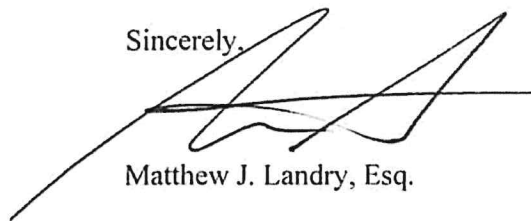
Dear Ms. Williamson:

Enclosed please find the Pre-Application Submission on behalf of David Ramos concerning property at 670-688 Metacom Avenue including:

- 1) Pre-Application Form
- 2) Pre-Application Checklist;
- 3) Project Narrative;
- 4) Five (5) Full-sized plan sets (Principle Engineering)
- 5) One (1) reduced copy (Principle Plan Set)
- 6) Architectural Renderings;
- 7) Supplemental materials as required

Please do not hesitate to contact my office if you require anything additional.

Sincerely,



Matthew J. Landry, Esq.

2025 JUN -6 PM 2:46  
TOWN OF BRISTOL  
COMMUNITY DEV.

## Project Narrative

The Subject Property consists of two parcels of land situated at 670-688 Metacom Avenue. The properties are more particularly described as Lots 15 and 16 on Town of Bristol Tax Assessor's Plat 12 and are comprised of approximately 1.5 acres (Lot 15) and 31,403 s.f. (Lot 16), respectively. The properties are situated within the General Business (GB) Zoning District and are within the limits of the Metacom Avenue Overlay District. The Owner/Applicants are David Ramos (Lot 15) and Lionel Ramos (Lot 16).

The existing site conditions include use for landscaping materials and equipment storage associated with a landscaping operation situated on Lot 16. The Applicant is proposing to construct a warehouse/garage on Lot 16 to be utilized for equipment storage, office space and supporting uses for the landscaping operation. Lot 15 will continue to be used for landscaping and materials storage as is permitted as a lawful nonconforming use of the property. In conjunction with this Pre-Application Submission, the Applicant and his team have submitted an existing and proposed conditions plan (See Principe Engineering Plan Set dated 6.3.25), to depict the intended use of the site. The Plans conform to the guidelines and parameters set forth in the Metacom Avenue Overlay District, specifically related to landscaping buffers and setbacks, and the Applicant does not anticipate seeking waivers from those regulations.

The purpose of this Pre-Application Submission is to gather feedback and input from the Town and members of the Planning Board prior to moving forward with a formal development plan review application.

2025 JUN -6 PM 2:46  
TOWN OF BRISTOL  
COMMUNITY DEV.







Thomas J. Principe, III



REGISTERED  
PROFESSIONAL ENGINEER



OWNER:  
LIONEL J. RAMOS  
9 SCOTT LANE  
BRISTOL, RI 02809

ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE  
TIVERTON, RHODE ISLAND 02878  
401.816.5385  
INFO@PRINCIPECOMPANY.COM  
WWW.PRINCIPECOMPANY.COM

JUNE 03, 2025

DRAWING ISSUE:

- ☐ CONCEPT  
☐ CUSTOMER APPROVAL  
☒ PERMITTING  
☐ CONSTRUCTION  
☐ AS-BUILT  
☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION  
 SHALL BE USED FOR CONSTRUCTION

## LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) PROPOSED LAYOUT PLAN
- 4) DRAINAGE & GRADING PLAN
- 5) CONSTRUCTION DETAILS - 1

## STREET INDEX

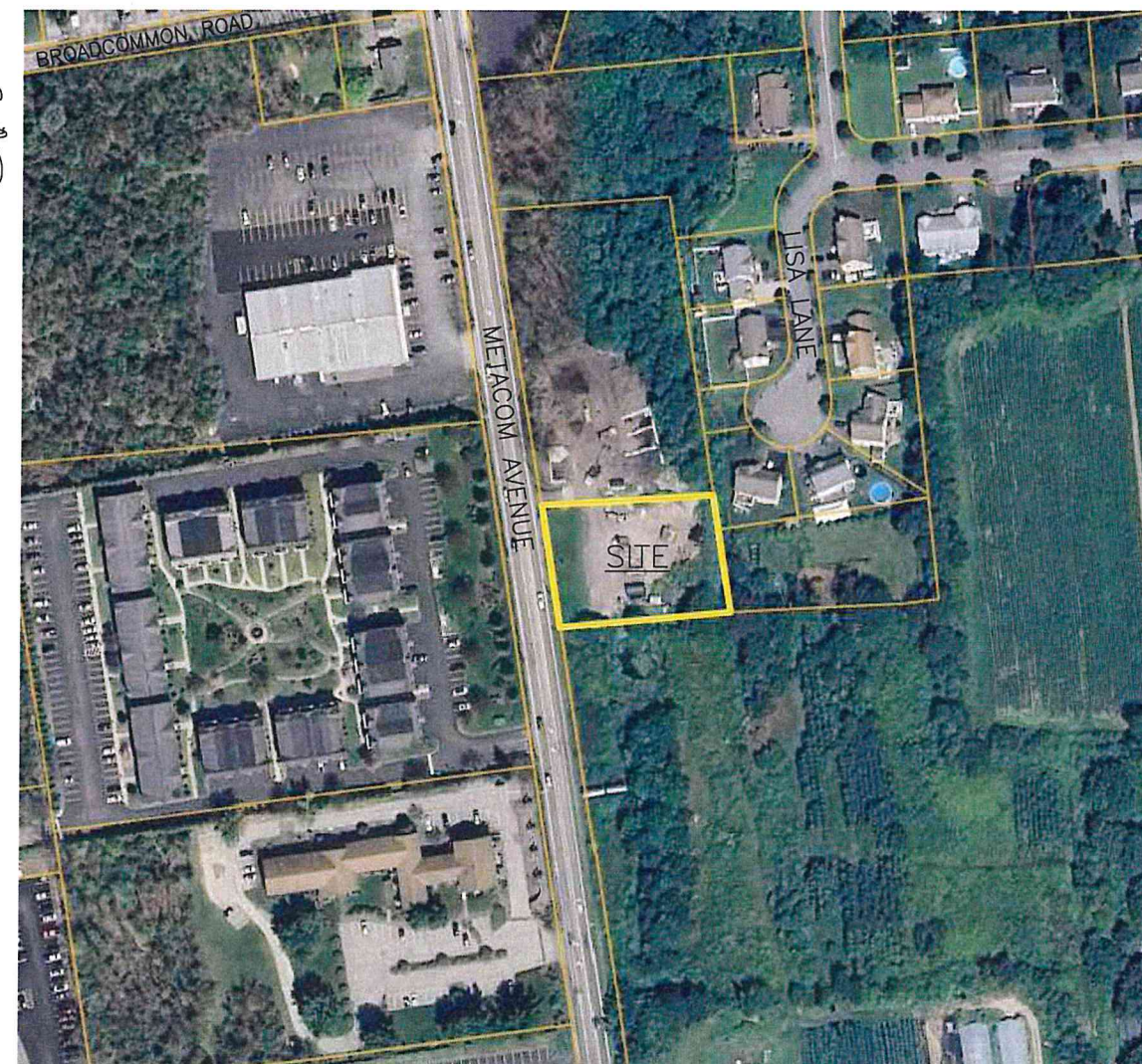
STREET INDEX  
METACOM AVENUE  
(PUBLIC— STATE HIGHWAY)

## SOIL REFERENCE:

**SOIL REFERENCE:**  
NRCS WEB SOIL SURVEY:  
Pma - PITTSTOWN SILT LOAM (0-3% SLOPES) [27" GWT]  
Sf - STISSING VERY STONY SILT LOAM [9" GWT]  
CaC - CANTON-CHARLTON-ROCK OUTCROP COMPLEX (3-15% SLOPES)  
DATE ACCESSED: 03/25/24

PLAN REFERENCE:

1.) EXISTING CONDITIONS TAKEN FROM CLASS I SURVEY PLAN ENTITLED:  
"EXISTING CONDITIONS PLAN FOR DAVID J. RAMOS & LIONEL J. RAMOS"  
AP 128 LOT 15 & 16 IN BRISTOL, RI  
DATE: 03/27/2024  
PREPARED BY: PRINCIPLE COMPANY, INC. - SURVEYING DIVISION  
SIGNED BY: STEPHEN T. LONG, PLS NO. 1930



**SITE LOCUS**  
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
PERIMETER LINE		
ABUTTER LINE		
EDGE OF PAVEMENT		
FENCE		
EASEMENT		
CONTOUR		
UTILITY POLE		
TEST HOLE		
SAWCUT		
BUILDING SETBACK		
OVERHEAD WIRE		
CATCH BASIN		
DRAIN MANHOLE		
DRAIN LINE		
WATER LINE		
WATER GATE VALVE		
WELL		
SEWER LINE		
WETLAND FLAG		
SIGN		
DOWNSPOUT		
LIGHT POST		
STONEWALL		
COMPOST FILTER SOCK		
RIDOT STD 9.9.0		
CONSTRUCTION ACCESS		

## ZONING - GB

**ROUTE 136 (METACOM AVENUE) OVERLAY**  
**DIMENSIONAL REQUIREMENTS**  
 MIN. LOT AREA: 10,000 SF  
 MIN. LOT WIDTH: 100 FT  
 MIN. FRONT YARD: 50 FT  
 MIN. REAR YARD: 30 FT  
 MIN. SIDE YARD: 10 FT  
 MAX. BLDG. LOT COV.: 40%  
 MAX. TOTAL LOT COV.: 70%  
 MIN. DIST. FROM RES. ZONE: 25 FT  
 MAX. FLOOR AREA RATIO: 0.5

## GENERAL NOTES:

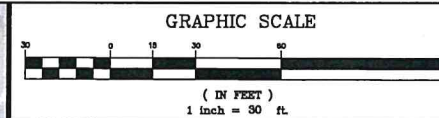
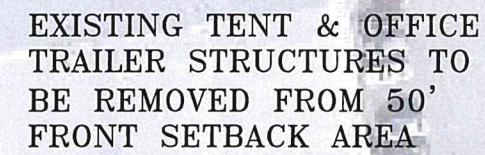
1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK THE LOCATION OF ALL EXISTING UTILITIES BOTH ABOVE AND UNDERGROUND. NO DIGGING SHALL BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN VILLAGE UTILITIES HAVE BEEN ADVISED AND APPROVED. THE CONTRACTOR SHALL BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

2. THIS SITE LIES IN ZONE X AS SHOWN ON THE FIRM MAP FOR THE CITY OF BRISTOL, RI COMMUNITY PANEL NO.44001C0011H, MAP REVISED JULY 7, 2014.

3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJ.  
TO THIS PARCEL UNLESS OTHERWISE SHOWN.

4. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD88 DATUM.

5. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN METACOM AVENUE ALONG THIS PARCELS FRONTAGE.



1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

WINTER 2024 AERIAL FROM RIDEM/RIGIS WEBSITE  
DATE ACCESSED: 06/05/25

ZONING - GB	
ROUTE 136 (METACOM AVENUE) OVERLAY	
DIMENSIONAL REQUIREMENTS	EXISTING
MIN. LOT AREA: 10,000 SF	31,403 SF
MIN. LOT WIDTH: 100 FT	157.0 FT
MIN. FRONT YARD: 50 FT	N/A
MIN. REAR YARD: 30 FT	N/A
MIN. SIDE YARD: 10 FT	N/A
MAX. BLDG. LOT COV.: 40%	N/A
MAX. TOTAL LOT COV.: 70%	N/A
MIN. DIST. FROM RES. ZONE: 25 FT	N/A
MAX. FLOOR AREA RATIO: 0.5	N/A

### EXISTING CONDITIONS



PRINCIPLE  
COMPANY

**PRINCIPE COMPANY, INC.**  
**ENGINEERING DIVISION**

27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385

*ESTABLISHED IN 1941*

[WWW.PRINCIPECOMPANY.COM](http://WWW.PRINCIPECOMPANY.COM)

[illegible]

PRE-APPLICATION REVIEW  
for  
668 METACOM AVENUE  
AP 128 LOT 16  
in  
BRISTOL, RHODE ISLAND

SCALE: 1" = 30'		SHEET NO: 2 of 5	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP	
DATE: 06/03/2025		PROJECT NO.: ERSC-2024-2	

