



TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING

Agenda

Thursday, May 14, 2026 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

- A. Pledge of Allegiance**
- B. Approval of Minutes**
- C. Agenda Items**

- C1.** **David Ramos - Public Hearing and Take Action** on request to modify the Planning Board's conditions of preliminary approval granted in December 2025 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
- C2.** **Review and make recommendations to the Town Council** on proposed zoning ordinance amendment to regulate Short Term Rentals.

- D. Adjournment**

Date Posted: May 1, 2026

Posted By: mbw



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

May 5, 2026

TO: Planning Board

FROM: Diane M. Williamson, Administrative Officer

**RE: Ramos Request to Modify Conditions of Preliminary Approval
677-688 Metacom Avenue**

The Minor Land Development/Unified Development for David Ramos was approved in December 11, 2025 with conditions relative to the operation of the Contract Construction Service business.

The operations on the property over the last several months have resulted in 3 separate violations that were issued for non-compliance with the conditions. These violations are being appealed by the applicant with a pending appeal to the Zoning Board. The appeal hearing was continued subject to his request to modify the conditions of the Planning Board's preliminary approval relative to the business operations. The applicant's request includes a modification to the hours of operation and what work can occur before and after the hours and also a modification to provide for loading/unloading operations for snow/ice removal during the winter months when the operations also include these services.

The applicant's request for modification of the conditions of approval is being reviewed as a major change to the approval in accordance with the Regulations. A minor change can be approved administratively and is defined as follows:

"Any change that does not substantially impact the proposed subdivision or development project or any of the neighboring properties and that meets all of the following criteria:

- (1) There is no increase the number of lots or dwelling units.
- (2) There is no change to any dimension of the plan, including building envelopes, exceeding twenty five percent (25%).
- (3) There is no change to the type of street or driveway.
- (4) There is no change required to any public infrastructure."

I have determined that the request for modification of the conditions of approval must be reviewed and approved by the Planning Board as a major change, which requires a public hearing. The proposed modifications to address the need for snow and ice removal operations to occur at times before and after the business hours of operation seem reasonable since storms and weather-related services are not predictable; however, I don't recommend that any other operations be allowed before or after the business hours. Most of the complaints have been for running the trucks and working on the vehicles and equipment before or after the business operation hours. Therefore, I have also provided an edited version of the conditions with my recommended modifications to clarify that this type of work cannot occur outside of the business hours.

I have also recommended clarifying which of the Board's conditions apply to the operations as part of the Special Use Permit that would go into effect now versus any that would be subject to completion of the proposed building. I am recommending that all of the conditions correlate to the business operations and will mitigate the potential effects of the operations and should go into effect now except for #6 in my marked up draft which is specifically tied to the development.

Copies of the violations and police reports are provided for your information. Also, a recent police report dated April 19, 2026 that has not been issued a violation yet given that the applicant had requested modifications to the conditions. However, a 4th violation was issued on April 30, 2026 regarding landscaping operations occurring on lot 16 which is not permitted per the Planning Board conditions.

A status report on compliance with the other conditions has also been requested; namely, installation of the video camera and the irrigation/sprinkler installation to keep the dust down. It is also noted that the time frame stipulated for removal of the membrane structure is approaching which is July 1.

It should be noted that when the Planning Board approved the application, Lionel Ramos owned a portion of the subject property. David Ramos now owns the entirety of the project site.

The Town, the applicant, and neighboring residents all have a shared interest in ensuring that the conditions of approval for this use and development are clear for purposes of enforcement. It is hoped that this review by the Planning Board will result in increased clarity for all parties involved.

Recommended modifications by Town.

The Planning Board grants the Special Use Permit subject to the following conditions:

Operations and Extent of Activity on Lots 15 & 16

1. The Board makes a finding that the activity on Lot 15 is similar in nature to materials processing with the loading and unloading of trucks and the coming and going of materials. Therefore, because the Lot 15 activity is similar to materials processing, it shall be screened by an 8 foot tall wooden fence to be installed on the north and east sides of Lot 15 atop existing concrete block walls along the “limit of work line” shown on the plan for Lot 15. The fence shall be faced with 1x6 wooden planks and shall include an insulated/sound reducing barrier with a minimum of R10 foamular ngx f-250 material. The west side is already buffered by a vegetated berm, and the south side is shared with Lot 16. Per Bristol zoning ordinance Section 28-146(3) the Board can allow fence height to be taller than 6 feet. A wooden fence will provide a visual screen and sound barrier. The fence shall be installed prior to issuance of a Certificate of Occupancy on the building for Lot 16.
2. The Business Hours of Operation on both Lots 15 and Lot 16 shall be limited as follows: General Business Hours: Monday through Friday 7am – 5pm; Saturday 8am – 3pm; Closed Sundays/holidays. The Business Hours of Operation shall not prohibit or otherwise limit employees/workers from arriving on or departing from the premises before or after the stated hours; however, this shall NOT include running of the Ramos Landscaping vehicles or performing repair work (i.e. equipment repair, welding) on the site See section 3a below for exceptions relative to storm related events.
3. No materials processing or unloading/loading of trucks (“shipping and/or receiving hours”) before 7am or after 5pm (Mon-Friday); before 8am or after 3pm on Saturday; and never on Sundays/holidays.
 - a. The Planning Board acknowledges the Applicant is engaged in snow plowing and salt/sanding operations during the winter months and provides said services to the State of Rhode Island and several members of the community. Condition #3 shall not apply during periods of significant snow fall or storm related events that necessitate snow plowing and/or salt/sand operations to commence from the subject property. This shall include the loading/unloading of materials in trucks to facilitate these services on this limited basis.
- ~~2.4.~~ The parking area to the east of the proposed building on Lot 16 shall not be used for the parking or operation of heavy equipment or vehicles over 25,000 lbs. The parking area shall be striped and include wheel stops as indicated on the approved plans.

- ~~3.5.~~ Large vehicle and equipment parking shall be only located on Lot 15. Smaller work trucks and employee vehicles shall be allowed to park on Lot 16 in marked spaces.
- ~~4.6.~~ During construction of the proposed new building on Lot 16, site inspection by the Town's peer review engineer shall be coordinated per the direction of the peer review engineer.
- ~~5.7.~~ There shall be no landscaping materials stored, dumped, processed or located on Lot 16.
- ~~6.8.~~ All earth and landscape materials storage on Lot 15 shall be contained/stored in spaces designated on the approved plans, such as existing concrete bins/storage areas. There shall be no uncontained storage of landscape materials.
- ~~7.9.~~ An irrigation/sprinkler system shall be installed on Lot 15 and used to mitigate any impacts from dust or activities occurring on pervious surface areas. Said irrigation system shall be automated to operate during normal business hours at appropriate intervals.
- ~~8.10.~~ Trucks shall be equipped with low decibel "quiet" back up alarms to muffle noise from existing equipment. All backup alarms shall conform to minimum state, federal and/or OSHA requirements where applicable.
- ~~9.11.~~ All activities shall conform to the Noise Ordinance per Chapter 10, Article II of the Bristol Town Code for the receiving zone; specifically Section 10-39, Table I – Zoning District Noise Standards – Maximum Allowable Octave Band Sound Pressure Levels.
- ~~10.12.~~ To ensure compliance with the terms and conditions set forth herein and to aid the Town of Bristol with enforcement of the same, the Applicant shall install and maintain a video security system and make any video recordings and/or surveillance tapes of the property, taken in the ordinary course of business, available to the Town of Bristol Zoning Enforcement Officer and/or the Town of Bristol Police Department upon reasonable notice or formal request of the same to aid in the investigation of a formal complaint with either department.
- ~~11.13.~~ The existing loam screener on Lot 16 shall be removed from the property prior to issuance of a Certificate of Occupancy. The loam screener cannot be relocated to Lot 15.
- ~~12.14.~~ Any retail sales on either Lot 15 or Lot 16 will require approval of a new Special Use Permit.
- ~~13.15.~~ There shall be no clearing or disturbance of land beyond the limit of disturbance as shown on the Land Development Plans (Sheet 6 of 10).
- ~~14.16.~~ Any expansion of operations in the area beyond the limit of disturbance will require approval of a new Special Use Permit.

Landscaping and Buffering

~~15.17.~~ A vegetated landscape buffer shall be installed along the east property line of Lot 16 between Lot 16 and the Lagarto Property (A.P. 128, Lot 82) in accordance with the Abutter Buffer and Planting Plan dated September 30th, 2025, as approved.

- a. If the owner of Lot 82 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lagarto Property in accordance with the plans presented to the planning board by Principe Company, Inc. Karen Beck Registered LA dated September 30, 2025.

~~16.18.~~ Applicant shall install a vegetated landscape buffer along the eastern boundary of Lot 15, which shall consist of no less than (12) arborvitaes, at a height of at least eight feet at the time of planting, to be planted on AP 128, Lot 84 in the existing landscape easement.

- a. If the owner of Lot 84 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lot 84 with final land development plans to show this proposed planting.

~~17.19.~~ All plantings required in accordance with this approval shall be warranted by the Applicant for a period of three (3) years from the date of install.

Membrane Structure

~~18.20.~~ The existing 30 x 40 membrane structure on Lot 15 shall be removed by July 1, 2026. Prior to this date, the Applicant shall comply with all requests and directives of the Building Official relating to the membrane structure, including but not limited to the following: providing a stamped and signed letter from a registered professional engineer regarding the safety of the structure; and obtaining a permit for permanent electrical service and lighting in the structure.



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

February 12, 2026

Via Certified & Regular U.S. Mail And Via Email

David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

Via Email
Matthew Landry, Esq.
Blish and Cavanagh

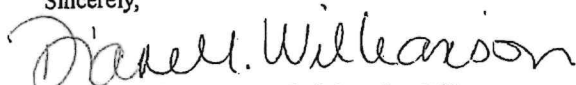
**Re: Notice of Violation of Planning Board Conditions of Approval for Special Use Permit,
668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented the unloading of materials on the property on Sunday, February 8, 2026. A copy of the Police Report and bodycam footage is available upon request from the Bristol Police Department. Condition No. 3 of the Planning Board's approval prohibits the unloading of materials on the property on Sundays. Further, Condition No. 2 indicates that the business hours of operation shall exclude Sundays.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 4, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,


Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



**BRISTOL POLICE DEPARTMENT
SUPPLEMENTAL PAGE REPORT**

1. CAD Event Number 26-003233	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-003244
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NARRATIVE


On 02/08/2026 at approximately 0909 hours, I was dispatched to 674 Metacom Ave (Ramos Landscaping) for the report of a noise complaint.

Upon my arrival, I activated my Body Worn Camera. I did not observe or detect any loud noise or heavy machinery work in progress. I deployed the department issued noise meter to assess the sound level. The meter displayed a reading of 60.0 decibels at the time of measurement. Sgt. Gonsalves arrived on scene. I made contact with an employee of Ramos Landscaping, Jared Roscoe (DOB: 05/01/1995) and advised him of the complaint. Roscoe stated that he was conducting work due to the recent snowstorm. Roscoe was releasing salt from the rear of the plow truck, and he stated that he would be departing shortly.

At this time, no further issues were observed and no violations were found. Roscoe was advised that a Police report will be filed documenting this incident and to contact Police if any further issues arise.

DRAFT

Case No. 2026-003244

Print Rank / Name OFFICER ZIAD ABDALLAH, ID#34	Page No 1 of 1	Report Date	Reviewed By:
Signature  ABDALLAH, ZIAD			Supervisor Signature

91 7199 9991 7031 7835 4622

Town of Bristol, Rhode Island*Department of Community Development*

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

February 25, 2026

Via Certified & Regular U.S. Mail

And Via Email

David Ramos

Ramos Landscaping LLC

12 Ruth Avenue

Bristol, RI 02809

Via Email

Matthew Landry, Esq.

Blish and Cavanagh

**Re: Notice of SECOND Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business operations on the property on Saturday, February 21, 2026 prior to 8:00 a.m.. A copy of the Police Report and bodycam footage is available upon request. Condition No. 2 of the Planning Board conditions limits the business hours of operation on Saturday to 8:00 a.m. to 3:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 17, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



BRISTOL POLICE DEPARTMENT INCIDENT REPORT

1. CAD Event Number 26-004349	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-004362
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CRIME / INCIDENT INFORMATION

7. Incident Date 02/22/2026	8. Incident Time 1949 Hrs	9. Loc. of Crime or Incident (No. - Street) 671 METACOM AVE RAMOS LANDSCAPING	10. City BRISTOL	11. County BRISTOL	12. State RI	13. Zip 02809	14. Location Zone 1
15. No. 1	16. RIGL:		17. Crime /Incident Noise Complaint		18. NIBRS	19. Degree	

PERSON(S) INVOLVED

# 1	20. Type BUSINESS	21. Name (Last) RAMOS LANDSCAPING LLC	(First)	(Middle)	2. Home Phone / Cellular /		
22. Full Address(No. and Apt/Suite) 670 METACOM AVE			23. City BRISTOL	24. County	25. State RI	26. Zip 02809	
27. Mailing Address (if different than above)							
28. Social Security No.	29. DOB	30. Age	31. Sex	Race	Driver's License # / State / RI		

PROPERTY

63. Property Status	65. Quantity	66. Brief Description	69. Value	70. Date Recovered
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VEHICLE(S) INVOLVED

31. State	32. Reg. Number	33. Lic. Type (LIT)	34. Year	35. Model	36. Body Type	37. Color	38. VIN
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NARRATIVE / GIST

On 2/22/26 at approximately 1949 hours, I was dispatched to 670 Metacom Ave for a noise complaint.

Upon arrival, I activated my body worn camera. I did not observe any noise coming from the business site. I was unable to make contact with anybody from Ramos Landscaping as the site was unoccupied. The commercial vehicles that were on the site were off and also unoccupied.

The incident was recorded on my body worn camera.

Case No. 2026-004362

Print Rank / Name OFFICER JEREMY LIMA, ID#35	Page No 1 of 1	Report Date 02/22/2026	Reviewed By: SERGEANT DEREK JENSEN, ID#15
Signature 			Supervisor Signature 

91 7199 9991 7031 7835 4639

Town of Bristol, Rhode Island*Department of Community Development*

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

March 10, 2026

Via Certified & Regular U.S. Mail
And Via Email
David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

Via Email
Matthew Landry, Esq.
Blish and Cavanagh

**Re: Notice of THIRD Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business and loading operations on the property on Wednesday March 4, 2026 prior to 7:00 a.m. A copy of the Police Report and bodycam footage is available upon request. Conditions Nos. 2 and 3 of the Planning Board decision limits the business hours of operation and loading/unloading of materials on weekdays from 7:00 a.m. to 5:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 30, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



BRISTOL POLICE DEPARTMENT INCIDENT REPORT

1. CAD Event Number 26-005037	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-005050
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CRIME / INCIDENT INFORMATION

7. Incident Date 03/04/2026	8. Incident Time 0602 Hrs	9. Loc. of Crime or Incident (No. - Street) 671 METACOM AVE RAMOS LANDSCAPING	10. City BRISTOL	11. County BRISTOL	12. State RI	13. Zip 02809	14. Location Zone 1
15. No. 1	16. RIGL: 102-0011	17. Crime / Incident Disturbance			18. NIBRS	19. Degree R	

PERSON(S) INVOLVED

# 1	20. Type CALLER	21. Name (Last) FERNANDES	(First) CHRISTOPHER	(Middle)	Home Phone / Cellular /	
22. Full Address (No. and Apt/Suite)			23. City	24. County	25. State	26. Zip
27. Mailing Address (if different than above)						
28. Social Security No.	29. DOB 02/04/1982	30. Age 44	31. Sex MALE	Race WHITE	Driver's License # / State /	

PROPERTY

63. Property Status	65. Quantity	66. Brief Description	69. Value	70. Date Recovered
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VEHICLE(S) INVOLVED



31. State	32. Reg. Number	33. Lic. Type (LIT)	34. Year	35. Model	36. Body Type	37. Color	38. VIN
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NARRATIVE / GIST

On 03/04/2026 at approximately 0602 hours I was dispatched to 671 Metacom Ave (Ramos Landscaping) for an ongoing issue regarding excessive noise. The calling party identified as Christopher Fernandes (02/04/1982) advised that heavy machinery had been running, and many of Ramos landscaping employees were on site, which was not permitted until past 0800 hours. Fernandes was very emotional over the noise and requested that an Officer respond over immediately.

Upon arrival I did not observe any equipment running, nor did I observe any Ramos Landscaping employees on scene. The scene was cleared without issue.

Case No. 2026-005050

Print Rank / Name OFFICER ZACHARY KRETCHMAN, ID#42	Page No 1 Of 1	Report Date 03/04/2026	Reviewed By: SERGEANT DEREK JENSEN, ID#15
Signature  KRETCHMAN, ZACHARY			Supervisor Signature  JENSEN, DEREK



BRISTOL POLICE DEPARTMENT INCIDENT REPORT

1. CAD Event Number 26-009178	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-009235
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CRIME / INCIDENT INFORMATION

7. Incident Date 04/19/2026	8. Incident Time 0912 Hrs	9. Loc. of Crime or Incident (No. - Street) 671 METACOM AVE RAMOS LANDSCAPING	10. City BRISTOL	11. County BRISTOL	12. State RI	13. Zip 02809	14. Location Zone 1
15. No. 1	16. RIGL: 102-0021	17. Crime /Incident COMPLAINT			18. NIBRS	19. Degree R	

PERSON(S) INVOLVED

# 1	20.Type INVOLVED	21. Name (Last) RAMOS	(First) DAVID	(Middle) J	Home Phone / Cellular / 401-867-1126		
22. Full Address(No. and Apt/Suite) 12 RUTH AVE			23. City BRISTOL	24. County	25. State RI	26. Zip 02809	
27. Mailing Address (if different than above)							
28. Social Security No.	29. DOB 12/09/1996	30. Age 29	31. Sex MALE	Race WHITE	Driver's License # / State 13241998 /		

PROPERTY

63. Property Status	65. Quantity	66. Brief Description	69. Value	70. Date Recovered
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VEHICLE(S) INVOLVED

31. State	32. Reg. Number	33. Lic. Type (LIT)	34. Year	35. Model	36. Body Type	37. Color	38. VIN
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NARRATIVE / GIST

On 04/19/26, at approximately 0912 hours, I was dispatched to 671 Metacom Ave for the report of individuals working on the property. The reporting party requested to remain anonymous.

Upon arrival, I made contact with David Ramos (DOB 12/09/96). Ramos stated he and another individual were replacing the lights on one of his work vehicles. He stated the work vehicle would not be turned on while working on the vehicle. It should be noted that I did not observe any landscaping work being completed or any heavy machinery being used.

Ramos was advised the complaint would be documented.

Case No. 2026-009235

Print Rank / Name OFFICER STEFANIE SALISBURY, ID#30	Page No 1 Of 1	Report Date	Reviewed By:
Signature  SALISBURY, STEFANIE			Supervisor Signature

91 7199 9991 7032 0587 6158

mailed
regular +
certified
5-1-2026

Item C1.

Town of Bristol, Rhode Island
Department of Community Development



10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

April 30, 2026

Via Certified & Regular U.S. Mail
And Via Email
David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

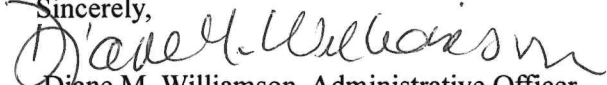
Via Email
Matthew Landry, Esq.
Blish and Cavanagh

**Re: Notice of FOURTH Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, large piles of mulch are being processed and dumped and stored on Lot 16 in violation of conditions 7 and 8 that state "there shall be no landscaping materials stored, dumped, processed or located on Lot 16" and "All earth and landscape materials storage on Lot 15 shall be contained /stored in spaces designated on the approved plans, such as existing concrete bins/storage areas. There shall be no uncontained storage of landscape materials". See photos taken on this date enclosed.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by May 20, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

Diane M. Williamson, Administrative Officer

cc: Town Administrator and Town Solicitor





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
Philip R. Primeau
Matthew A. Gruneberg

Commerce Center
30 Exchange Terrace
Providence, RI 02903-1765

Tel (401) 831-8900
Fax (401) 751-7542
www.blishcavlaw.com

Stephen I. Rosenbaum
Of Counsel

John H. Blish
(1986-2007)

April 17th, 2026

***By E-Mail and
Via Building Portal***

Diane Williamson
Director of Community Development
Town of Bristol
235 High Street
Bristol, RI 02809

**Re: Petition of David Ramos; 670 Metacom Avenue; (A.P. 128, Lot 15);
Application for Amendment of Planning Board Conditions of Approval**

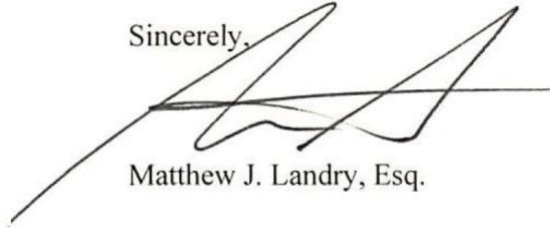
Dear Diane:

On behalf of the Applicant, David Ramos, please accept this letter as a formal petition for an amendment of the Planning Board's conditions of approval dated January 2nd, 2026. As you know, the Applicant has been working diligently to finalize submittal of the final plan materials and is expected to commence construction on the new structure this season. However, the Applicant continues to operate his business on the property as it was permitted and there has been growing uncertainty over the enforcement of the Planning Board's conditions of approval regarding the use of the site. The language of the conditions, specifically business hours of operation, applicable holidays, and storm related events has effectively prohibited certain activities on site as well as restricting employee access to the site when simply arriving for the workday.

To that end, the Applicant has been working with Planning staff to clarify the underlying intent of these conditions and provide suggested amendments to these conditions that will provide clarity and set reasonable expectations regarding enforcement for activities occurring on site. Doing so will save the Town both time and resources by eliminating enforcement action on otherwise benign activities incidental to the business operations and outside of the scope of the original conditions of approval.

We appreciate your consideration of the suggested revisions attached hereto and look forward to continuing our collaborative efforts with the Town and planning staff.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew J. Landry', written over a horizontal line. The signature is stylized with several loops and a long horizontal stroke extending to the left.

Matthew J. Landry, Esq.

The Planning Board grants the Special Use Permit subject to the following conditions:

Operations and Extent of Activity on Lots 15 & 16

- 1) The Board makes a finding that the activity on Lot 15 is similar in nature to materials processing with the loading and unloading of trucks and the coming and going of materials. Therefore, because the Lot 15 activity is similar to materials processing, it shall be screened by an 8 foot tall wooden fence to be installed on the north and east sides of Lot 15 atop existing concrete block walls along the "limit of work line" shown on the plan for Lot 15. The fence shall be faced with 1x6 wooden planks and shall include an insulated/sound reducing barrier with a minimum of R10 foamular ngx f-250 material.
The west side is already buffered by a vegetated berm, and the south side is shared with Lot 16. Per Bristol zoning ordinance Section 28-146(3) the Board can allow fence height to be taller than 6 feet. A wooden fence will provide a visual screen and sound barrier. The fence shall be installed prior to issuance of a Certificate of Occupancy on the building for Lot 16.
- 2) The Business Hours of Operation on both Lots 15 and Lot 16 shall be limited as follows: General Business Hours: Monday through Friday 7am - 5pm; Saturday 8am - 3pm; Closed Sundays. The Business Hours of Operation shall not prohibit or otherwise limit employees/workers from occupying the premises before or after the stated hours, including but not limited to, arriving and departing the property in vehicles or performing minor work (i.e. equipment repair, welding) on the site subject to Para. 3 below.
- 3) No materials processing or unloading/loading of trucks ("shipping and/or receiving hours") before 7am or after 5pm (Mon-Friday); before 8am or after 3pm on Saturday; and never on Sundays/holidays.
 - a. The Planning Board acknowledges the Applicant is engaged in snow plowing and salt/sanding operations during the winter months and provides said services to the State of Rhode Island and several members of the community. Condition #3 shall not apply during periods of significant snow fall or storm related events that necessitate snow plowing and/or salt/sand operations to commence from the subject property. This shall include the loading/unloading of materials in trucks to facilitate these services on this limited basis.
- 4) The parking area to the south of the proposed building on Lot 16 shall not be used for the parking or operation of heavy equipment or vehicles over 25,000 lbs. The parking area shall be striped and include wheel stops as indicated on the approved plans.
- 5) Large vehicle and equipment parking shall be only located on Lot 15. Smaller work trucks and employee vehicles shall be allowed to park on Lot 16 in marked spaces.

- 6) During construction of the proposed new building on Lot 16, site inspection by the Town's peer review engineer shall be coordinated per the direction of the peer review engineer.
- 7) There shall be no landscaping materials stored, dumped, processed or located on Lot 16.
- 8) All earth and landscape materials storage on Lot 15 shall be contained/stored in spaces designated on the approved plans, such as existing concrete bins/storage areas. There shall be no uncontained storage of landscape materials.
- 9) An irrigation/sprinkler system shall be installed on Lot 15 and used to mitigate any impacts from dust or activities occurring on pervious surface areas. Said irrigation system shall be automated to operate during normal business hours at appropriate intervals.
- 10) Trucks shall be equipped with low decibel "quiet" back up alarms to muffle noise from existing equipment. All backup alarms shall conform to minimum state, federal and/or OSHA requirements where applicable.
- 11) All activities shall conform to the Noise Ordinance per Chapter 10, Article II of the Bristol Town Code for the receiving zone; specifically Section 10-39, Table I- Zoning District Noise Standards - Maximum Allowable Octave Band Sound Pressure Levels.
- 12) To ensure compliance with the terms and conditions set forth herein and to aid the Town of Bristol with enforcement of the same, the Applicant shall install and maintain a video security system and make any video recordings and/or surveillance tapes of the property, taken in the ordinary course of business, available to the Town of Bristol Zoning Enforcement Officer and/or the Town of Bristol Police Department upon reasonable notice or formal request of the same to aid in the investigation of a formal complaint with either department.
- 13) The existing loam screener on Lot 16 shall be removed from the property prior to issuance of a Certificate of Occupancy. The loam screener cannot be relocated to Lot 15.
- 14) Any retail sales on either Lot 15 or Lot 16 will require approval of a new Special Use Permit.
- 15) There shall be no clearing or disturbance of land beyond the limit of disturbance as shown on the Land Development Plans (Sheet 6 of 10).
- 16) Any expansion of operations in the area beyond the limit of disturbance will require approval of a new Special Use Permit.

Landscaping and Buffering

- 17) A vegetated landscape buffer shall be installed along the east property line of Lot 16 between Lot 16 and the Lagarto Property (A.P. 128, Lot 82) in accordance with the Abutter Buffer and Planting Plan dated September 30th, 2025, as approved.
 - a. If the owner of Lot 82 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lagarto Property in accordance with the plans presented to the planning board by Principe Company, Inc. Karen Beck Registered LA dated September 30, 2025.
- 18) Applicant shall install a vegetated landscape buffer along the eastern boundary of Lot 15, which shall consist of no less than (12) arborvitaes, at a height of at least eight feet at the time of planting, to be planted on AP 128, Lot 84 in the existing landscape easement.
 - a. If the owner of Lot 84 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lot 84 with final land development plans to show this proposed planting.
- 19) All plantings required in accordance with this approval shall be warranted by the Applicant for a period of three (3) years from the date of install.

Membrane Structure

- 20) The existing 30 x 40 membrane structure on Lot 15 shall be removed by July 1, 2026. Prior to this date, the Applicant shall comply with all requests and directives of the Building Official relating to the membrane structure, including but not limited to the following: providing a stamped and signed letter from a registered professional engineer regarding the safety of the structure; and obtaining a permit for permanent electrical service and lighting in the structure.

PRELIMINARY SUBMISSION

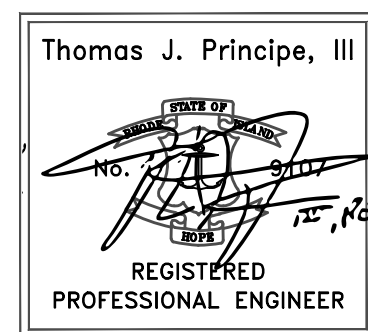
FOR

668 & 670 METACOM AVENUE

ASSESSORS MAP 128 PARCELS 15 & 16

IN

BRISTOL, RHODE ISLAND



APPLICANT:
 DAVID J. RAMOS
 12 RUTH AVENUE
 BRISTOL, RI 02809

OWNER (LOT 15):
 DAVID J. RAMOS
 12 RUTH AVENUE
 BRISTOL, RI 02809

OWNER (LOT 16):
 LIONEL J. RAMOS
 9 SCOTT LANE
 BRISTOL, RI 02809

PREPARED BY:
PRINCIPE COMPANY, INC.

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

AUGUST 8, 2025
 REVISED AUGUST 27, 2025

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN (LOTS 15 & 16)
- 3) PROPOSED LAYOUT PLAN (LOT 16)
- 4) DRAINAGE & GRADING PLAN (LOT 16)
- 5) LANDSCAPE PLAN (LOT 16)
- 6) PROPOSED CONDITIONS PLAN (LOT 15)
- 7) RIDOT PAP PLAN
- 8) CONSTRUCTION DETAILS - 1
- 9) CONSTRUCTION DETAILS - 2
- 10) CONSTRUCTION DETAILS - 3

STATE PERMITS REQUIRED/APPLIED FOR:

- RIDEM WETLANDS IA#10310 (7/31/25)
- RIDEM STORMWATER IA#10310 (7/31/25)
- RIDOT PAP#25-131 (8/8/25)

STREET INDEX
 METACOM AVENUE
 (PUBLIC- STATE HIGHWAY)

SOIL REFERENCE:

NRCS WEB SOIL SURVEY:
 PmA - PITTSBURY 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; REVISED JULY 3, 2025
 PREPARED BY: PRINCIPE COMPANY, INC. - SURVEYING DIVISION
 SIGNED BY: STEPHEN T. LONG, PLS NO. 1930

REQUESTED RELIEF

WAIVERS REQUESTED

A waiver is requested from Land Development Projects Section:
 Sidewalks shall be required to be installed on one side of new streets in subdivisions and in multifamily developments. No sidewalks is proposed in front of Lot 15.

DRAWING ISSUE:

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

ZONING-GB: LOT 15

ROUTE 136 (METACOM AVENUE) OVERLAY	
DIMENSIONAL REQUIREMENTS	EXISTING
MIN. LOT AREA: 10,000 SF	64,406 SF
MIN. LOT WIDTH: 100 FT	323.2 FT
MIN. FRONT YARD: 25 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

ZONING-GB: LOT 16

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: 25 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

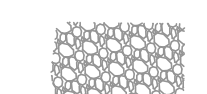
GENERAL NOTES:

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 AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO 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 WISE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE 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.44001C001H, MAP REVISED JULY 7, 2014.
3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT 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.

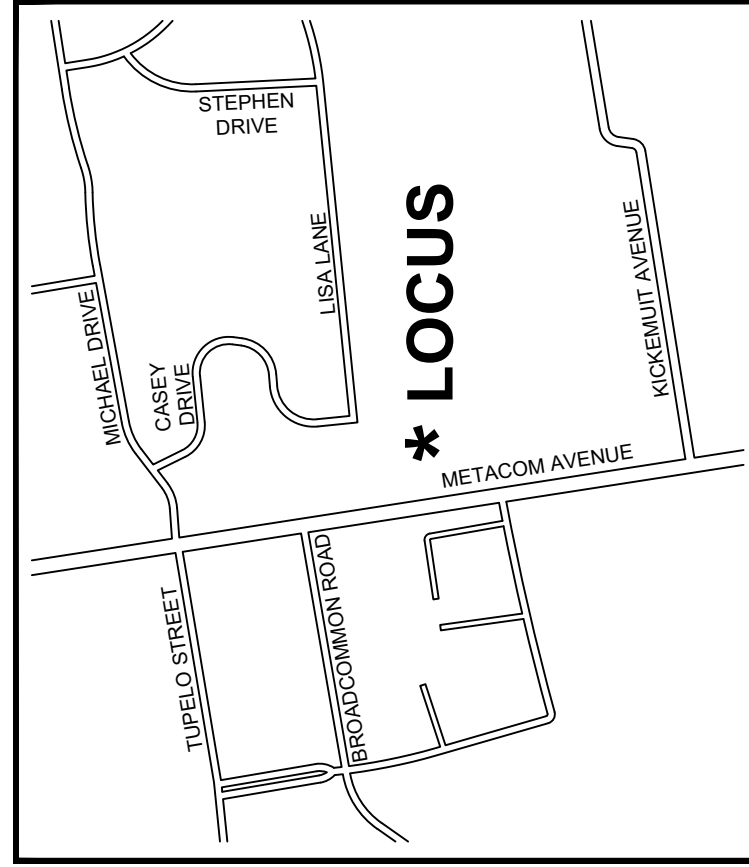
SITE LOCUS

SCALE: 1"=100'

	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		
DOWNPOUT		
LIGHT POST		
STONEWALL		
COMPOST FILTER SOCK		
RIDOT STD 9.9.0		
CONSTRUCTION ACCESS		



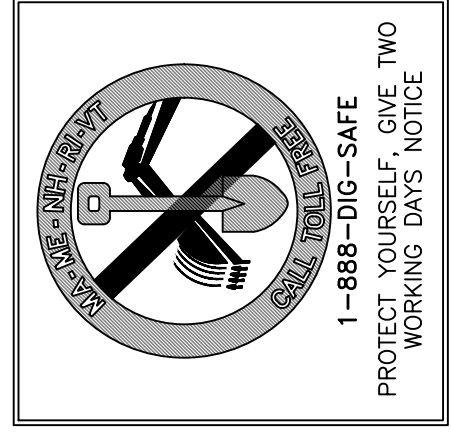
C:\Users\admir\Principe_Engineering\Dropbox\ERSC_PLANS\2024\ERSC_PLANS\2024-2_670_Metacom_Avenue\Bristol_Dave_Ramos\Drawings\ERSC-2024-2_670_Metacom_Avenue_Bristol_Preliminary-rev.dwg, DWG To PDF.pc3



LOCUS MAP
NOT TO SCALE

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DAMAGE TO 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 WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE 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. 440010011H, MAP REVISED JULY 17, 2014.
 3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
 4. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD83 DATUM.
 5. THIS SITE DOES NOT LIE WITHIN ANY AGRICULTURAL USE, SILVICULTURAL USE, NATURAL HERITAGE OR FARMLAND CONSERVATION AREAS.
 6. THERE ARE NO UNDERGROUND UTILITIES LOCATED WITHIN METACOM AVENUE ALONG THIS PARCELS FRONTAGE.
 7. LOT 15 HAS 4,393 SQ. FT. OF LAND UNSUITABLE FOR DEVELOPMENT, LOT 16 HAS 1,134 SQ. FT. OF LAND UNSUITABLE FOR DEVELOPMENT.
- REFERENCES:**
1. A CERTAIN PLAN ENTITLED "SUBDIVISION PLAN LISA LANE EXTENSION/ASSESSORS PLAT 128, LOT 2 SITUATED IN BRISTOL, RHODE ISLAND, PREPARED FOR J.T. O'CONNELL REALTY COMPANY PREPARED BY JOHN P. CATO LAND PLANNERS, DATED JANUARY 12, 2003, FINAL REVISION DATE JANUARY 12, 2003, AND RECORDED IN THE TOWN OF BRISTOL, RHODE ISLAND IN THE TOWN CLERK'S OFFICE.
 2. A CERTAIN PLAN ENTITLED "SITE PLAN FOR LUNEL, J. RANGES PLAT 103, LOT 16, METACOM AVENUE, BRISTOL, RI, SCALE 1" = 40', DATED 02/12/2002, PREPARED BY BARBER LAND SURVEYING, INC., WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS P.C. 468.
 3. A CERTAIN PLAN ENTITLED "LOT LAYOUT AND ZONING PLAN FINAL PLAN CASEY DRIVE ESTATES (PLAT 128) FOR MACOM PROPERTIES LTD & EDWARD YEAGER, SCALE 1" = 30', DATED 10/08/02, PREPARED BY HOLMES ENGINEERING, INC. BERKLEY, MASSACHUSETTS.
 4. A CERTAIN PLAN ENTITLED "PROPERTY SURVEY PLAN IN BRISTOL, RHODE ISLAND, PREPARED FOR MACOM PROPERTIES LTD, 3478 MARKET STREET WARREN, RHODE ISLAND, DATED 11/02/2002 REVISED 05-15-2002, SCALE 1" = 50', PREPARED BY ALPHALAND SURVEYING.
 5. R.I. D.O.T. PLAT #655



STEPHEN T. LONG
PROFESSIONAL
LAND
SURVEYOR

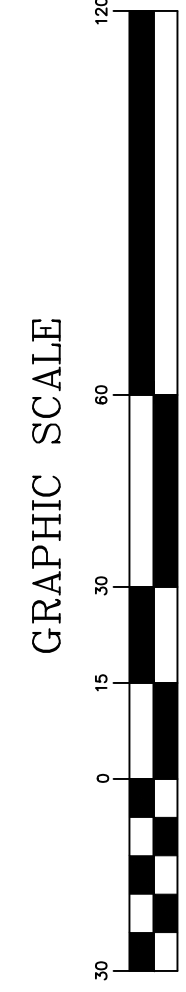
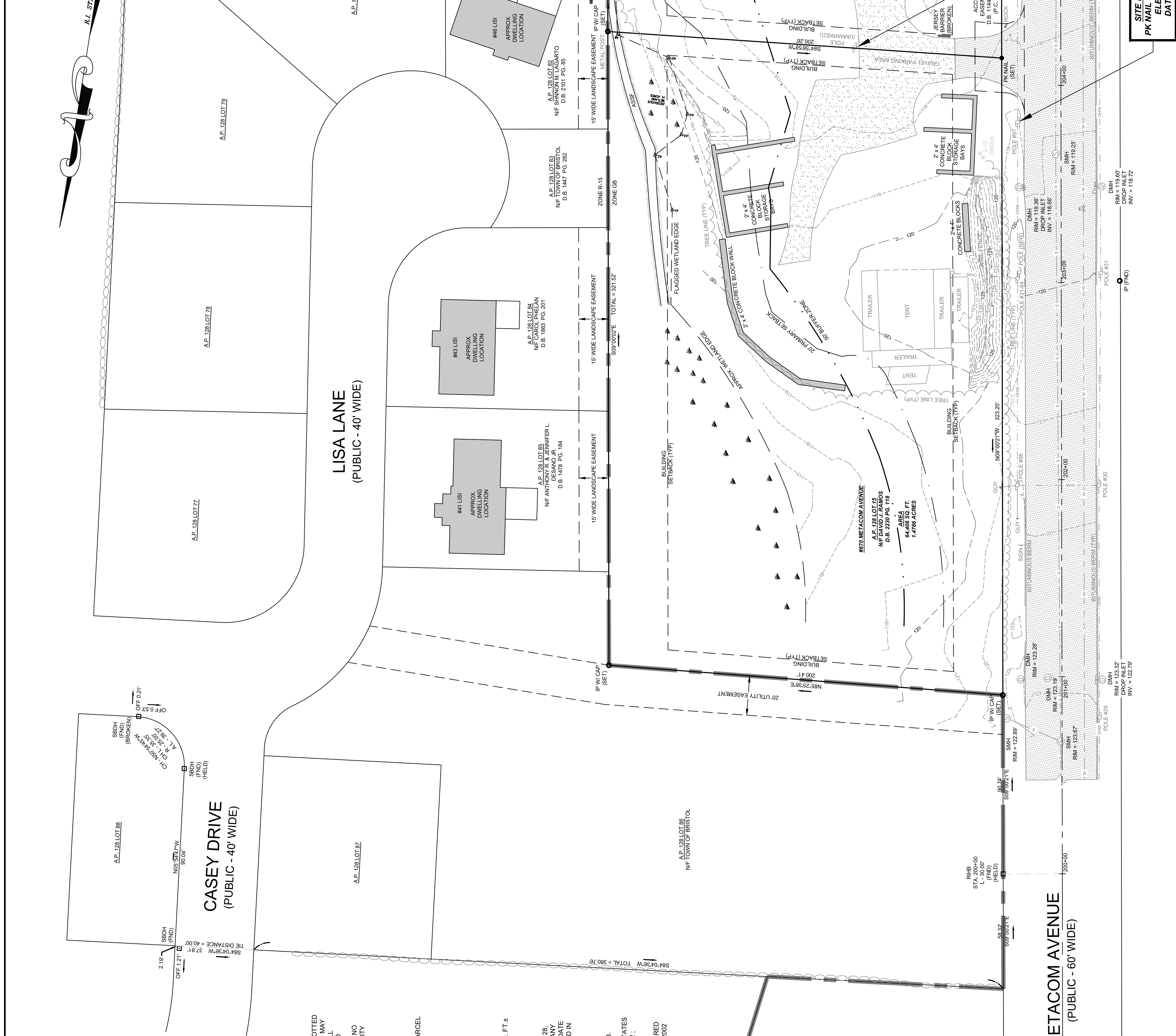
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 485-RICR 00-00-15 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD / CLASS 3 TOPO

PURPOSE OF SURVEY: EXISTING CONDITIONS

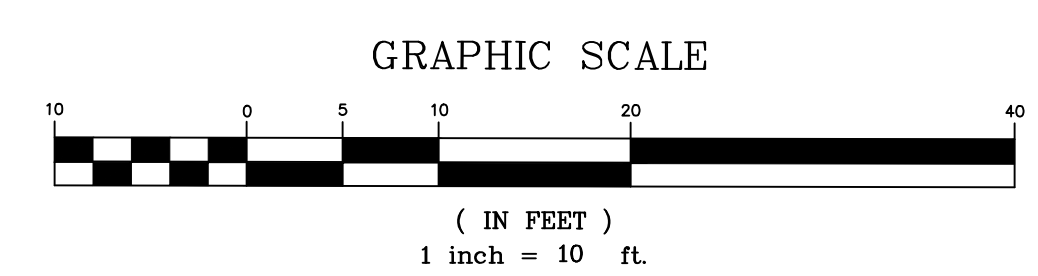
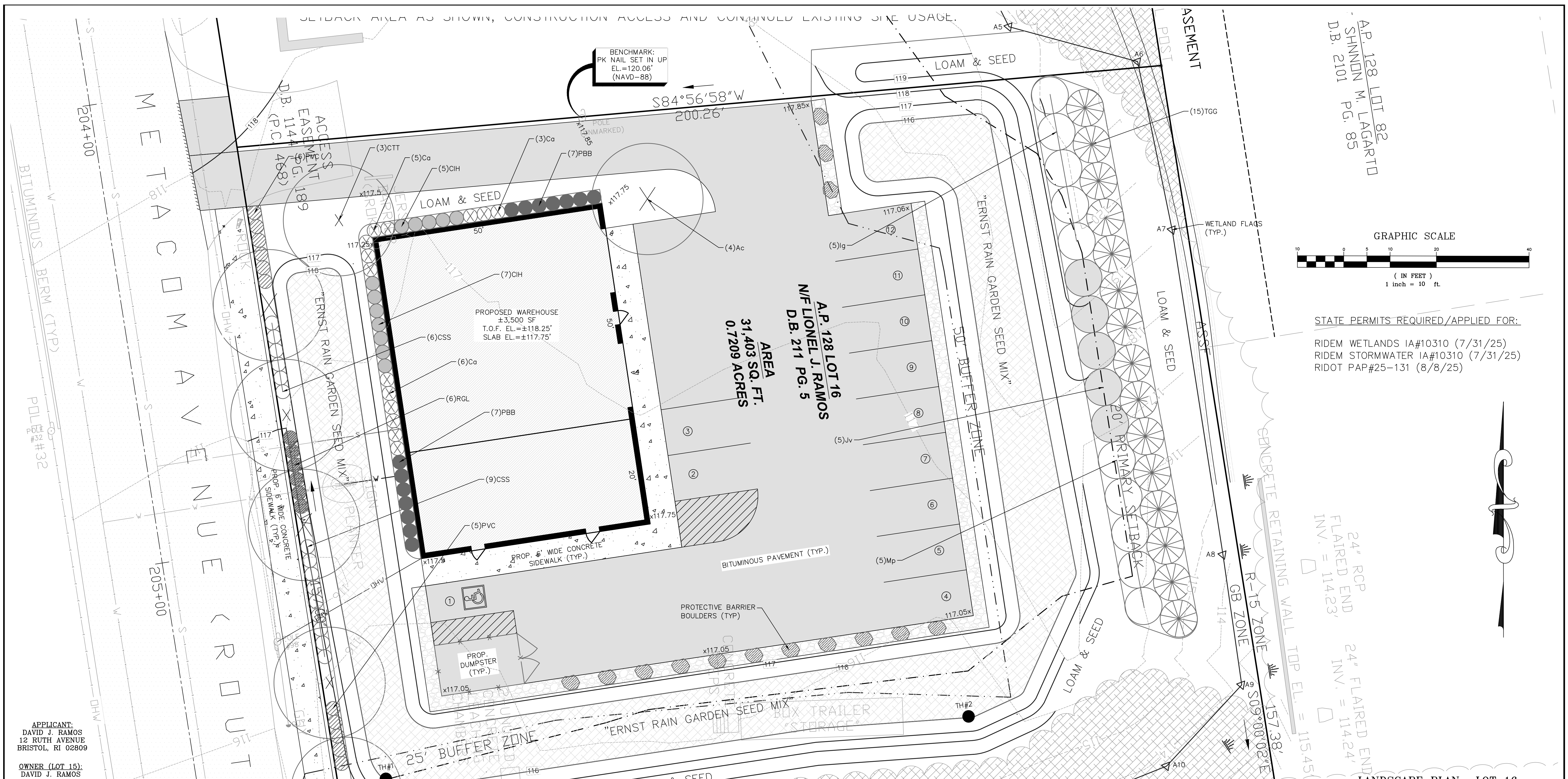
BY: *Stephen T. Long* DATE: **8/19/2025**

STEPHEN T. LONG, PLS NO. 1913



SCALE: 1" = 30'

DRAWN BY: JML DESIGN BY: STL
DATE: 3-27-2024 PROJECT NO.: ERSC-2024-2



STATE PERMITS REQUIRED/APPLIED FOR:
 RIDEM WETLANDS IA#10310 (7/31/25)
 RIDEM STORMWATER IA#10310 (7/31/25)
 RIDOT PAP#25-131 (8/8/25)

24" RCP
 FLARED END
 INV. = 114.23'
 24" FLARED END
 INV. = 114.24'

LANDSCAPE PLAN- LOT 16

APPLICANT:
 DAVID J. RAMOS
 12 RUTH AVENUE
 BRISTOL, RI 02809

OWNER (LOT 15):
 DAVID J. RAMOS
 12 RUTH AVENUE
 BRISTOL, RI 02809

OWNER (LOT 16):
 LIONEL J. RAMOS
 9 SCOTT LANE
 BRISTOL, RI 02809

LANDSCAPE NOTES:

- 1) ALL PLANT MATERIAL TO CONFORM TO ANSI STANDARDS.
- 2) ALL PLANT MATERIAL TO RECEIVE THREE INCHES OF SHREDDED PINE BARK MULCH.
- 3) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE GROWING SEASON, OR THEY SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- 4) ALL PLANT MATERIAL SUBJECT TO VERIFICATION AS TO LOCATION AND SPECIES.
- 5) THERE WILL BE NO PLANT MATERIAL SUBSTITUTIONS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- 6) DISTURBED SOILS WITHIN THE PROJECT LIMITS ARE TO BE LOAMED AND SEEDED.

MASTER PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Ac	4	Amelanchier canadensis Autumn Brilliance	Autumn Brilliance shadbush	1.5-2" cal.	B&B	---
CSS	15	Caryopteris x. clandonensis Sapphire Surf	Sapphire Surf Bluebeard	#3	CAN	3' o.c.
CTT	3	Chionanthus retusus Tokyo Tower	Tokyo Tower Chinese fringetree	2-2.5" cal.	B&B	---
Ca	14	Clethra alnifolia	Summersweet	#3	CAN	3' o.c.
CIH	12	Cornus alba Ivory Halo	Ivory Halo dogwood	#3	CAN	3' o.c.
Ig	5	Ilex glabra	Inkberry	2.5-3'	B&B	8' o.c.
Jv	5	Juniperus virginiana	Red cedar	6-7'	B&B	8' o.c.
Mp	5	Myrica pensylvanica	Bayberry	3-4'	B&B	8' o.c.
PBB	14	Pieris Brouwer's Beauty	Brouwer's Beauty Japanese andromeda	24-30"	B&B	3' o.c.
PVC	11	Pinus mugo Valley Cushion	Valley Cushion mugo pine	#3	CAN	3' o.c.
RGL	6	Rhus aromatica 'Gro-Low'	Gro-low fragrant sumac	#3	CAN	3' o.c.
TGG	15	Thuja plicata Green Giant	Green Giant arbor-vitae	6-7'	B&B	8' o.c.



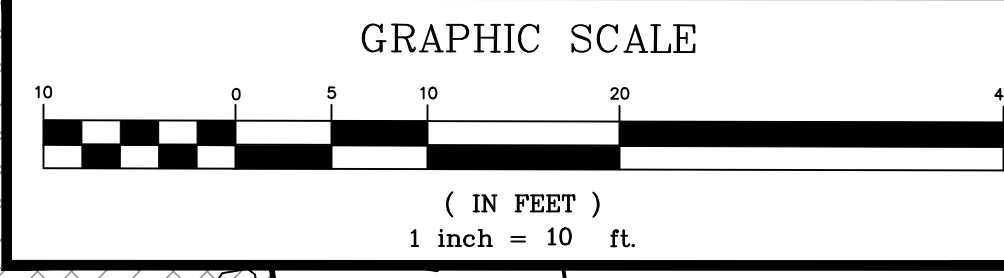
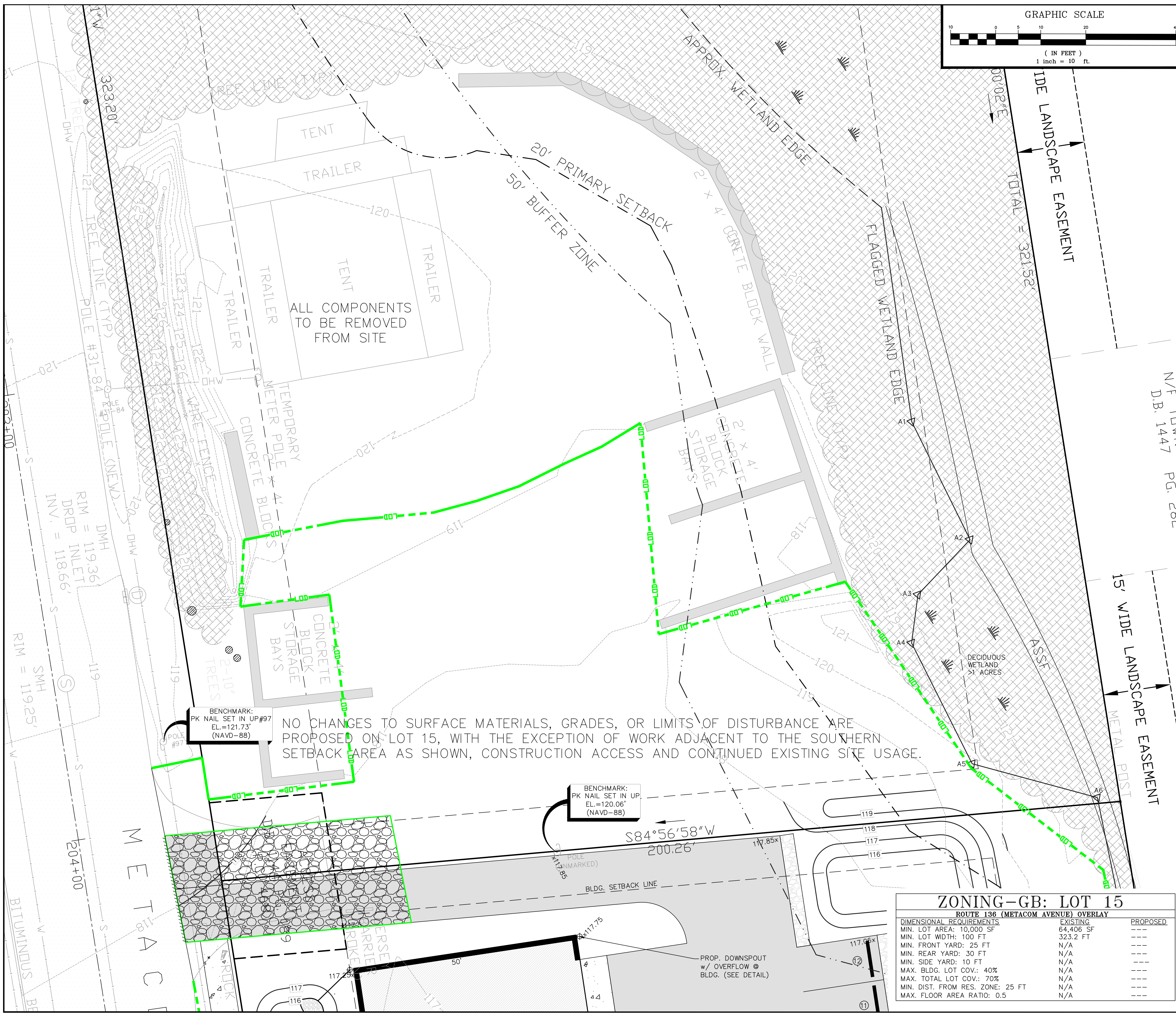
REVISIONS

No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP

PRINCIPE COMPANY, INC.
 ENGINEERING DIVISION
 27 SAKONNET RIDGE DRIVE
 TIVERTON, RI 02878
 401.816.5385
 WWW.PRINCIPESCOMPANY.COM

PRELIMINARY SUBMISSION
 for
668 & 670 METACOM AVENUE
 AP 128 LOTS 15 & 16
 in
 BRISTOL, RHODE ISLAND

SCALE: 1" = 10' SHEET NO: 5 of 10
 DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP
 DATE: 08/08/2025 PROJECT NO.: ERSC-2024-2

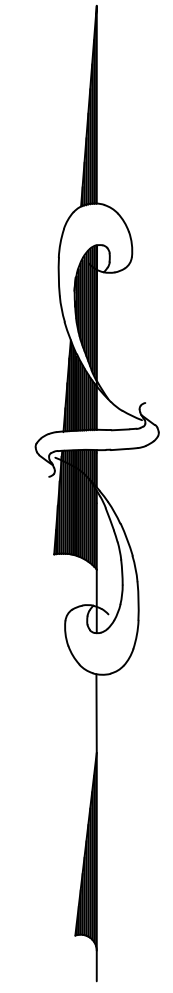


PLAN NOTES:

- CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 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.
- SEE ADDITIONAL NOTES ON SHEET 6 OF 6, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

ARCHITECT NOTE:
IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

BUILDING LOT COVERAGE:
NO EXISTING STRUCTURES
TOTAL EXISTING LOT COVERAGE = 0 SF
NO PROPOSED STRUCTURES
TOTAL PROPOSED LOT COVERAGE = 0 SF



STATE PERMITS REQUIRED/APPLIED FOR:
RIDEM WETLANDS IA#10310 (7/31/25)
RIDEM STORMWATER IA#10310 (7/31/25)
RIDOT PAP#25-131 (8/8/25)

APPLICANT: DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15): DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16): LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

NO CHANGES TO SURFACE MATERIALS, GRADES, OR LIMITS OF DISTURBANCE ARE PROPOSED ON LOT 15, WITH THE EXCEPTION OF WORK ADJACENT TO THE SOUTHERN SETBACK AREA AS SHOWN, CONSTRUCTION ACCESS AND CONTINUED EXISTING SITE USAGE.

BENCHMARK:
PK NAIL SET IN UP#97
EL.=121.73'
(NAVD-88)

BENCHMARK:
PK NAIL SET IN UP,
EL.=120.06'
(NAVD-88)

ZONING-GB: LOT 15
ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA: 10,000 SF	64,406 SF	---
MIN. LOT WIDTH: 100 FT	323.2 FT	---
MIN. FRONT YARD: 25 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	---

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

REVISIONS

No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'
DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP
DATE: 08/08/2025 SHEET NO: 6 of 10 PROJECT NO.: ERSC-2024-2

GENERAL NOTES

- 1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
2. IT SHALL ALSO BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ADJUTING PROPERTIES.
3. BEFORE STARTING ANY CONSTRUCTION THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ANY HYDRANTS, WATER MAINS, BLOWOFF ASSEMBLIES, FITTINGS, AND VALVES WITH THE LOCAL WATER DEPARTMENT AS TO TYPE AND MANUFACTURER.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MUNICIPAL ENGINEERING DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL WORK PERFORMED HEREIN SHALL BE COVERED BY THE "R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (REVISION OF 1997)" WITH ALL CORRECTIONS AND ADDENDA AND THE 1974 R.I. STANDARD DETAILS WITH ALL CORRECTIONS AND ADDENDA AND THE TOWN OF BRISTOL STANDARD SPECIFICATIONS AND DETAILS.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE-OFF IN COMPUTING ANY ESTIMATES.
7. EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEEDED, SEE EROSION CONTROL PROGRAM.
8. UNLESS OTHERWISE SPECIFIED, ALL STORM DRAINS SHALL BE REINFORCED CONCRETE CLASS III PIPE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION INDICATED ON THESE PLANS. THAT INCLUDES ANY CONSTRUCTION TO BRING UTILITIES TO SITE, ANY REPAIRS, ANY TRENCHING REQUIRED, HYDRANTS, ANY AND ALL CONSTRUCTION FOR ACCEPTANCE OF ROADS AND EASEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
11. THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. "DIG SAFE" SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION.
12. IN ALL EXCAVATION AND PLACEMENT OF FILL, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
13. ALL WATER MAINS SHALL BE DEFLECTED ALONG A CURVE WITH A MINIMUM RADIUS OF 250' AT ANY LOCATION WHERE THIS IS NOT POSSIBLE, PROPER BENDS AND FITTINGS SHALL BE USED.
14. ALL EXCESS SOIL, STUMPS, TREES, ROCKS, BOULDERS, AND OTHER REFUSE SHALL BE DISCARDED OFF SITE, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

EROSION CONTROL & SOIL STABILIZATION PROGRAM

- 1. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
2. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE, FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
3. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH R.I. STD SPECIFICATION M 18.
4. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
5. THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING PERMANENT SEEDING MIXTURES:

A. MOWED AREA (ALL FLATS OR SLOPES LESS THAN 3:1)

Table with columns: MIXTURE, % BY WEIGHT, SEEDING DATES. Includes Red Fescue, Kentucky Bluegrass, Colonial Bentgrass, Perennial Ryegrass.

B. UNMOWED AREA OR INFREQUENTLY MOWED (ALL SLOPES GREATER THAN 3:1)

Table with columns: MIXTURE, % BY WEIGHT, SEEDING DATES. Includes Red Fescue, Colonial Bentgrass, Perennial Ryegrass, Birdsfoot Trefoil.

- 6. TEMPORARY TREATMENTS SHALL CONSIST OF A STRAW OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS) THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
7. STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3,000 - 4,000 lbs/Ac.
8. ALL STRAW BALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN HELP MINIMIZE THE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:

Table with columns: MIXTURE, lbs./1,000 S.F., lbs./Ac., SEEDING DATES. Includes Annual Ryegrass, Perennial Ryegrass, Sudan Grass, Millet, Winter Rye, Oats, Weeping Cover Grass.

- 9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.

- 10. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STD SPECIFICATIONS SECTION 202.

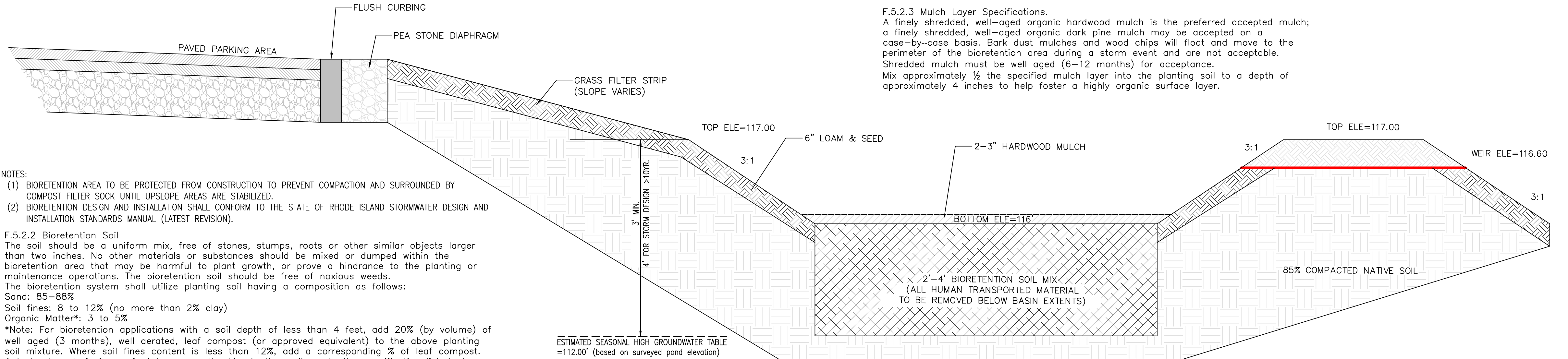
- 11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS, THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED.
13. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHALL BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
14. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION
15. THE DRAINAGE SYSTEM SHALL RECEIVE ONE FINAL CLEANING PRIOR TO ACCEPTANCE TO THE OVERALL PROJECT BY THE OWNER SEDIMENTS SHALL BE DISPOSED OF IN A PROPER MANNER.

ORDER OF PROCEDURE:

- 1. PRIOR TO ANY CLEARING AND GRUBBING OR ANY ROUGH GRADING, TEMPORARY STRAW BALES AND SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF CONSTRUCTION AS PER THE PLANS (I.E. ALONG ROADWAYS, STREAM BANKS, CRITICAL AREAS, ETC.).
2. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY MAINTAINED AS PER THE RESPECTIVE PROGRAMS FOR TEMPORARY CONTROL.
3. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROL.
4. TEMPORARY STRAW BALES AND SANDBAGS ALONG AND AT THE ENDS OF ROADWAYS MAY ALSO BE REMOVED AFTER FINAL SOIL STABILIZATION HAS BEEN ACHIEVED AND APPROVED.
5. STRAW BALES LOCATED AT DRAINAGE OUTLETS MUST REMAIN UNTIL SUCH TIME THAT A DESIRABLE STAND OF GRASS OR COVER HAS BEEN ESTABLISHED AND THE PROJECT RECEIVES A FAVORABLE APPROVAL FOR FINAL ACCEPTANCE FROM THE ENGINEER.

SEDIMENTATION CONTROL PROGRAM:

- 1. RIP RAP SPLASH PADS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS DISCHARGING INTO A WATERWAY.
2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL ENTERING THE WETLANDS.
3. ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL BE SEEDED AND PROTECTED WITH A FIBER MULCH.
4. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
5. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
6. CARE SHOULD BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECT TO STORM WATER FLOW.
7. ADDITIONAL STRAW BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT.
8. ALL SEDIMENTS SHALL BE REMOVED FROM THE DRAINAGE AND DETENTION FACILITIES AS SCHEDULED FOR EACH FACILITY (SEE DETENTION BASIN MAINTENANCE, THIS SHEET).
9. REFERENCE THE "R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, AS A GUIDE.



NOTES:

- (1) BIORETENTION AREA TO BE PROTECTED FROM CONSTRUCTION TO PREVENT COMPACTION AND SURROUNDED BY COMPOST FILTER SOCK UNTIL UPSLOPE AREAS ARE STABILIZED.
(2) BIORETENTION DESIGN AND INSTALLATION SHALL CONFORM TO THE STATE OF RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL (LATEST REVISION).

F.5.2.2 Bioretention Soil

The soil should be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances should be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The bioretention soil should be free of noxious weeds. The bioretention system shall utilize planting soil having a composition as follows: Sand: 85-88% Soil fines: 8 to 12% (no more than 2% clay) Organic Matter*: 3 to 5% *Note: For bioretention applications with a soil depth of less than 4 feet, add 20% (by volume) of well aged (3 months), well aerated, leaf compost (or approved equivalent) to the above planting soil mixture. Where soil fines content is less than 12%, add a corresponding % of leaf compost. A textural analysis is required to ensure the bioretention soil meets the specification listed above. The bioretention soil should also be tested for the following criteria: pH range 5.2 - 7.0; magnesium not to exceed 32 ppm; phosphorus P205 not to exceed 69 ppm; potassium K20 not to exceed 78 ppm; soluble salts not to exceed 500 ppm.

BMP REQUIRED MAINTENANCE:

MONTHLY:

INSPECT AND REMOVE ANY TRASH REMOVE ANY INVASIVE SPECIES PLANTS

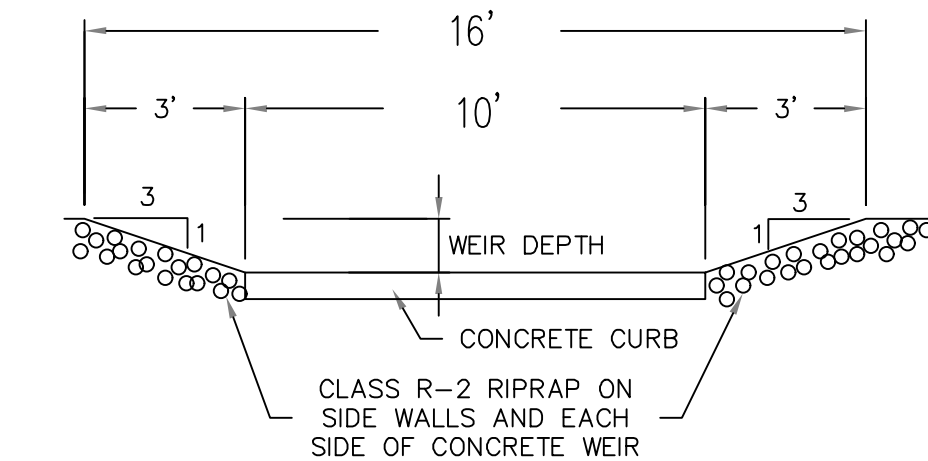
ANNUALLY:

MULCH- SPRING, AS NEEDED REPLACE ANY DEAD VEGETATION-SPRING REMOVE DEAD VEGETATION-FALL OR SPRING PRUNE-SPRING

AS NEEDED:

REPLACE SOIL MEDIA AND PLANTS WHEN PONDING DOES NOT SUBSIDE WITHIN 72 HRS (CAREFUL MAINTENANCE SHOULD PROLONG THIS REQUIREMENT)

*ALL PLANT MATERIAL SHALL BE WATERED AND MAINTAINED BY THE OWNER TO ASSURE THAT SUITABLE GROWTH HAS BEEN ESTABLISHED.

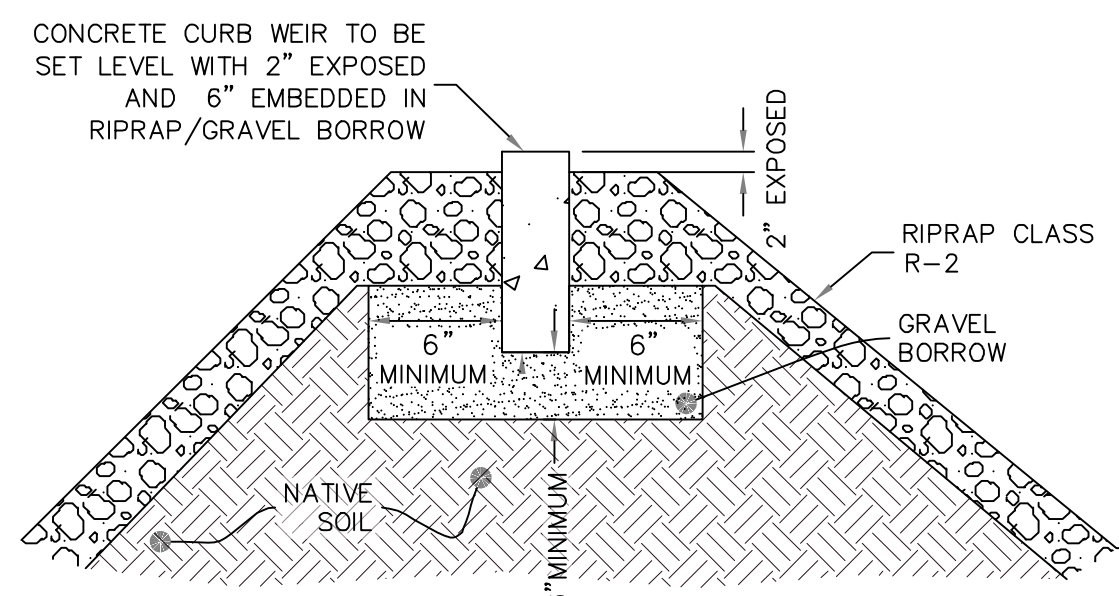


Emergency Sideway / Overflow Weir Detail

NOT TO SCALE

EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

- 1. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
2. CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.
3. EXISTING CATCH BASINS ARE TO BE PROTECTED WITH HAY BALES AND/OR SILT SACS PRIOR TO THE START OF SITE GRUBBING, EARTHWORK OR UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE INSTALLATION TO SERVE THE DEVELOPMENT SITE.
4. THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL, SHOULD REQUIRE THE INSTALLATION OF DOWN GRADE AND OFF SITE STORM DRAINAGE SYSTEM IMPROVEMENTS BEFORE THE START OF SITE GRUBBING AND EARTHWORK ACTIVITY.
5. TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF STRAW, FIBER MULCH, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, AND EXCELSIOR OR EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
6. CONSTRUCTION SITES ARE DYNAMIC, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MOVEMENT AND MAINTENANCE OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES AS NEEDED TO MAXIMIZE THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT VEGETATIVE GROWTH IS ESTABLISHED. THE CONTRACTOR SHALL MAINTAIN A DETAIL LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.
8. SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES EROSION AND SEDIMENT RESULTING FROM WINDS. MEASURES, SUCH AS TEMPORARY GROUND COVERS, WATER AND CALCIUM APPLICATIONS ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND RELATED SOIL AND DUST CONTROL.
9. STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%). STOCK PILES SHALL BE SURROUNDED ON THE DOWN GRADIENT OF THE EXISTING GROUND SURFACE BY STRAW BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEEDED OR STABILIZED IN SOME MANNER TO PREVENT SOIL EROSION.
10. THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDED SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT DOWNS.
11. TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEEDED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
12. EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.
13. IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR MUST ESTABLISH AND MAINTAIN SPECIFIC WASHOUT AREAS FOR THE CONCRETE TRUCKS WITH APPROPRIATE PROTECTION CONTROLS.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
15. EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.
16. SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.



Curb Outlet Weir Cross Section

NOT TO SCALE

F.5.2.3 Mulch Layer Specifications. A finely shredded, well-aged organic hardwood mulch is the preferred accepted mulch; a finely shredded, well-aged organic dark pine mulch may be accepted on a case-by-case basis. Bark dust mulches and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6-12 months) for acceptance. Mix approximately 1/2 the specified mulch layer into the planting soil to a depth of approximately 4 inches to help foster a highly organic surface layer.

BIORETENTION AREA DETAIL

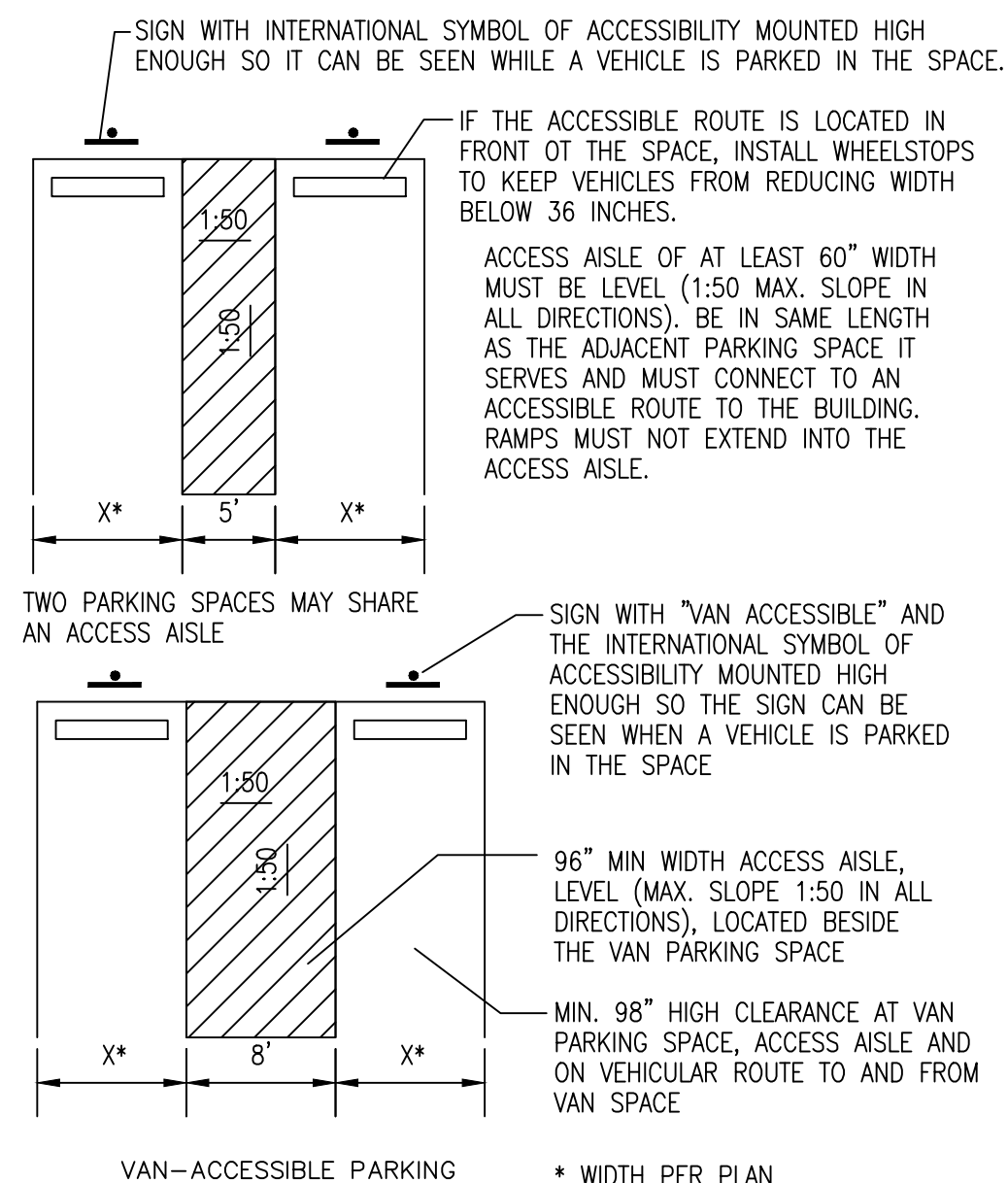
NOT TO SCALE

Rain Garden Mix - ERNMX-180

Table with columns: Botanical Name, Common Name, Price/Lb. Lists various plant species like Schizachyrium scoparium, Elymus virginicus, Carex vulpinoidea, etc.

100.00 %

Seeding Rate: 20 lb per acre with a cover crop. For sites that drain within 24 hours of a rain event use one of the following cover crops: Oats (1 Jan to 31 Jul; 30 lbs/acre), Japanese Millet (1 May to 31 Aug; 10 lbs/acre), or grain rye (1 Aug to 31 Dec; 30 lbs/acre).



HANDICAP PARKING SPACES

NOT TO SCALE

APPLICANT: DAVID J. RAMOS, 12 RUTH AVENUE, BRISTOL, RI 02809
OWNER (LOT 15): DAVID J. RAMOS, 12 RUTH AVENUE, BRISTOL, RI 02809
OWNER (LOT 16): LIONEL J. RAMOS, 9 SCOTT LANE, BRISTOL, RI 02809

CONSTRUCTION DETAILS-1

Professional Engineer stamp for Thomas J. Principe, III, Registered Professional Engineer.

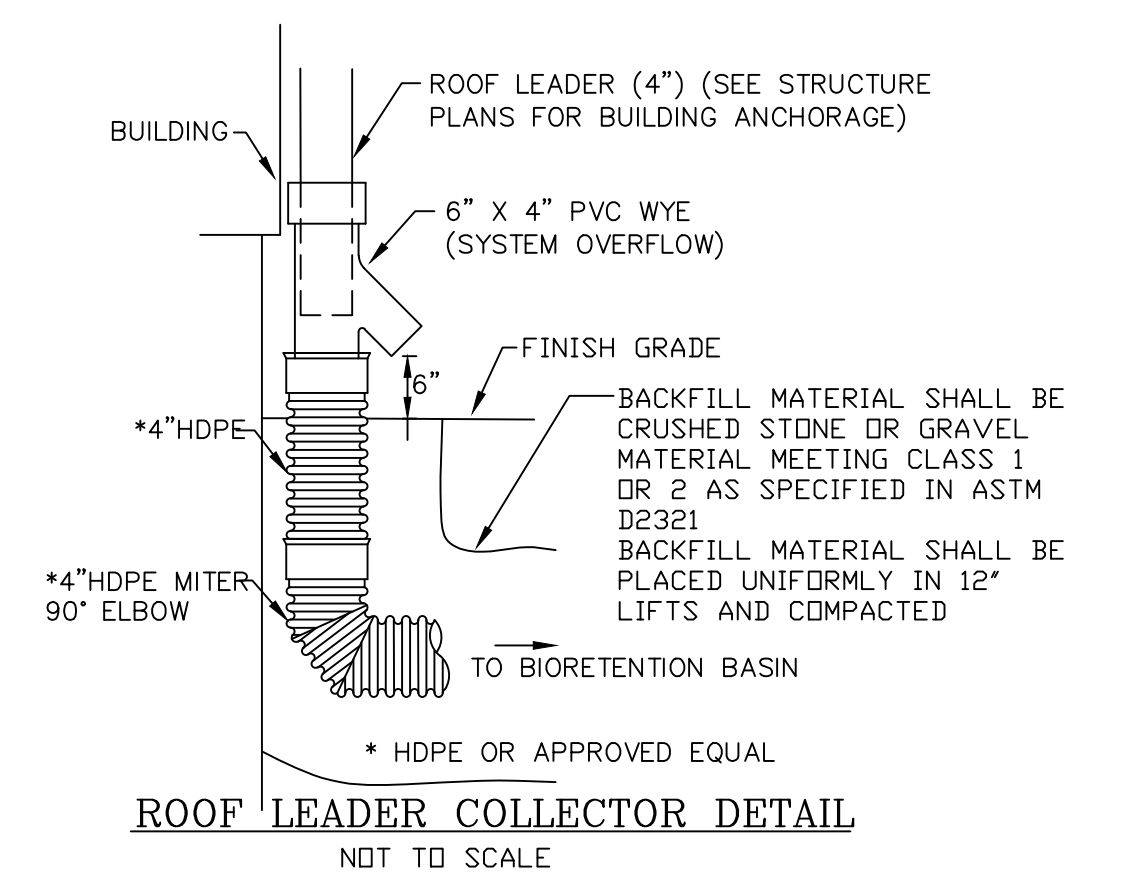
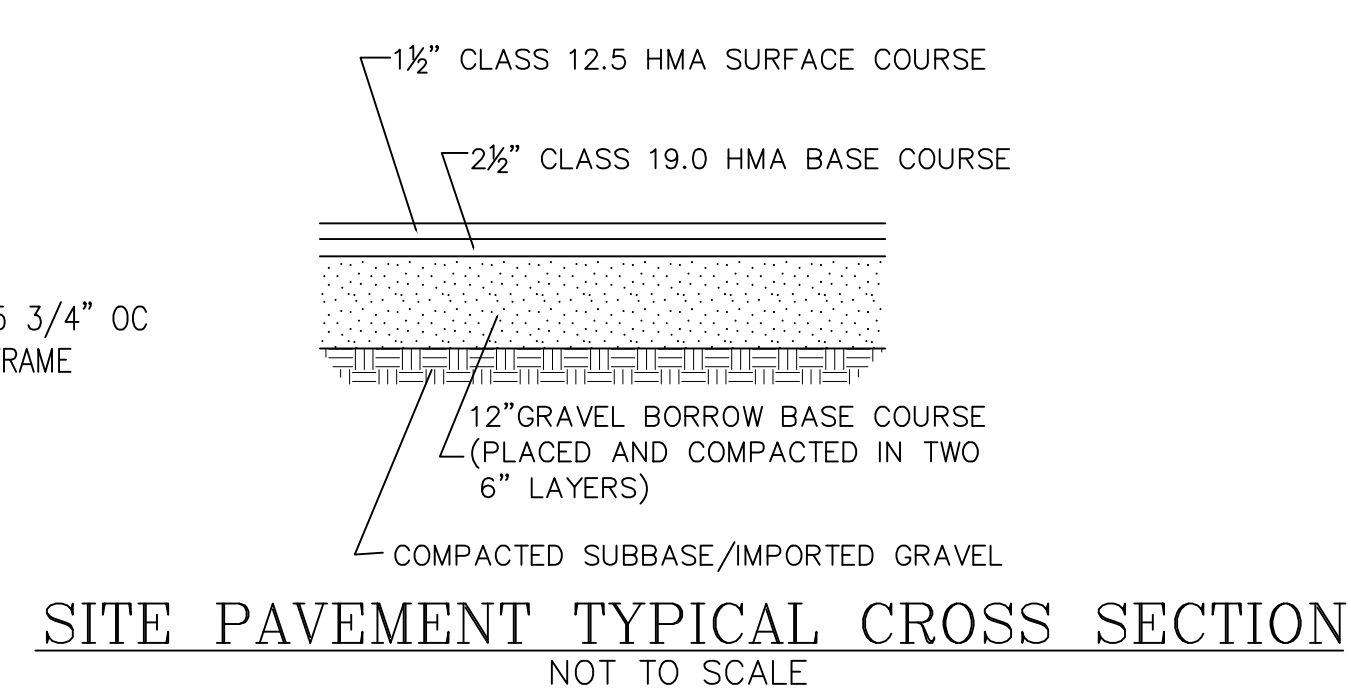
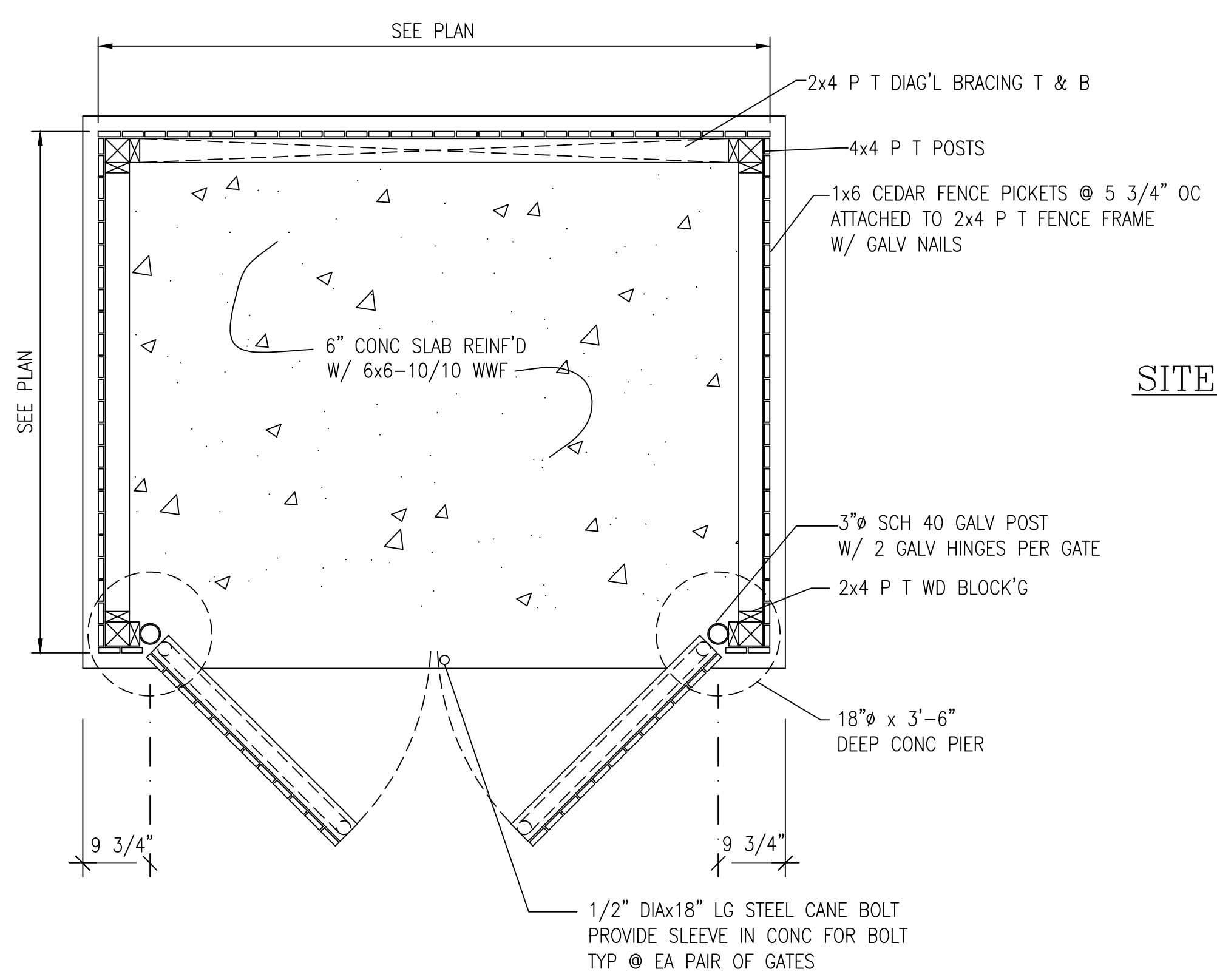
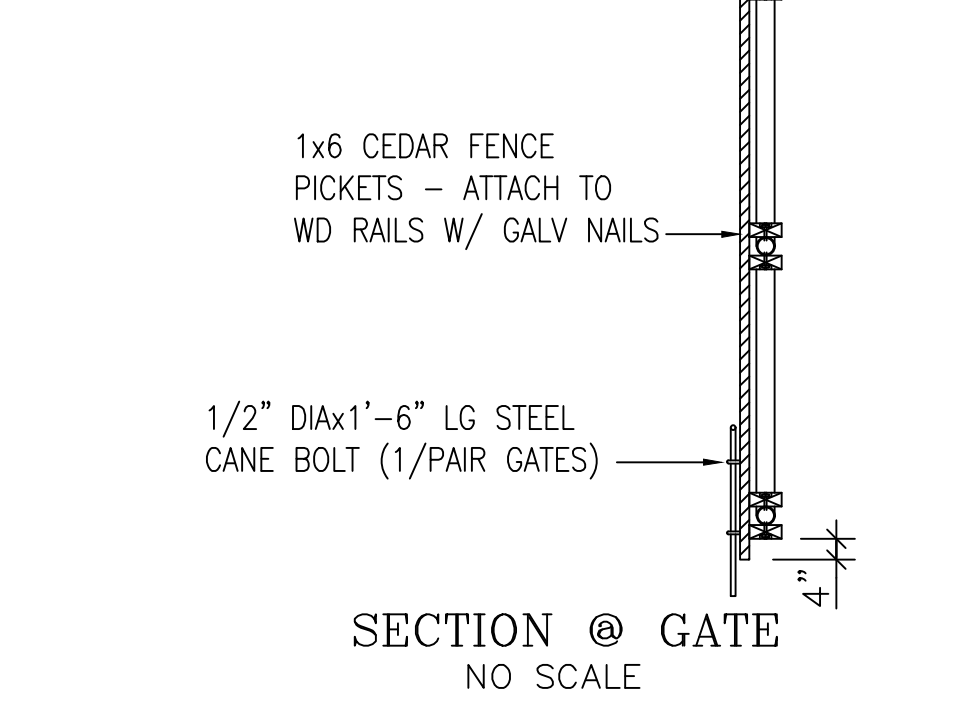
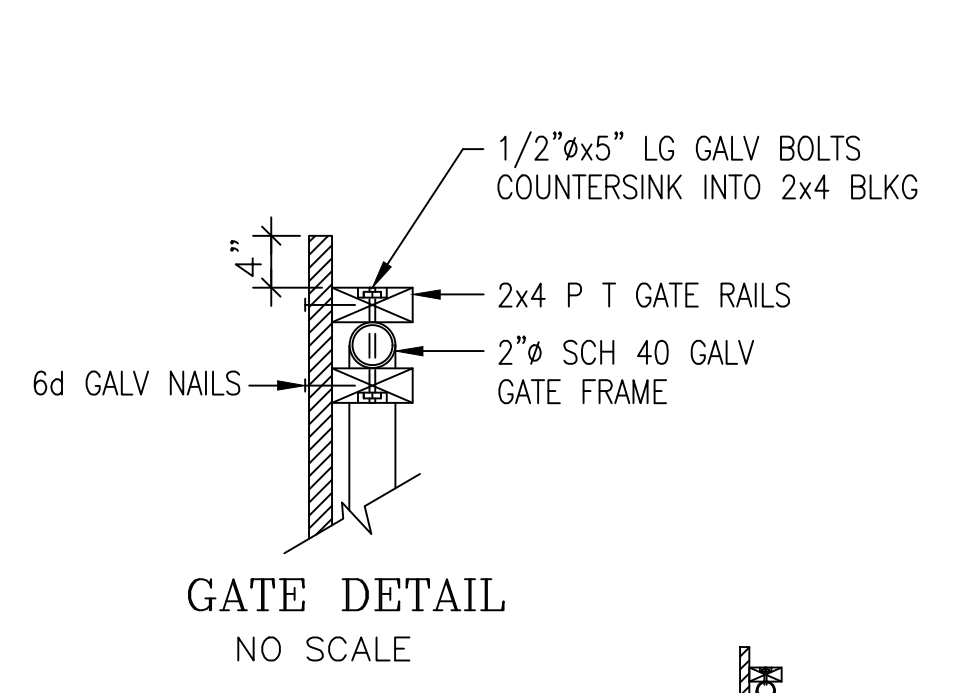
PRINCIPE COMPANY, INC. ENGINEERING DIVISION, 27 SAKONNET RIDGE DRIVE, TIVERTON, RI 02878, 401.816.5385, WWW.PRINCIPERCOMPANY.COM

REVISIONS table with columns: No., DATE, DRWN, CHKD. Row 1: 8/27/25, KAB, TJP.

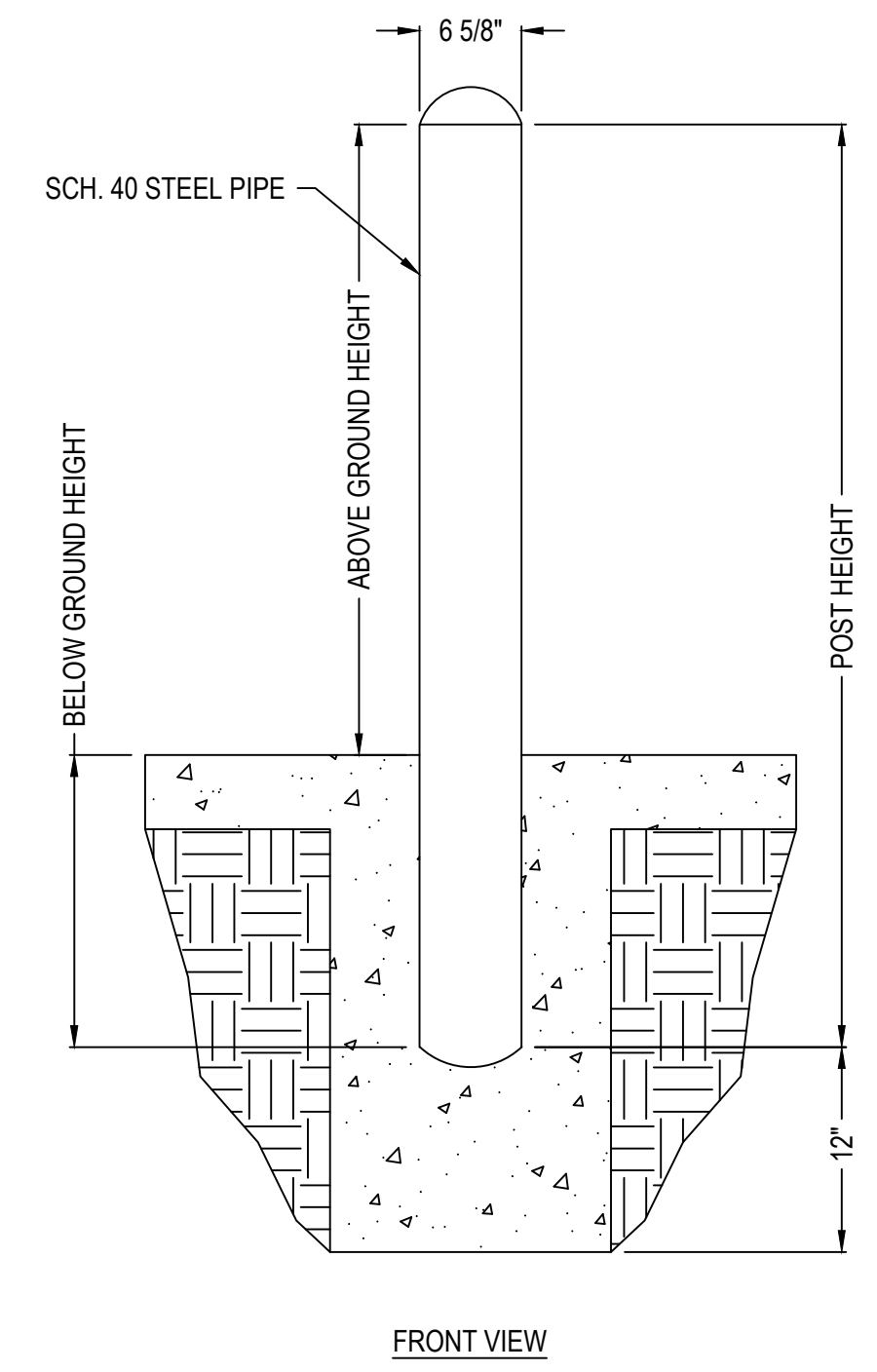
PRELIMINARY SUBMISSION for 668 & 670 METACOM AVENUE, AP 128 LOTS 15 & 16, in BRISTOL, RHODE ISLAND

Table with project details: SCALE: AS NOTED, SHEET NO: 8 of 10, DRAWN BY: KAB, DESIGN BY: KAB, CHECKED BY: TJP, DATE: 08/08/2025, PROJECT NO.: ERSC-2024-2

C:\Users\atmin\Principes Engineering\Dropbox\ERSC-2024-2\670 Metacom Avenue\Bristol\Drawings\ERSC-2024-2\670 METACOM AVENUE BRISTOL PRELIMINARY-rev.dwg, DWG To PDF.pc

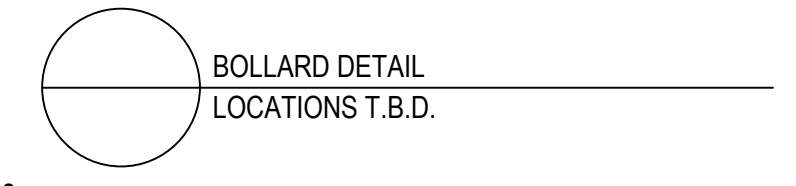


- SELECT DESIRED FINISH:
- BLASTED, PRIMED AND PAINTED*
 - BLASTED AND PRIMED
 - HOT DIP GALVANIZED
 - POWDER COATED
- SELECT DESIRED POST HEIGHT:
- 60"
 - 72"
 - 84"
 - 96"
 - CUSTOM HEIGHT:
- SELECT DESIRED ABOVE GROUND HEIGHT:
- 36"
 - 48"
- SELECT DESIRED BELOW GROUND HEIGHT:
- 24"
 - 36"



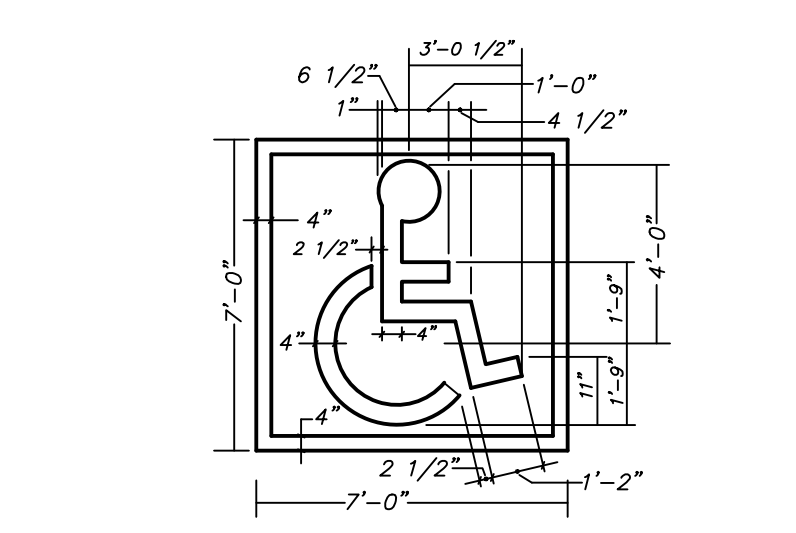
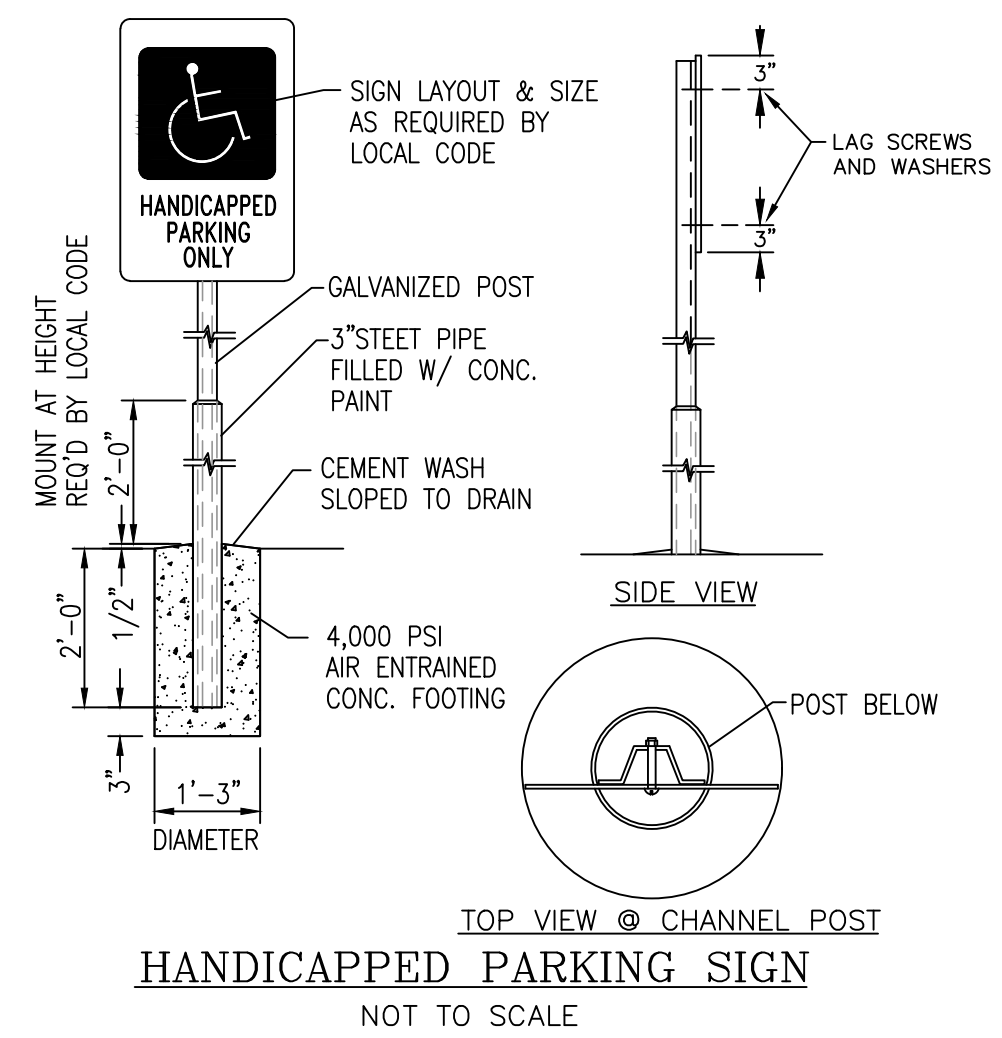
SPECIFICATIONS
WEIGHT: 18.97 LB / FOOT
 *CONTACT MANUFACTURER FOR CUSTOM PAINT COLORS.
 MANUFACTURERS NOTES
 1. RECOMMENDED FOR CONCRETE, ASPHALT OR SOIL INSTALLATION.

NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER ERSC-2024

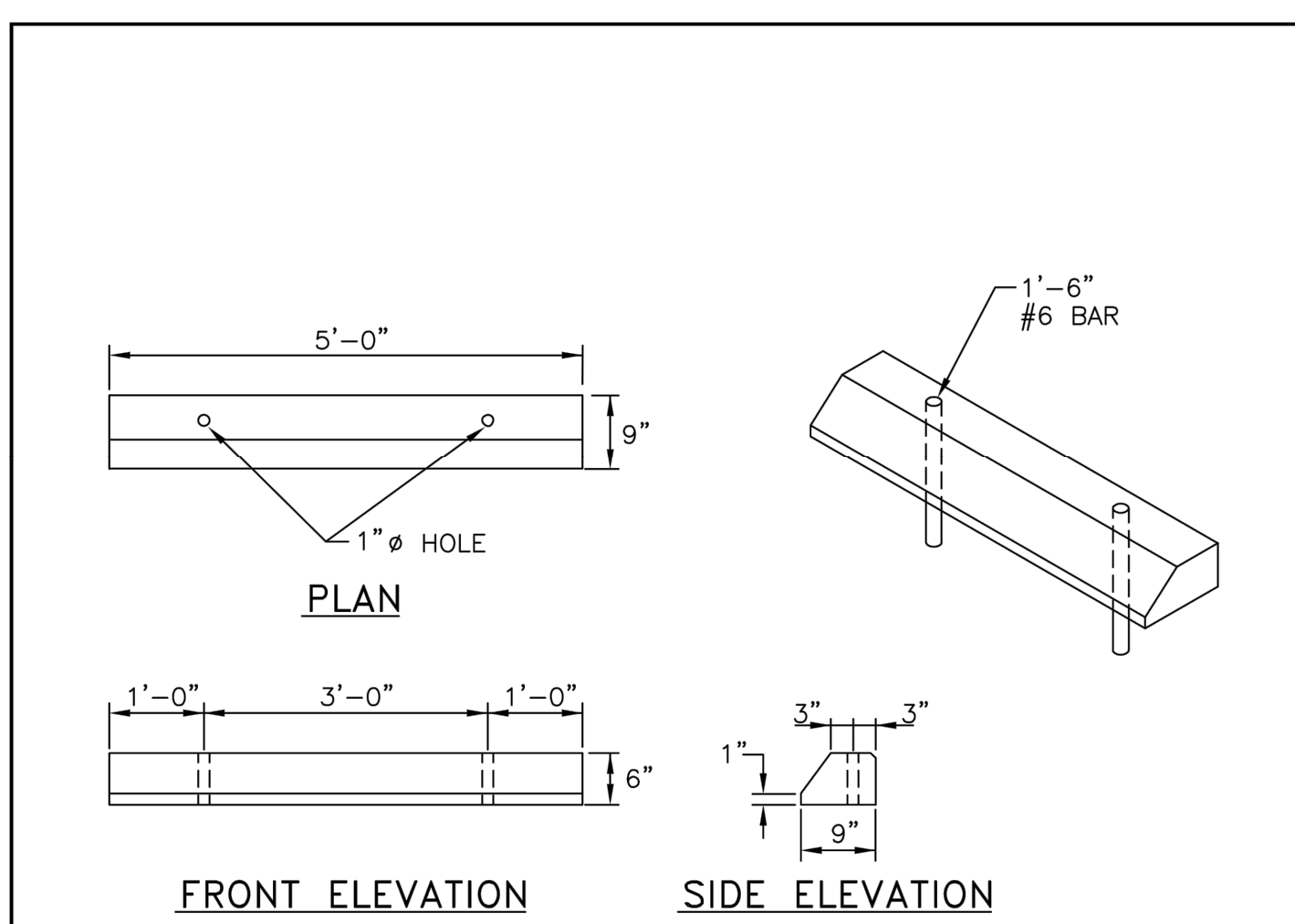


ERSC-202

REVISION DATE 27/08/2025



NOTE:
 SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOLS ARE REQUIRED TO CONTRAST WITH BACKGROUND. (COLOR NO. 105990 IN FEDERAL STANDARD 595a) DOUBLE COAT. (TYPICAL)

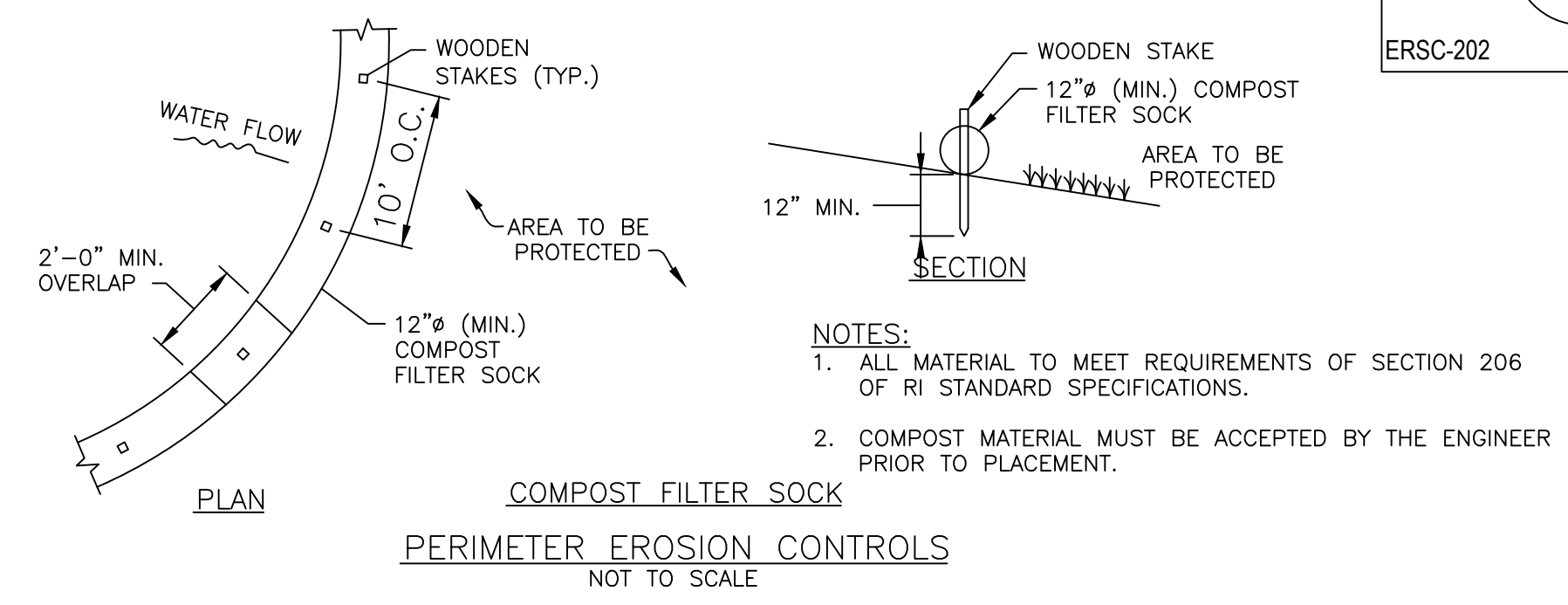
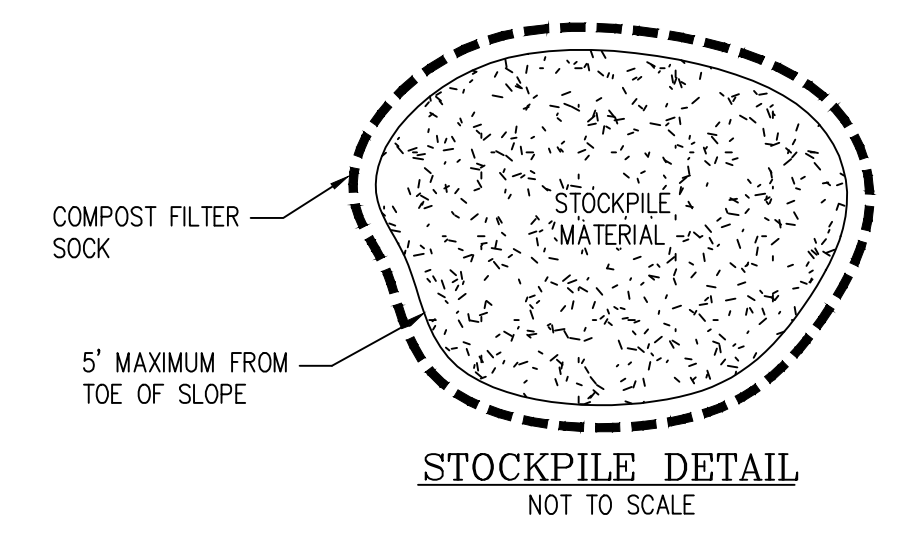


NOTES:
 1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 3. ALL SURFACES TO HAVE A SPONGE FLOAT FINISH.

REVISIONS		
NO.	BY	DATE
1	MLP	Mar 05

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
PRECAST CONCRETE CAR STOPS

REGISTERED PROFESSIONAL ENGINEER
 JUNE 15, 1998
 ISSUE DATE



NOTES:
 1. ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS.
 2. COMPOST MATERIAL MUST BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT.

CONSTRUCTION DETAILS-2

REGISTERED PROFESSIONAL ENGINEER

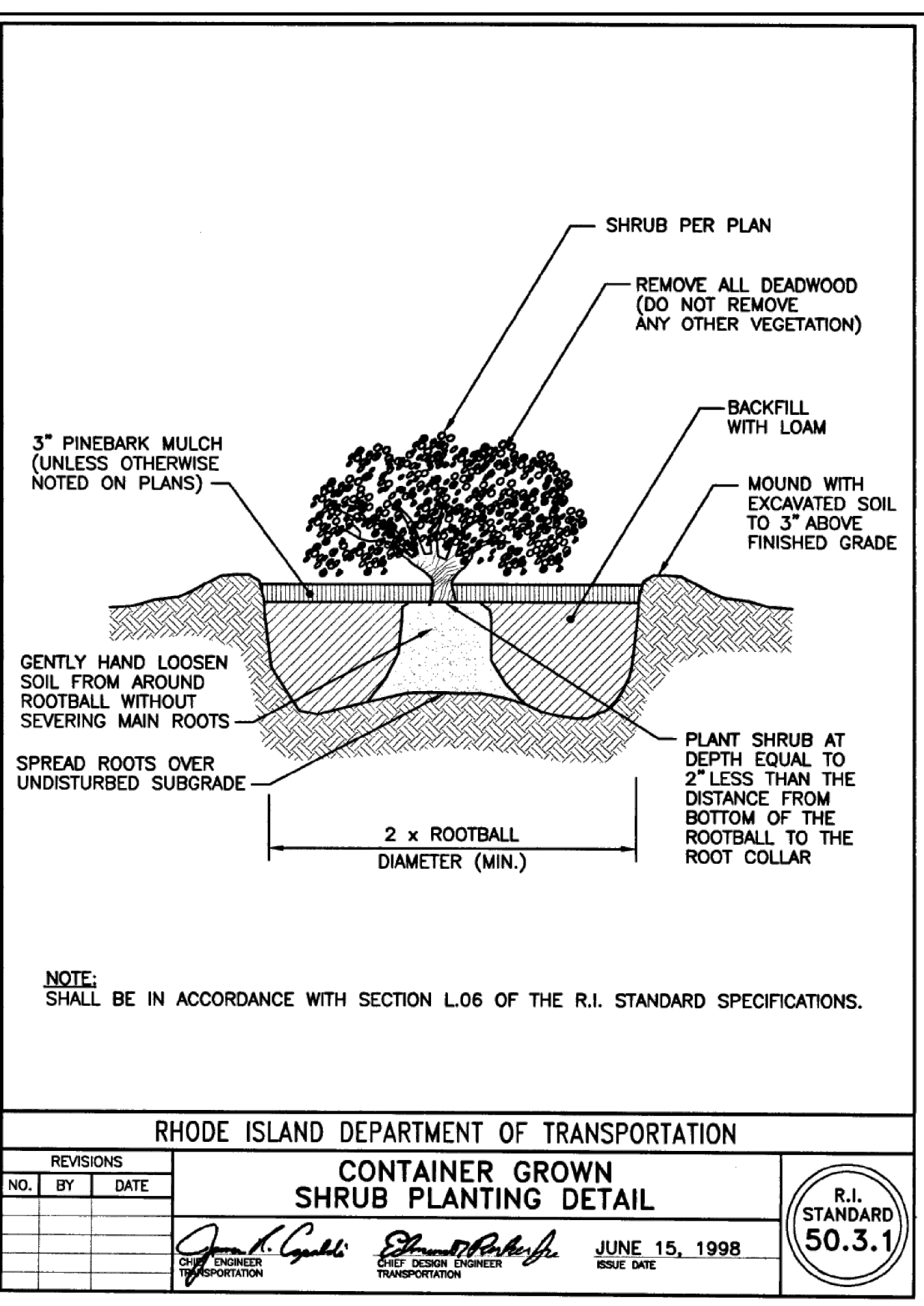
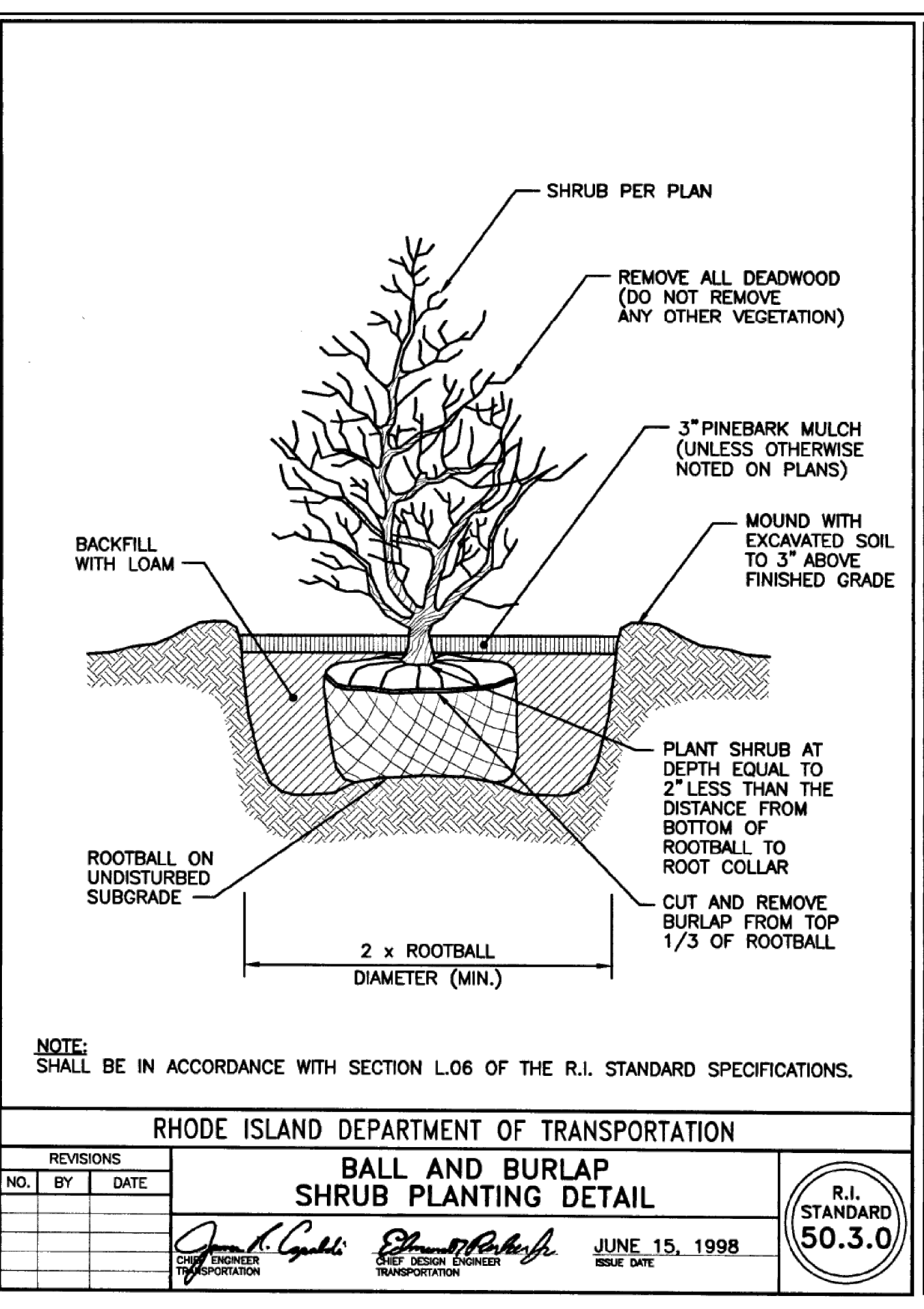
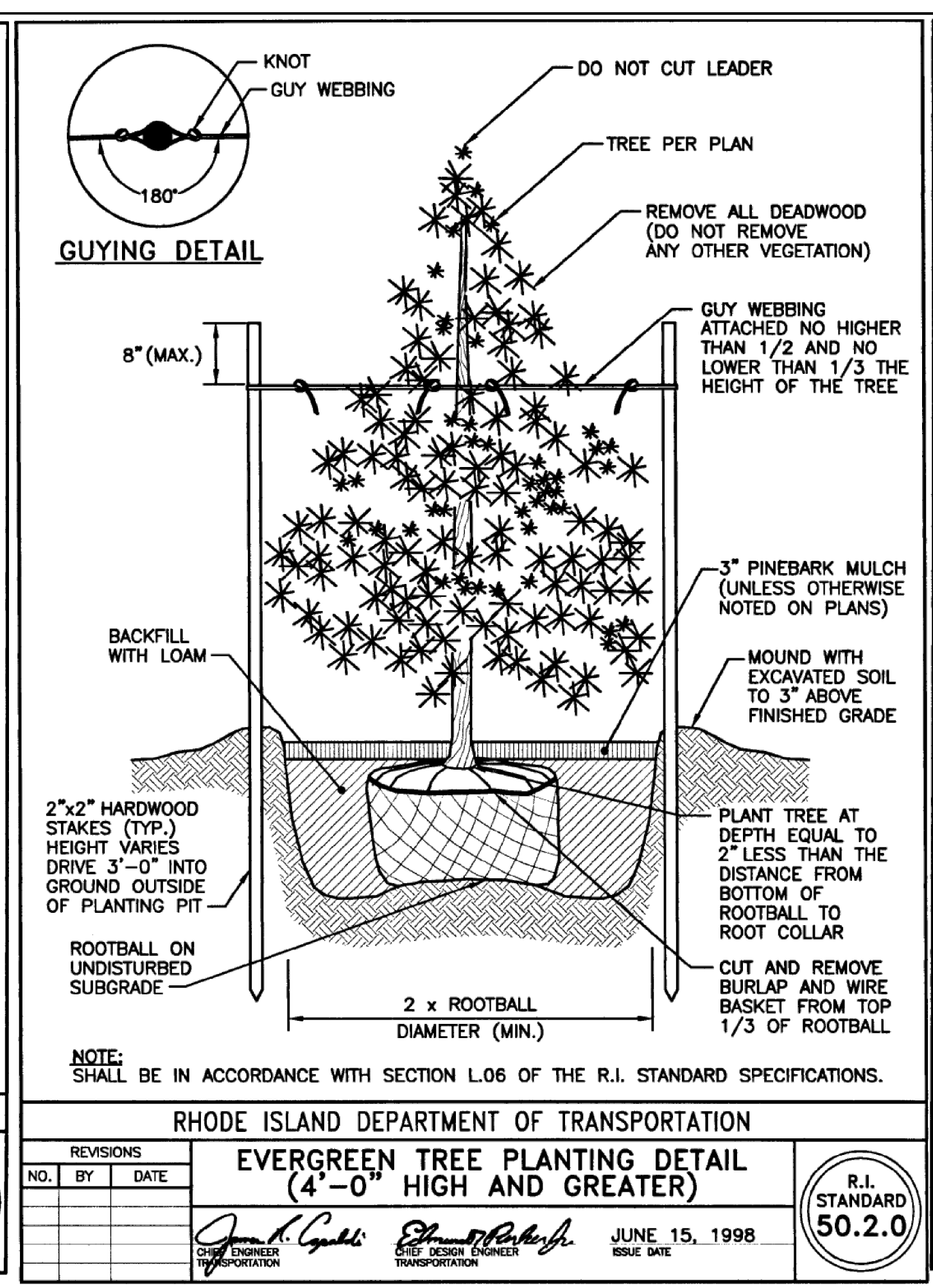
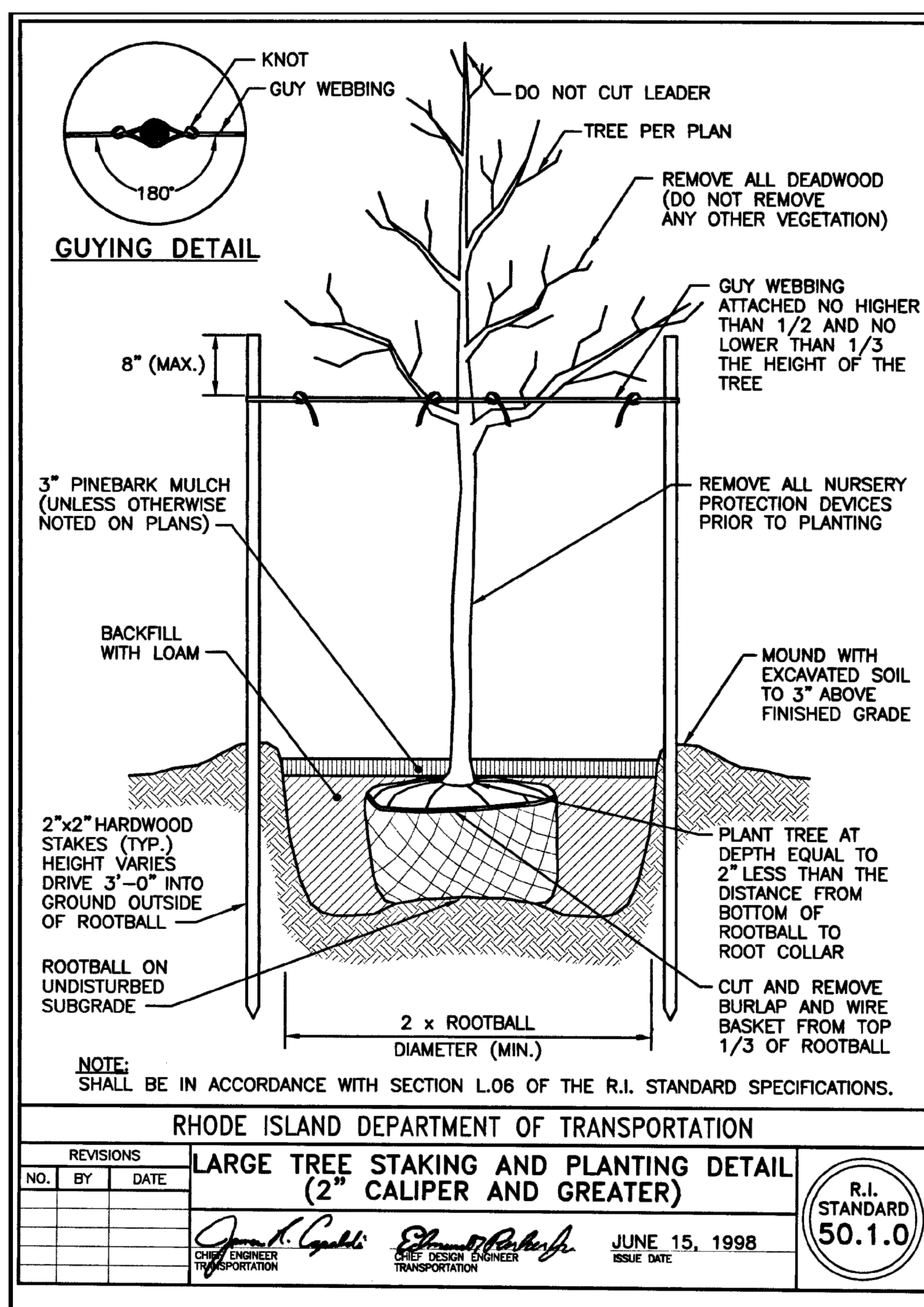
PRINCIPE COMPANY, INC.
 ENGINEERING DIVISION
 27 SAKONNET RIDGE DRIVE
 TIVERTON, RI 02878
 401.816.5385
 WWW.PRINCIPECOMPANY.COM

REVISIONS

No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP

PRELIMINARY SUBMISSION
 for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
 in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED	SHEET NO: 9 of 10
DRAWN BY: KAB	DESIGN BY: KAB
DATE: 08/08/2025	CHECKED BY: TJP
PROJECT NO.: ERSC-2024-2	



RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS	NO.	BY	DATE

LARGE TREE STAKING AND PLANTING DETAIL (2" CALIPER AND GREATER)

CHIEF ENGINEER CHIEF DESIGN ENGINEER
 TRANSPORTATION TRANSPORTATION

JUNE 15, 1998
ISSUE DATE

R.I. STANDARD 50.1.0

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS	NO.	BY	DATE

EVERGREEN TREE PLANTING DETAIL (4'-0" HIGH AND GREATER)

CHIEF ENGINEER CHIEF DESIGN ENGINEER
 TRANSPORTATION TRANSPORTATION

JUNE 15, 1998
ISSUE DATE

R.I. STANDARD 50.2.0

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS	NO.	BY	DATE

BALL AND BURLAP SHRUB PLANTING DETAIL

CHIEF ENGINEER CHIEF DESIGN ENGINEER
 TRANSPORTATION TRANSPORTATION

JUNE 15, 1998
ISSUE DATE

R.I. STANDARD 50.3.0

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS	NO.	BY	DATE

CONTAINER GROWN SHRUB PLANTING DETAIL

CHIEF ENGINEER CHIEF DESIGN ENGINEER
 TRANSPORTATION TRANSPORTATION

JUNE 15, 1998
ISSUE DATE

R.I. STANDARD 50.3.1

CONSTRUCTION DETAILS-3

REGISTERED PROFESSIONAL ENGINEER

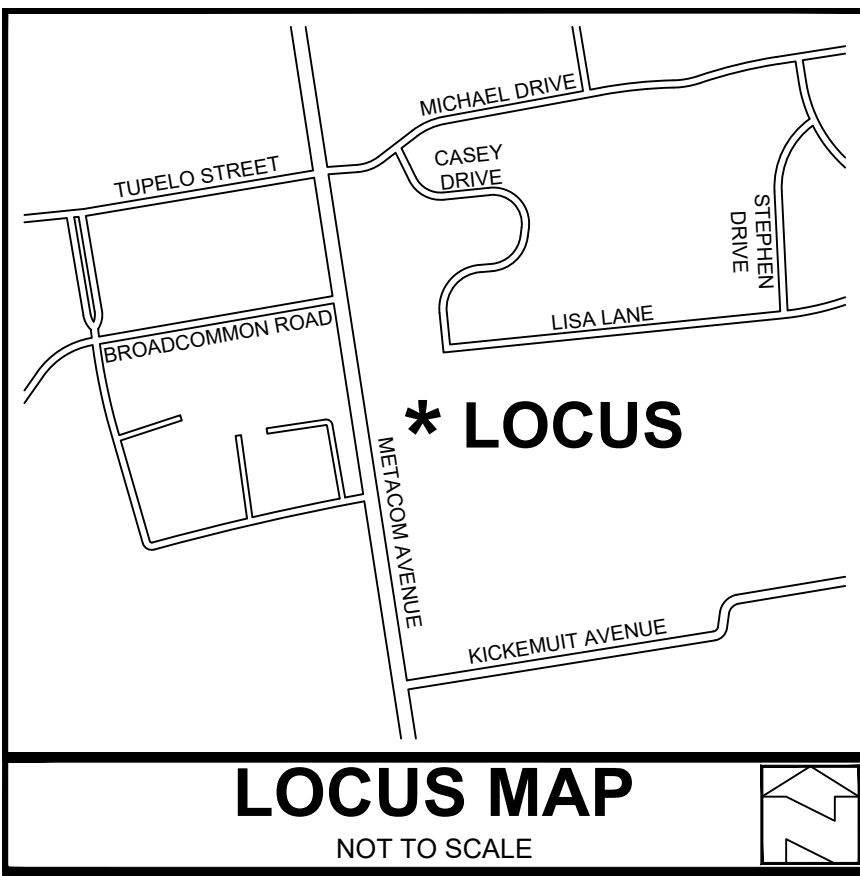
PRINCIPE COMPANY, INC.
 ENGINEERING DIVISION
 27 SAKONNET RIDGE DRIVE
 TIVERTON, RI 02878
 401.816.5385
 WWW.PRINCIPECOMPANY.COM

REVISIONS			
No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP

PRELIMINARY SUBMISSION
 for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
 in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED	SHEET NO: 10 of 10
DRAWN BY: KAB	DESIGN BY: KAB
DATE: 08/08/2025	CHECKED BY: TJP
PROJECT NO.: ERSC-2024-2	

C:\Users\adamin\Principes Engineering\Dropbox\Principes PLANS\2024\ERSC-2024-2_670 Metacom Avenue Bristol_Dove Romos\Drawings\ERSC-2024-2_670 Metacom Avenue Bristol_Preliminary-rev.dwg, DWG To PDF.pc.plt

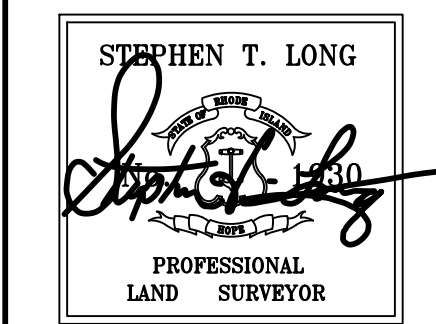
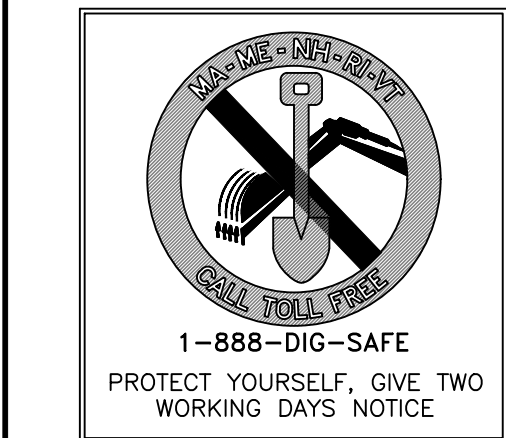


GENERAL NOTES:

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 AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO 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 WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE 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 ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
4. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD88 DATUM.
5. THIS SITE DOES NOT LIE WITHIN ANY KNOWN AGRICULTURAL USE, SILVICULTURAL USE, NATURAL HERITAGE OR FARMLAND CONSERVATION AREAS.
6. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN METACOM AVENUE ALONG THIS PARCELS FRONTAGE.
7. LOT 15 HAS 4,353 SQ. FT. OF LAND UNSUITABLE FOR DEVELOPMENT, LOT 16 HAS 1,134 SQ. FT. OF LAND UNSUITABLE FOR DEVELOPMENT.

REFERENCES:

1. A CERTAIN PLAN ENTITLED "SUBDIVISION PLAN LISA LANE EXTENSION ASSESSORS PLAT 128, LOT 2 SITUATED IN BRISTOL, RHODE ISLAND, PREPARED FOR J.T. O'CONNELL REALTY COMPANY PREPARED BY JOHN P. CAITO LAND PLANNERS, DATED JANUARY 12, 2003, FINAL REVISION DATE OF AUGU 31, 2006, SCALE 1" = 40' AND RECORDED IN THE TOWN OF BRISTOL, RHODE ISLAND IN THE TOWN CLERK'S OFFICE.
2. A CERTAIN PLAN ENTITLED "SITE PLAN FOR LIONEL J. RAMOS PLAT 128 LOT 16, METACOM AVENUE, BRISTOL, RI, SCALE 1" = 20', DATED 8/21/2002, PREPARED BY BARKER LAND SURVEYING, INC. WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS P.C. 468.
3. A CERTAIN PLAN ENTITLED "LOT LAYOUT AND ZONING PLAN FINAL PLAN CASEY DRIVE ESTATES (PLAT 128) FOR NAOMI PROPERTIES LTD & EDWARD VEADER, SCALE 1" = 50', DATED 10/08/02, PREPARED BY HOLMES ENGINEERING, INC BERKLEY, MASSACHUSETTS.
4. A CERTAIN PLAN ENTITLED "PROPERTY SURVEY PLAN IN BRISTOL, RHODE ISLAND, PREPARED FOR NAOMI PROPERTIES LTD, 347B MARKET STREET WARREN, RHODE ISLAND, DATED 1/10/2002 REVISED 8-15-2002, SCALE 1" = 50', PREPARED BY ALPHA LAND SURVEYING.
5. R.I.D.O.T. PLAT #955

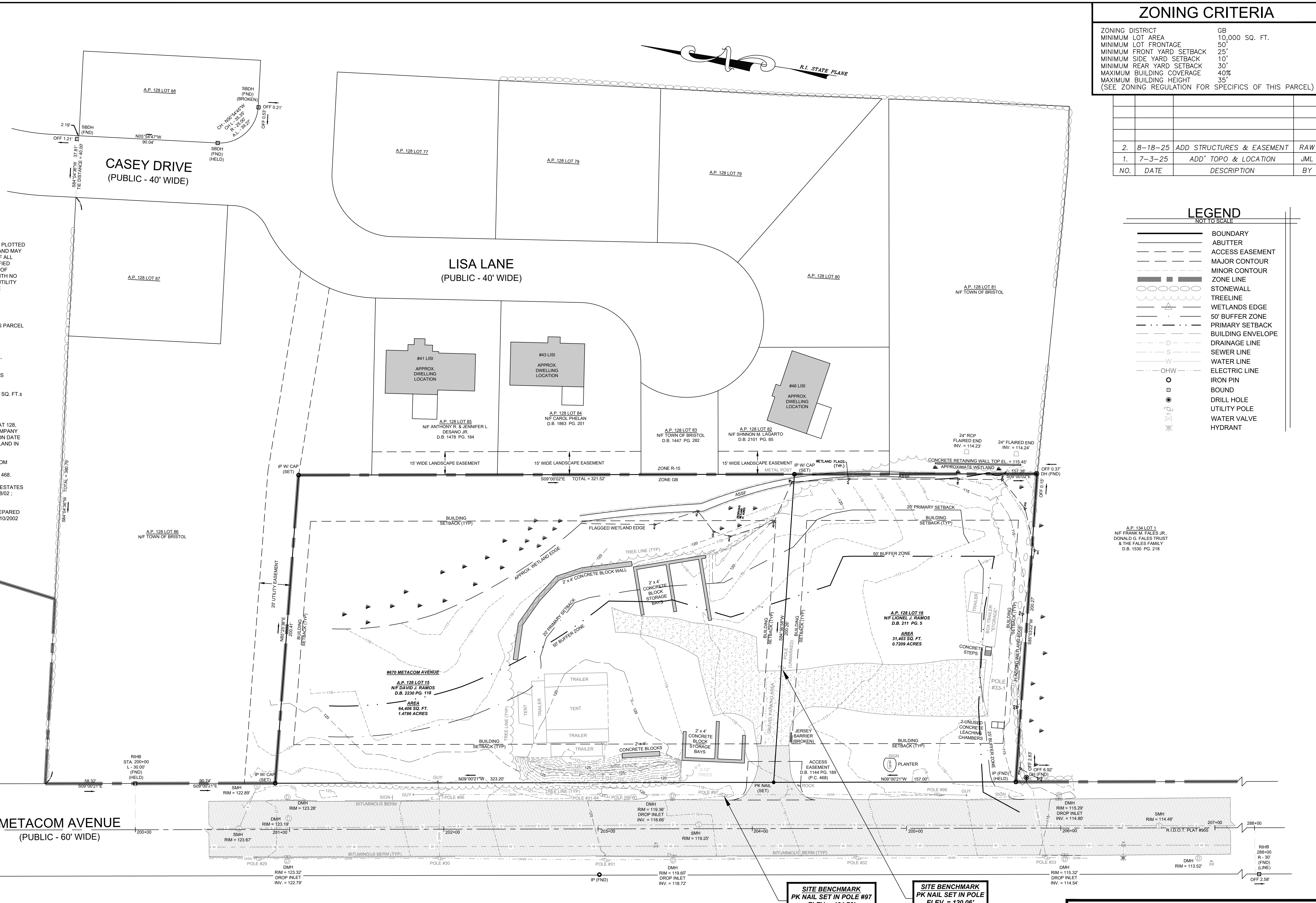


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR 00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT SURVEY
 MEASUREMENT SPECIFICATION: CLASS 1 STANDARD / CLASS 3 TOPO

PURPOSE OF SURVEY: EXISTING CONDITIONS

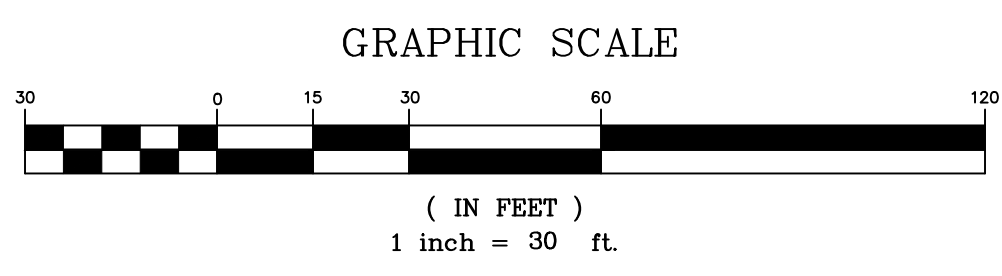
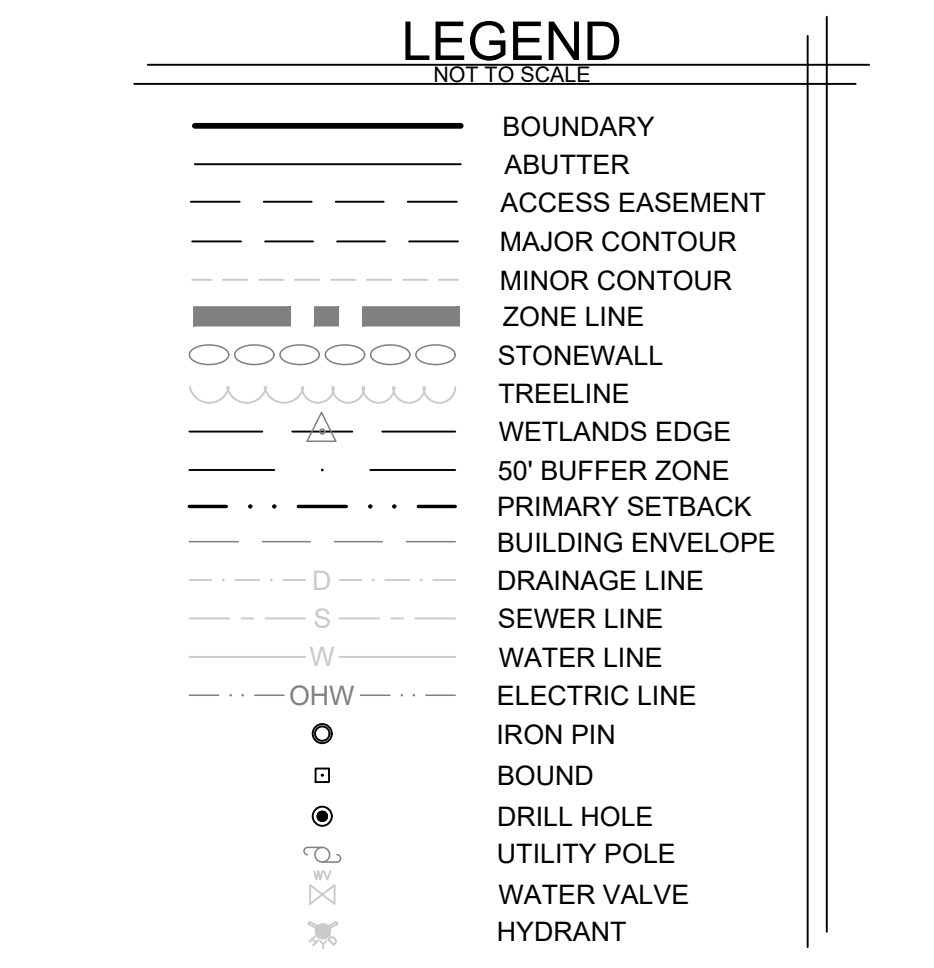
BY: *Stephen T. Long* DATE: **8/19/2025**
 STEPHEN T. LONG, PLS NO. 193



ZONING CRITERIA

ZONING DISTRICT	GB
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM FRONT YARD SETBACK	50'
MINIMUM SIDE YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35'
(SEE ZONING REGULATION FOR SPECIFICS OF THIS PARCEL)	

NO.	DATE	DESCRIPTION	BY
2.	8-18-25	ADD STRUCTURES & EASEMENT	RAW
1.	7-3-25	ADD' TOPO & LOCATION	JML



SCALE: 1"=30'	SHEET NO: 1 OF 1
DRAWN BY: JML	DESIGN BY: []
DATE: 3-27-2024	CHECKED BY: STL
	PROJECT NO.: ERSC-2024-2

PRINCIPE COMPANY, INC.
 SURVEYING DIVISION
 27 SAKONNET RIDGE DRIVE
 TIVERTON, RI 02878
 401.816.5385
 WWW.PRINCIPEENGINEERING.COM
 SURVEY@PRINCIPEENGINEERING.COM

EXISTING CONDITIONS PLAN
 for
DAVID J. RAMOS
 MAP 128 LOT 15
 670 METACOM AVENUE
 &
LIONEL J. RAMOS
 MAP 128 LOT 16
 in
 BRISTOL, RHODE ISLAND



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

May 6, 2026

TO: Planning Board

FROM: Diane M. Williamson, Director

RE: **Proposed Zoning Ordinance Amendment Regulating Short Term Rentals**

The above draft ordinance is before you for review and for providing a recommendation to the Town Council.

My office has been working on this with the Town Solicitor's office and the attached draft includes their input and legal research on the topic. The ordinance regulates only any new Short-Term Rentals as a Special Use Permit with standards in all residential zoning districts and mixed use zones. Anyone who is currently registered with the State isn't regulated, unless they let their registration lapse for one year or more and then they would have to apply to re-open. The standards require owner-occupants (or long term residents that lease) and include standards on number of bedrooms that can be rented, off-street parking requirements, and the posting of relevant information on property signage.

When we had the workshops on the Comprehensive Plan Update, Short Term Rentals was one of issues that had the most concerns relative to affordable housing as the Town continues to lose housing stock to the rentals. While this ordinance won't regulate those existing (unless their registration lapses) it should control the creation of new ones.

We are working with the State DBR on getting a public listing of those that are already active registrations so that we can monitor the existing versus any new rentals.

New Section 26-162

Bristol Zoning Ordinance

Definition

Short Term Rental shall be defined as use of any dwelling unit in whole or in part on a property, lot or parcel for transient lodging accommodations, not to exceed thirty (30) nights at a time and not already covered under definitions for boarding house, hotel, motel, or Bed and Breakfast in this chapter.

Properties, lots, or parcels hosting Short Term Rentals shall not be used or advertised in whole or in part as venues for events, parties, or functions. Short Term Rentals shall be used only for transient lodging accommodations as defined in the previous standard.

Any property, lot, or parcel hosting short term rentals must be occupied by an owner or a domiciled primary resident under a lease of more than 30 days at all times during the duration of any short-term rental.

Short Term Rentals validly registered with the State of Rhode Island at the time of adoption of these standards shall be presumed to be legally non-conforming pre-existing uses and thus exempt from a special use permit and resident-occupancy requirements unless registration is not renewed with the Department of Business Regulation and allowed to lapse for a period greater than 365 consecutive days. After 365 consecutive days, the use shall be presumed to be abandoned, at which point a special use permit must be obtained and owner-occupied requirements must be met to restart operation. Abandonment may also be established by any other overt act or failure to act indicating an intent to abandon under applicable law.

Standards

A special use permit shall be required for any property, lot or parcel hosting or advertising short term rentals for more than seven (7) total nights in a calendar year. A special use permit may be granted by the Bristol Zoning Board of Review if all standards are met. Special Use Permits for Short Term Rentals shall be valid for three (3) years.

1. The following requirements are conditions of any approved Special Use Permit and must be submitted to validate the approval:
 - a. A valid Short Term Rental Registration with the Rhode Island Department of Business Regulation shall be a condition subsequent for a special use permit.

- b. Valid home or commercial insurance policy covering short term rentals with coverage no less than \$1 Million shall be a condition subsequent to a special use permit
- 2. No more than one whole housing unit per lot or parcel may be rented as a short-term rental.
- 3. No more than 5 Bedrooms shall be rented in total for short term rentals per property, lot, or parcel.
- 4. The maximum occupancy for a bedroom shall be no more than two (2) persons per bedroom. Children under three (3) years old are exempt from this limitation.
- 5. One off street parking spot per bedroom shall be required in addition to the minimum parking spaces already required for the building.
- 6. Any units that are not legal residential unit shall not be eligible for a short-term rental.
- 7. The DBR registration number of the rental, property address and contact information for owner or resident manager must be posted conspicuously where it can be seen from a public street during rental periods in a manner prescribed by the Zoning Officer.

Proposed Allowable Zones

	R-80	R-40	R-20	R-15	R-10	R-6	LB	GB	D	W†	M	OS	EI	HPC	MMU	PI
					R-10SW											
					R-8											
Short Term Rentals	S*	S*	S*	S*	S*	S*	S*	N	S*	S*	N	N	N	N	S*	N

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