



TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING

Agenda

Thursday, November 13, 2025 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

THIS PLANNING BOARD MEETING HAS BEEN CANCELLED.

- A. Pledge of Allegiance**
- B. Approval of Minutes - October 9, 2025**
- C. Agenda Items**

The following two applicants have requested a continuance to the December 11th, 2025 Planning Board Meeting.

- C1. Consider Action on Minor Land Development - Preliminary Phase/Unified Development** - proposal for construction of a 3,500 square foot building for a contract construction use in a General Business Zoning District that also requires a Special Use Permit (*continued from October 9, 2025*): 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
- C2. Review of Master Plan phase for Major Land Development of the Comfort Inn and Suites** - to build an 80 room hotel (*continued from October 9, 2025*): Property on south side of Gooding Avenue approximately 50 feet east of the intersection of Gooding Avenue and Broadcommon Road, near utility pole #218. Owner: D & M Boca Development, LLC Zoned: GB. Assessor's Plat 111 Lot 1

D. Adjournment

Date Posted: November 7, 2025

Posted By: mbw

BLISH & CAVANAGH^{LLP}

C O U N S E L L O R S A T L A W

Joseph V. Cavanagh, Jr.
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Edmund L. Alves, Jr.
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November 7th, 2025

By E-Mail

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

2025 NOV -7 AM 11:38
TOWN OF BRISTOL
COMMUNITY DEV.

**Re: 670 Metacom Avenue; (A.P. 128, Lot 15)
Request for Continuance of Public Hearing**

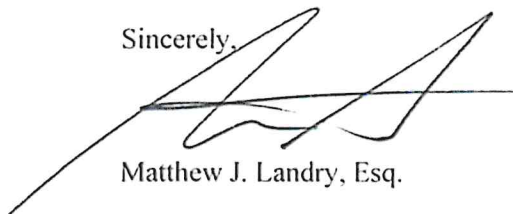
Dear Diane:

On behalf of the Applicant, David Ramos, please accept this letter as a formal request to continue the public hearing regarding 670 Metacom Avenue. The application is currently scheduled for public hearing on November 13th, 2025. The Applicant is requesting a continuance to the December 11th Planning Board hearing to allow additional time to confer with the abutting property owners and their counsel regarding conditions of approval and additional mitigation measures that were requested at the last public hearing. We expect to have a proposed list of conditions for review by the Town in advance of the next meeting.

In conjunction with this request, the Applicant also authorizes an extension of the applicable time clock to December 11th, 2025, to align with the next public hearing.

Please advise if you require anything further.

Sincerely,



Matthew J. Landry, Esq.



DiPrete Engineering

November 7, 2025

Diane M. Williamson, Administrative Officer
Bristol Department of Community Development
10 Court Street
Bristol, RI 02809

Email: dwilliamson@bristolri.gov

RE: Master Plan Review – Request for continuance
Comfort Inn & Suites, Gooding Avenue
Bristol, Rhode Island
Project #: 2536-001-B01

2025 NOV -7 PM 3:02
TOWN OF BRISTOL
COMMUNITY DEV.

Dear Ms. Williamson:

On behalf of the applicant, DiPrete Engineering respectfully requests a continuance of the above referenced Master Plan review to the December 11, 2025 meeting. We also request a continuance of the review deadline and extend the time clock to February 27, 2026.

Please contact our office with any questions.

Sincerely

DiPrete Engineering Assoc., Inc.

Christopher Duhamel, P.E., P.L.S.

Principal

cduhamel@diprete-eng.com

cc. Dennis DeGrazia
Michael Kelly, Esq.