



Town of Bristol, Rhode Island

Department of Community Development

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

January 21, 2025

Barrett Holby
WBH Realty Co., LLC
62 Shore Road
Warren, RI 02885

**RE: 97 Broadcommon Road
Violation of Subdivision and Development Review Regulations**

Dear Mr. Holby:

This is to confirm our phone conversation on January 16, 2025.

As discussed, an addition was made to the west side of the existing manufacturing building on the property without the necessary building permits, specifically the construction of an addition comprised of relocatable containers connected with a fabric roof. The Building Official is following up directly with your tenant who made the improvements. This notice of violation is being issued to your entity as the legal owner of the property.

This addition is also subject to the Planning Board's Subdivision and Development Review Regulations (Section 8.9) as a major modification to the previously approved Major Land Development since the addition substantially impacts the development proposal because it is located in an area designated on the approved Major Land Development Plan for parking for the project. The size of the addition also exceeds 25% of the building envelope of the existing building. (Existing building is 10,834 square feet and the addition is 3,200 square feet).

You have twenty (20) days from the date of the letter to reply in writing that you will comply by the filing a complete application for Preliminary review of the modified Major Land Development by March 7, 2025. It is highly recommended that a concept review plan and application be filed for Technical Review Committee review by February 7, 2025. Should you wish to file an appeal of this notice of violation, you must do so within twenty (20) days of the date of this correspondence.

Sincerely,

Diane M. Williamson, Administrative Officer
Director of Community Development

cc: Planning Board
Town Administrator
Building Official
Zoning Official
Town Solicitor
Lessee - Robert Brooks , Triton Products / Triton Fendering Systems LLC / Brooks Enterprises LLC