



BRISTOL PLANNING BOARD JULY 13, 2023 MINUTES

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

Held: July 13, 2023 in person

Present:

Anthony Murgo, Vice Chairman; Armand Bilotti, Secretary; Member Steve Katz; Member Brian Clark; Alternate Member Richard Ruggiero

Also Present:

Diane Williamson, Administrative Officer/Director of Community Development; Andrew M Teitz Esq., Assistant Town Solicitor

Not Present:

Charles Millard, Chairman; Alternate Member Michael Sousa

Vice Chairman Murgo called the meeting to order at 7:04pm and led the assembly in the Pledge of Allegiance.

Vice Chairman Murgo and Member Katz noted some typos in the June minutes.

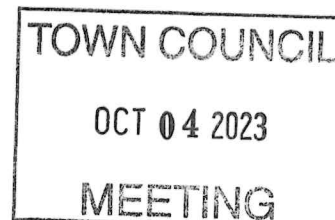
- Page 7 - First line, "her" should be replaced with "his"
- Page 7 - Fourth paragraph, "320 inch pipe" should be replaced with "32 inch pipe"
- Page 10 - First paragraph repeats itself, "there was nothing to indicate that" should be removed
- Page 6 - Second to last paragraph, "Gary" should be replaced with "Garry"

A motion was made (Katz/Bilotti) to accept the July meeting minutes as amended.

In favor: Bilotti, Clark, Katz, Murgo, Ruggiero

Opposed: None

C1. Bristol Yarn Mill (also known as Robin Rug): * PUBLIC HEARING CLOSED. DISCUSSION AND VOTING ONLY. Major Land Development - Action by the Board on the Preliminary Plan Review of the Major Land Development for the redevelopment of Robin Rug Mill to be known as "Bristol Yarn Mill" located at 125 Thames Street. Proposal for 127 residential apartment units and approximately 6,300 square feet of commercial space in the mill building. Proposal includes parking on the east side of Thames Street that is located approximately 130 feet south of the intersection of Church and Thames Streets. Proposal includes requests for waivers for the design and layout of parking spaces, parking lot aisles, loading spaces, parking lot landscaping, and driveways per Section 28-284 (f) of the Zoning Ordinance "Land Development projects - Urban rehab land development project". Property currently zoned Waterfront - Urban Rehab Land Development "Urban Rehab Land Development" a/k/a Waterfront Planned Unit Development with conditions, Waterfront, and Downtown Zones and is also within the Bristol Historic District. Plat: 10, Lots 41, 42, 43, 44, 49, 50, 60, 61, 62, 68, 71, 73, 74 and 76. Owner: Thames Street Nashua, LLC Applicant: Brady Sullivan Properties, LLC



Member Katz noted that on page 2 paragraph 7 of the Preliminary Plan Decision, the First Alternate Planning Board Member should be Richard Ruggiero, not Brian Clark.

Member Katz noted that on page 4 paragraph 8, the discussion about deed restriction that parking shall be limited to ground level parking and that no parking structure will be made. Director Williamson responded that this concern is covered on page 8, at the end of item J.

Member Katz requested a condition be added: "Because ADA compliant parking is only being provided inside the building, there shall be no additional charge to residents using such ADA compliant parking". This will become item O on page 8. The current item O will become item P.

Member Clark asked for clarification on the meaning of the statement "running to the Town of Bristol" on page 8, item J. Assistant Town Solicitor Teitz responded that this means that the Town of Bristol is at the other end of the grant.

Vice Chairman Murgo mentioned that at the TRC meeting on May 16th he had asked about rooftop activities, and was assured there were no plans for rooftop activities on the mill building. He requested that this be added as a condition. "There shall be no activities or amenities provided on the roof of any of the mill buildings." will be inserted on page 8 as item P, moving the "Final Plan review and approval shall be performed by the Planning Board" to item Q.

A motion was made (Murgo/Bilotti) to accept the Preliminary Plan Decision as presented and revised above.

In favor: Bilotti, Katz, Murgo, Ruggiero

Opposed: Clark

C2. Recommendation to the Town Council on Proposed Zoning Ordinance Amendment to add "Retail Business - Lumber/Building Projects" as a permitted use within the Metacom Mixed Use Zoning District.

A motion was made (Bilotti/Clark) to recommend adding "Retail Business - Lumber/Building Projects" as a permitted use within the Metacom Mixed Use Zoning District.

In favor: Bilotti, Clark, Katz, Murgo, Ruggiero

Opposed: None

C3. Review of Updated list of projects for the annual CDBG application and finding of consistency with the Comprehensive Plan.

Director Williamson explained that the Looking Upwards project was missing from the list that the Board originally approved in June.

A motion was made (Bilotti/Murgo) that the projects are consistent with the Town's Comprehensive Plan.

In favor: Bilotti, Clark, Katz, Murgo, Ruggiero

Opposed: None

A motion was made (Clark) to adjourn the meeting.

In favor: Bilotti, Clark, Katz, Murgo, Ruggiero

Opposed: None

Meeting adjourned at 7:22pm

Respectfully submitted by Doran Smith, Recording Secretary

Bristol Planning Board Draft Minutes July 13, 2023

Date Approved: 9/14/2023 Planning Board: ag Bilotta