

D2. Robert McNeil, McNeil Design Collaborative dba The Northeast Golf Company (Bristol Golf Park) 96 Broadcommon Road request for Class C Liquor License **(See also B1,C1,D1)**

a. recommendation - Town Administrator and Chief of Police

b. recommendation - Town Administrator and Fire Chief

c. recommendation - Town Administrator and Director of Community Development

Sweeney/Teixeira -Voted unanimously to grant this license per the recommendations received and conditions, if any, as delineated, and also subject to conformance to all laws and ordinances and payment of all fees, taxes, and levies; Subject to a review September 18, 2024, and the first meeting in June 2025.

Prior to the vote being taken, the council discussed the review process, noting that there is generally a six-month review period. However, considering that this particular establishment is seasonal, they recommended a three-month review initially, followed by another review in the middle of the next season.



LICENSE REQUEST: **C INTOXICATING BEVERAGE LICENSE**

PETITION TO THE TOWN COUNCIL:

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of your Honorable Body to
be granted a class **C INTOXICATING BEVERAGE LICENSE**

NAME OF ESTABLISHMENT: Bristol Golf Park

ADDRESS: 96 Broadcommon Road, Bristol, RI 02809

APPLICANT NAME: McNeil Design Collaborative

HOURS OF OPERATION: 6am - 8:30pm

**** PLEASE ATTACH SKETCH INDICATING THE AREAS FROM WHICH LIQUOR WILL BE SERVED AND CONSUMED.**

Fee for License: \$700 per year plus advertising

Please attend the Council
Meeting on:

**PETITION MUST BE RETURNED BY
WEDNESDAY AT 4PM TWO
WEEKS PRIOR TO COUNCIL
MEETING.**

Date Received: _____

*SIGNATURE: _____

NAME: McNeil Design Collaborative, Inc

AD

TO

DA

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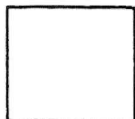
HC

EN

96 Broadcommon Rd.

732 - 915 - 8385

TAX STAMP



TO BE USED BY FINANCE
DEPARTMENT

***BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND
RELEASE OF RECORDS AND INFORMATION REGARDING MY
BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL
INFORMATION, RESIDENCE RECORDS, AND ANY COURT
RECORDS.**

STATE OF RHODE ISLAND

CITY/TOWN OF BRISTOL

BOARD OF LICENSE COMMISSIONERS
APPLICATION FOR LIQUOR LICENSE

RETAILER CLASS: A___BH___BM___BT___BV___BVL___C X E___ED___J___T___ 2:00 A.M. ___

Business Structure: ☒ Corporation ☐ Partnership ☐ LLC ☐ Individual

McNeil Design Collaborative, Inc

Name of Applicant/Corporation

The Northeast Golf Company-Bristol Golf Park

D/B/A

96 Broadcommon Road Bristol, RI 02809

Address of Premise

732-915-8385

rmcneil@northeastgolfcompany.com

Phone Number of Business

Email Address

State – Incorporated: New Jersey
~~Rhode Island~~ Date of Incorporation: 6-16-1996

Name, Address, Telephone of all Officers/Members with percentage ownership:

Robert McNeil	118 Beauchamp Drive	Saunderstown, RI 02874	732-915-8385	100
President/Member Name	Address		Phone	% Ownership
Vice President/Member Name	Address		Phone	% Ownership
Secretary/Member Name	Address		Phone	% Ownership
Treasurer/Member Name	Address		Phone	% Ownership

Name and Address of All Directors or Board Members, with percentage ownership:

Name	Address	Phone	% Ownership
Name	Address	Phone	% Ownership
Name	Address	Phone	% Ownership

If application is on behalf of undisclosed principal or party, please give details:

Does Applicant Own Premises? Yes___ No X Is Property Mortgaged? Yes___ No X or Leased? Yes X No___

Give Name and Address of Mortgagee (Bank or Mortgage Holder) or Lessor (Landlord) and Amount of Extent

Town of Bristol, RI

3 Years

Name

Address

Amount - Term

Have any Officers, Members or Stockholders ever been arrested or convicted of a crime? Yes___ No~~X~~ If yes, explain:

Is any other business to be carried on in Licensed Premises? Yes___ No ~~x~~ If yes, explain:

Is Applicant or any of its Officers, Members or Stockholders interested directly or indirectly, as principle or associate, or in any manner whatsoever, in any retail license issued under Title 3 of the RI General Laws? If yes, explain:

Yes- Kings Crossing Inc, 655 Old Baptist Road, North Kingstown, RI 02852

Is Applicant the owner or operator of any other business? If yes, explain:

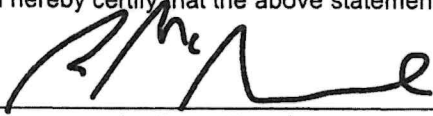
Yes- Kings Crossing Inc. 655 Old Baptist Road, North Kingstown, RI 02852

State amount of capital invested in the business?

\$100,000

Do you have now, or will you be installing, a draught system Yes___ No ~~x~~

I hereby certify that the above statements are true to the best of my knowledge and belief:



Applicant Signature

Date

1. Every question on Application Form must be answered. Any false statement made by the Applicant will be sufficient grounds for the denial of the application or the revocation of the license in case one has been granted.
2. Corporation having 25 or more stockholders need not file a list of the names and addresses of stockholders - (Question #8)
3. Attention is called to the requirements RIGL §3-5-10:
 - (A) All newly elected officers, members, or directors must be reported to the Board of License Commissioners within 30 days.
 - (B) Any acquisition by any person of more than ten per cent (10%) of any class of corporate stock must be reported within 30 days.
 - (C) Any transfer of fifty percent (50%) or more of any class of corporate stock can be made only by written application to the licensing board subject to the procedures for a transfer of a license.

APPLICATION FOR TRANSFER OF LICENSE ONLY

Transfer of Location _____ Name _____ Stock _____ Current Retail Class _____ Transfer of ownership _____

Name of Transferor (applicant/old owner)

d/b/a

Address

The above hereby petitions the Licensing Board to transfer the said license to:

New Location (If any):

New Name (If any):

If change of stockholders, list old and new stockholders:

Signature of Transferor (old owner)

Date

Signature of Transferee (New Owner)

Date



Microbrews \$8

Windward 8.5% DIPA

Quit Playin With Your Dinghy!! 7.1% NEIPA

Double Bogey 8.5% DIPA

Fairway Finder 4.7% IPA

Hermanos 5.6% Mexican Lager

Who's Your Caddy 5% Golden Ale

Spec Ops 5.4% American Ale

Irish Stout 4.7%

CLUB9 Seltzer 6%

Domestics \$5

Bud Light

Michelob Ultra

Corona

BGP Wine Selections \$8



LETS EAT!

PREMADE "LOCAL" SANDWICHES

\$7

***HAM AND CHEESE
TURKEY AND CHEESE
CHICKEN SALAD
TUNA SALAD
VEGGIE WRAP***

SNACKS

\$2

***CHIPS
FRUIT***

DRINKS

\$3

***SODA
GATORADE
BOTTLED WATER***

Prices do not include all applicable local, state and federal meals taxes.

Prices Subject to Change

Major Credit Cards Accepted

Notice: The consumption of raw or undercooked eggs, meat, poultry, seafood or shellfish may increase your risk of food borne illness. Please inform server of any and all food allergies prior to purchase and consumption.



May 15, 2024

To: Honorable Town Council
Town of Bristol, Rhode Island

From: Bristol Golf Park
96 Broadcommon Road
Bristol, Rhode Island 02809

RE: Bristol Golf Park Class C License Petition

The Bristol Golf Park at 96 Broadcommon Road is becoming a recreational amenity which the residents of Bristol and neighboring communities are beginning to truly enjoy. The Town of Bristol has made a major investment taking a highly challenged and failing golf property and transforming it into the foundation for a fun and unique golf experience as well as an environmental achievement for which all ought to be very proud. Our team at The Northeast Golf Company has taken this foundation and through significant investment, care and a vision for a new direction for golf has heightened the conditions and the experience at BGP. BGP is now recognized by the local and national press as the new direction of golf and a place for all levels of players including seniors, kids, avid players and especially families to enjoy the game.

It is our plan to continue our investment into the property to make it even better and more unique. We are hopeful to add service offerings to our patrons including food and beverage to further support this commitment and add to the comfort and fun BGP patrons expect.

We certainly understand the uniqueness of our request for a Class C License and respect the Council's measured consideration. The property's set up that we received is quite uncommon as there is no power or water connected to the site. This requires an uncommon approach to operations and to the future success of the property. We are willing to review any and all site specific operational and language stipulations that may be developed to ensure the successful operations at Bristol Golf Park.

Below is a copy of our initial submission to the Honorable Town Council seeking a Class C License in support of the aforementioned objectives:

McNeil Design Collaborative, dba The Northeast Golf Company is writing to petition for the issuance of a Class C Liquor License at Bristol Golf Park, 96 Broadcommon Road, Bristol, RI. A BV license had been approved by the Council in November of 2023. This type of license has been deemed to be no viable given the operations protocol that was initially proposed to the Town (requiring full kitchen and preparation of food items on premise). It is the intent with this petition to replace the BV License with a Class C license which meets the exact needs and planned operations program for Bristol Golf Park as initially presented to the Council. An excerpt describing the Class C license in Rhode Island is outlined below.



2023 Rhode Island General Laws
Title 3 - Alcoholic Beverages
Chapter 3-7 - Retail Licenses
Section 3-7-8. - Class C license.

§ 3-7-8. Class C license.

(a) A retailer's Class C license authorizes the holder of the license to keep for sale and to sell beverages at retail at the place described in the license and to deliver those beverages for consumption on the premises where sold. No beverages shall be sold or served after twelve o'clock (12:00) midnight nor before six o'clock (6:00) a.m., except as provided in subsection (e) herein. Local license boards in the several cities and towns may fix an earlier closing time within their discretion. The license authorizes the holder to keep for sale and sell beverages, including beer in cans, at retail at the place described in the license and to deliver those beverages for consumption on the premises.

(b) The license authorizes the holder to sell pre-packaged foods prepared off the premises with beverages but prohibits the preparation and serving of foods cooked on the premises. The holder of the license may serve with beverages, and without charge, popcorn, crackers, bread, pretzels, sausage of any type, pickles, sardines, smoked herring, lupino beans, and potato chips. No food shall be cooked on the premises but pre-packaged foods prepared and cooked off the premises and purchased by the holder from a supplier may be warmed and sold on the premises in their original packaging, and all foods shall be covered in accordance with the regulations of the state department of health. The annual fee for the license is four hundred dollars (\$400) to eight hundred dollars (\$800), prorated to the year ending December 1 in every calendar year.

Operations Protocol Bristol Golf Park

Bristol Golf Park shall adhere to all Class C licensing requirements through the following operations protocols:

1. All beverages sold will be for consumption on the golf premises.
2. Beverages shall include beer/malt based and wine products (e.g. vigilant whose your caddy, assorted canned wine and malt based seltzer products).
3. Beverage purchases shall be through licensed distribution companies in the local market
4. Beverage sales will be for patrons of Bristol Golf Park only including (daily players, league players and BGP event attendees).
5. All beverages will be stored on premise in our refrigeration units. Inventory items shall be stored at Vigilant Brewery.
6. BGP will offer patrons an assortment of prepackaged snacks and prepackaged foods cooked off premise by approved local suppliers and purchased by BGP. This may include food items in their original packaging to be served as delivered and/or warmed in microwave and served. No food will be prepared on premise. BGP will engage local catering and prepackaged food companies to provide all prepacked food on site.
7. BGP also intends to engage licensed food truck operators to support specific events on the course and work closely with Vigilant Brewery to host larger post event gatherings
8. All services will be meet state guidelines set forth by the RI Department of Health

It is the intent of the Class C License to provide casual beverage and food services to our patrons and to support our league and event play.



Issuance of this license will allow BGP to be competitive in the market given that all competing golf courses serve alcohol and food (of some sort). Seasonal sales of food and beverage will provide BGP a revenue stream which will allow for a successful operation, continued improvements to the playing experience and viability to a Bristol amenity that many locals are coming to truly appreciate and enjoy.

Thank you very much for your consideration.

Bristol Golf Park

Robert McNeil ASGCA, NCGOA
McNeil Design Collaborative, Inc
The Northeast Golf Company
MDC Global Golf
CLUB9
Bristol Golf Park
Kings Crossing Golf Club
Orchards Golf Course
Met Links

Attachments: Service Area Plan- Bristol Golf Park





TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email: Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
COUNCIL CLERK

DATE: June 3, 2024

RE: McNeil Design Collaborative, Robert McNeil dba
The Northeast Golf Company (Bristol Golf Park) 96
Broadcommon Road, Bristol, request Intoxicating
Beverage License Class C

May we please have the recommendations of the department heads you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on June 26, 2024.

Due to the upcoming Holiday, all items for this docket must be received in the Clerk's office before 12:00 noon on Tuesday, June 21, 2024. Any submissions received after this deadline will be deferred to the following council agenda.

Thank you for your cooperation and prompt reply.

Attachment



Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900



KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 06-03-2024

PETITION DESCRIPTION:

McNeil Design Collaborative Robert McNeil dba The Northeast Golf Company (Bristol Golf Park) 96 Broadcommon Road, Bristol, Request Intoxicating Beverage License Class C

PERSON/S FILING PETITION: Robert McNeil

☐ LICENSE RENEWAL ☒ NEW PETITION

REVIEW:

- ☐ APPROVED
☒ CONDITIONAL APPROVAL
☐ DENIED
☐ FORWARD TO ANOTHER DEPARTMENT FOR REVIEW

NOTES:

If the Town Council approves this Class-C Liquor license, I recommend a 6-month review be conducted.

REVIEWING OFFICER: Lt. Roman Wozny

DATE COMPLETED: 06-19-2024

CONCUN
STEVEN CONTENTE
Town Administrator

2024 JUN 20 PM 1:57
TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND



Bristol Fire Department

Inter Office Memorandum

To: Steven Contente, Town Administrator
From: Michael DeMello, Fire Chief
cc: File
Date: June 7, 2024
Re: License Recommendation, June 26 Council Meeting

The fire department has reviewed the request presented as follows:

1. Intoxicating Beverage License Class C

McNeil Design Collaborative, Robert McNeil d/b/a The Northeast Golf Company

Bristol Golf Park

96 Broadcommon Rd.

There is no objection to the license request provided the applicants are compliant with all applicable laws, codes, ordinances, and/or other compliancy requirements.

Steven Contente

STEVEN CONTENTE
Town Administrator



Town of Bristol, Rhode Island

Department of Community Development

235 High Street
Bristol, RI 02809
bristolri.gov
401-253-7000

Mailing address: 10 Court Street
Bristol, RI 02809

June 14, 2024

TO: Steven Contente, Town Administrator

FROM: Diane M. Williamson, Director

RE: **Petition for Intoxicating Beverage License – Class C**
McNeil Design Collaborative, Inc. d/b/a The Northeast Golf Company
Bristol Golf Park , 96 Broadcommon Road

Diane M. Williamson

2024 JUN 14 PM 1:50

TOWN CLERK'S OFFICE
BRISTOL, RI 02809

I have reviewed the petition Class C License for the Bristol Golf Park at 96 Broadcommon Road.

I have no objection to the issuance of this license.

As noted previously, the Bristol Golf Park property is located within the Open Space (OS) zoning district; and a golf course is a permitted use in the OS zone. The limited sale of liquor, if it is associated with the golf course use, is considered accessory and incidental to the principal use of the property as a golf course

Steven Contente
Stm Contente
STEVEN CONTENTE
Town Administrator



TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email: Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
COUNCIL CLERK

DATE: August 28, 2024

RE: 3-month review for Class C Liquor License Robert
McNeil, McNeil Design Collaborative dba The
Northeast Golf Company (Bristol Golf Park) 96
Broadcommon Road

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on Wednesday, September 18, 2024.

All items for this docket must be received in the Clerk's office before 12:00 noon on Wednesday, September 4, 2024. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachment