



Town of Bristol, Rhode Island

Planning Board

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DRAFT PLANNING BOARD DECISION

OWNER: David J. Ramos (Lot 15) /Lionel J. Ramos (Lot 16)
APPLICANT: David J. Ramos
ADDRESS: 668 and 670 Metacom Avenue
PLAT AND LOT: Plat 128 Lots 15 and 16
APPLICATION: Minor Land Development Preliminary Plan
Unified Development/Special Use Permit
“668 and 670 Metacom Avenue”

The Planning Board finds that:

1. The subject property consists of two parcels on Plat 128, Lots 15 and 16.
2. The proposal is the construction of a new contract construction building on Lot 16 and the operations of the contract construction business on Lot 15.
3. The proposed development is consistent with the general purposes stated in Article 1 of the Planning Board’s subdivision and development review regulations.
4. The proposed development is consistent with the Comprehensive Plan.
5. The proposed development is in compliance with the standards and provisions of the zoning ordinance. The property is in the General Business zone. The contract construction business use requires a Special Use Permit which the Board has granted with conditions as a Unified Development.
6. The proposed development has adequate and permanent physical access to Metacom Avenue.
7. The Board has considered the testimony at the Public Hearing.
8. There will be no significant negative environmental impacts from the proposed development, with any conditions of approval.

The Board grants Waiver for the installation of a sidewalk along Lot 15 as required in the Metacom Avenue Overlay since this lot is not being developed at this time.

Preliminary Plan approval for the Minor Land Development for construction of a contract construction building located on Lot 16 as shown on plans entitled “Preliminary Submission for 668 & 670 Metacom Avenue” dated August 28, 2025 prepared by Principe Company, Thomas J. Principe, III Registered PE and Karen Beck, Registered Landscape Architect Sheets 1-10 of 10

Subject to:

1. *Final plans shall include the landscaping buffer to be planted on the adjacent parcel, Lot 84.*