



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
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401-253-7000

December 4, 2025

TO: Planning Board

FROM: Diane M. Williamson, Administrative Officer

RE: **Ramos Landscaping -Minor Land Development – Preliminary Review
Special Use Permit**

The above application is before you for a continued public hearing and action on the Special Use Permit and Land Development Proposal. Deadline for Planning Board action is December 11, 2025 (the date of the Planning Board meeting) unless mutually extended.

Following the October Planning Board meeting, the Board conducted a public site visit of the properties which was attended by the owner/applicant and his attorney, Planning Board members and staff, the Planning Board's solicitor, the current owner of Lot 16, abutting neighbors; and, other members of the public.

Based on this site visit, draft conditions of approval have been provided by the applicant's attorney for review by the abutters attorney which are attached. These have also been reviewed by staff and the Solicitor and are provided for your consideration.

The Planning Board will need to take action on the Special Use Permit prior to taking action on the Minor Land Development. The Board will need to apply the following Special Use Permit Standards to this proposal and determine if the proposed use is appropriate for this property. In making this determination, the Board will need to carefully consider the impact to abutting properties.

a. That the special use is specifically authorized by this chapter, and setting forth the exact section of this chapter containing the jurisdictional authorization;

b. That the special use meets all of the standards set forth in the subsection of this chapter (section 28-150) authorizing such special use; and

c. That the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town

(jj) Special use permit standards for contract construction service.

(1) Outside storage of equipment, supplies and materials associated with any of the normal operations of must be adequately screened along the interior side yard, rear yard and road frontage with natural vegetation, landscaping, fencing and/or as shall be deemed appropriate by the board.

(2) The materials processing area shall be completely enclosed along all lot lines by an opaque fence, six feet in height.

(3) Where buildings are proposed, they should be located along the street frontage, meeting setback requirements. Otherwise, screening the operation from the street, which may include fences and tall vegetation is required.

(4) A narrative is required to be submitted explaining the scope of the business, including without limitation, the number of employees, the number and type of trucks and other vehicles and the provisions to protect adjoining and adjacent residential properties from noise, vibration, visual, odor, or other adverse effects.

(5) The subject property shall have frontage on, and direct vehicular access to an arterial or collector street.

(6) Vehicular access to the subject property shall not be by means of local streets.

Special conditions. In granting a variance or special use permit, or in making any determination upon which it is required to pass after public hearing under this chapter, the board may apply such special conditions that may, in the opinion of the board, be required to promote the intent and purposes of the comprehensive plan of the town and this chapter. Failure to abide by any special conditions attached to a grant shall constitute a zoning violation. Such special conditions shall be based on competent credible evidence on the record, be incorporated into the decision and may include, but are not limited to, provisions for:

(1) Minimizing adverse impact of the development upon other land, including the type, intensity, design and performance of activities;

- (2) Controlling the sequence of development, including when it must be commenced and completed;
- (3) Controlling the duration of use or development and the time within which any temporary structure must be removed;
- (4) Assuring satisfactory installation and maintenance of required public improvements;
- (5) Designating the exact location and nature of development; and
- (6) Establishing detailed records by submission of drawings, maps, plats or specifications.