



Town of Bristol, Rhode Island

Planning Board

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

*****DRAFT*****

PLANNING BOARD DECISION November 10, 2022

OWNER/APPLICANT: Roger Williams University
ADDRESS: One Old Ferry Road
PLAT AND LOT: Plat 164, Lots 1,2 4 5,8,9 and 10 Plat 163, Lots 7 and 42; Plat 167, Lot 44 and Plat 166, Lot 4
PROJECT NAME: “ROGER WILLIAMS UNIVERSITY MASTER PLAN 5-YEAR UPDATE”
APPLICATION: Major Land Development - Combined Master Plan and Preliminary Phases

The Planning Board finds that:

1. The proposed Update to the Educational Institutional Master Plan is consistent with the general purposes stated in Article 1 of the Planning Board’s subdivision and development review regulations.
2. The proposed Update to the Educational Institutional Master Plan is consistent with the Comprehensive Community Plan.
3. The Board has considered testimony from the Public Hearing.
4. This proposed Update to the Educational Institutional Master Plan is in compliance with the standards and provisions of the Zoning Ordinance.
5. This proposed Update includes a residential dormitory, new student center, relocated surface parking lots and relocated ball field.
6. There will not be any significant negative environmental impacts from the proposed development, with the conditions for approval.

Combined Master Plan and Preliminary approval are therefore granted for the 5-year Update to the Roger Williams University Educational Institutional Master Plan as shown on plans and supporting materials entitled “RWU Institutional Master Plan Update 2022” October 2022 for the campus Property located on the east side of Ferry Road, Old Ferry Road.

Subject to the following conditions:

- a. There will be no entrance at the southern end of campus from Old Ferry Road. (carried forward from original 2003 Master Plan and subsequent updates)
- b. Prior to expansion of parking spaces in Lot A on Old Ferry Road, there will be satisfactory resolution of safety and traffic issues on Old Ferry Road. (carried forward from original 2003 Master Plan and subsequent updates)
- c. That the University will provide an annual letter report on the progress and status of implementation of the Master Plan in May of each year.

Any other conditions of the Board.

And, final will be by Technical Review Committee.