



**Town of Bristol, Rhode Island**  
**Planning Board**

10 Court Street  
Bristol, RI 02809  
[www.bristolri.gov](http://www.bristolri.gov)  
401-253-7000

**COMFORT INN – MAJOR LAND DEVELOPMENT  
MASTER PLAN PHASE  
PUBLIC HEARING ON WAIVER REQUESTS ONLY  
IN-PERSON, JULY 10, 2025**

The Bristol Planning Board will hold a public hearing on Thursday, July 10, 2025, at 7:00 p.m. in person at the Bristol Town Hall, 10 Court Street, Bristol, for the sole purpose of considering requested waivers from the Bristol Subdivision and Development Review Regulations ("Regulations") prior to the Master Plan review stage for the Major Land Development of the Comfort Inn Proposal located at Gooding Avenue – Assessors Plat 111, Lot 1.

**THIS PUBLIC HEARING WILL BE RESTRICTED TO THE REQUEST FOR WAIVERS.** If the requested waivers are approved by the Planning Board, a public hearing on the Master Plan application will be held at a later date after further notice in accordance with the Regulations.

The Applicant has requested waivers of certain requisites that are required for submission at the Master Plan stage as follows:

- Checklist Item E2 – Renderings to illustrate the visual impact of the proposed commercial development;
- Checklist Item E3g – General viewshed analysis;
- Checklist Item E11 – Detailed design service letter from the BWPC Department
- Checklist Item E26 – A photometric plan
- Checklist Item E27 – Renderings to illustrate the visual impact on abutting properties;
- Checklist Item E28 – Signage Plan including the location, size, design and illumination

Property is zoned General Business

Plat: 111, Lot 1

Located opposite the intersection of Broadcommon Road and Gooding Avenue and extending approximately 346 feet to the east of this intersection

Owners/Applicants: D and M Boca Development LLC

Plans and supporting materials, including revisions, are available for review on the town website located here: <https://www.bristolri.gov/government/boards/planning-board/> or at the Office of Community Development, between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday. Please call 253-7000, ext. 147 to schedule an appointment.

Bristol Planning Board  
STEVE KATZ, Planning Board Secretary

Newspaper Advertisement Bristol Phoenix June 26, 2025