



TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING

***Amended Meeting Agenda**

Thursday, July 10, 2025 at 7:00 PM

Bristol Town Hall, 10 Court Street, Bristol, RI 02809

A. Pledge of Allegiance

B. Approval of Minutes - June 12, 2025

C. Agenda Items

C1. Preliminary Plan Phase review and Action by the Planning Board for Major Land Development proposal:
(continued from June 12, 2025) to construct a new Mt. Hope High School, including new tennis courts and athletic fields, at **199 Chestnut Street** and to demolish the existing high school building. Owner: Town of Bristol / Applicant: Bristol Warren Regional School District/Lisa Pecora, Perkins Eastman, applicant representative. Zoned: Public Institutional. Assessor's Plat 117 Lots 3-7. Applicant has agreed that the public hearing on the Preliminary Plan shall remain open until receipt of the necessary permits from the RIDEM.

C2. Pre-application / Concept Review for a Minor Land Development/Unified Development Proposal for David Ramos to operate and construct a building for a Contract Construction Use in a General Business (GB) zoning district which also requires a Special Use Permit. Property located at **670-688 Metacom Avenue**, Assessor's Plat 128, Lot 15 & 16, Zone: General Business and Metacom Overlay District. Owners/Applicants: David Ramos and Lionel Ramos.

C3. *Comfort Inn & Suites Public Hearing and Action on Request for Checklist Waivers:

***This waiver request has been withdrawn and the application will be scheduled for a public hearing on an upcoming agenda.**

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

C4. Fairwind Village Comprehensive Permit Public Hearing and Action on Request for Checklist Waivers:

***This waiver request has been withdrawn and the application will be scheduled for a public hearing on an upcoming agenda.**

C5. Correspondence from the Director of Community Development on the Public Engagement for the Comprehensive Plan Update

D. Adjournment

Date Posted: July 1, 2025

Amended Date: July 8, 2025

Posted By: mbw