



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
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June 21, 2024

TO: Planning Board

FROM: Diane M. Williamson, Director/Administrative Officer

RE: **Final Phase Application for Bristol Yarn Mill**

The above application is before you for final review and approval of the final phase application of the Bristol Yarn Mill.

Included in your packet, for ease of review, is a memo from Fuss and O'Neill outlining the plan changes from the preliminary plan. These changes address requirements of the Board from the Preliminary approval and comments from other approving agencies, namely CRMC. Two of note per CRMC are the widening of the walkway around the maritime center from 3' to 5' and the elimination of the dog park area which is being replaced with plantings.

In addition, it is noted that the plans have been revised to indicate the additional row of arborvitae screening along the southern property boundary of the parking lot. These new arborvitae are proposed to be located to the north of the existing arborvitae and the proposed fence is shown to be to the south of the existing arborvitae on the property line. This fence will need to be located in the field in coordination with the 3 abutting neighbors who are aware and have indicated that they will coordinate with developer on the exact location. This has been added as a condition of approval.

Copies of the Change of Zone from the Town Council and the Master Plan and Preliminary Decisions are also provided for your review and information. The conditions of the preliminary plan approval have been met including those conditions that are re-iterated in the final phase.

A draft motion is provided for your consideration.

As you recall, I will be away from June 29-July 14. If you have any questions during that time, please feel free to contact the Planning Board Solicitor, Andy Teitz directly.