



LICENSE REQUEST: BV LTD. INTOXICATING BEVERAGE  
LICENSE EXPIRES DECEMBER 1

# PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:  
The undersigned hereby respectfully requests of your Honorable Body  
to be granted a

## BV LTD INTOXICATING BEVERAGE LICENSE

NAME OF ESTABLISHMENT: Bristol Golf Park  
ADDRESS: 96 Broad Common Road  
APPLICANT NAME: Melvin Design Collaborative,  
DBA The Northeast Golf Company  
HOURS OF OPERATION: 6am - 10pm

\*\* PLEASE ATTACH SKETCH INDICATING THE AREAS FROM WHICH LIQUOR WILL BE SERVED AND CONSUMED.

Fee for License: \$500 per year plus advertising and certified mailing costs  
Also required is Victualling License: \$75/year  
(Payable after Council approves the license.)

Please attend the Council Meeting  
on:

PETITION MUST BE RETURNED BY  
WEDNESDAY AT 4PM TWO  
WEEKS PRIOR TO COUNCIL  
MEETING.

Date Received: \_\_\_\_\_

\*SIGNATURE: \_\_\_\_\_

NAME: Robert Melvin

ADDRESS: 9

TOWN: B

DATE OF BIRTH: \_\_\_\_\_

BUSINESS TELE: \_\_\_\_\_

HOME TELEPH: \_\_\_\_\_

EMAIL: rmca

TOWN COUNCIL  
OCT 04 2023  
MEETING

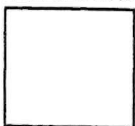
APPLICANT)

APPLICANT)

4

page.com

TAX STAMP



TO BE USED BY FINANCE  
DEPARTMENT

\*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND  
RELEASE OF RECORDS AND INFORMATION REGARDING MY  
BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL  
INFORMATION, RESIDENCE RECORDS, AND ANY COURT  
RECORDS.

TOWN COUNCIL

NOV 15 2023

MEETING

STATE OF RHODE ISLAND

BOARD OF LICENSE COMMISSIONERS  
APPLICATION FOR LIQUOR LICENSE

CITY/TOWN OF BRISTOL

RETAILER CLASS: A \_\_\_ BH \_\_\_ BM \_\_\_ BT \_\_\_ BV \_\_\_ BVL X C \_\_\_ E \_\_\_ ED \_\_\_ J \_\_\_ T \_\_\_ 2:00 A.M. \_\_\_

Business Structure: ☒ Corporation ☐ Partnership ☐ LLC ☐ Individual

McNeil Design Collaborative, Inc.  
Name of Applicant/Corporation

THE NORTHEAST GOLF COMPANY - BRISTOL  
D/B/A

96 BROAD COMMON RD BRISTOL, RI 02809  
Address of Premise

Phone Number of Business \_\_\_\_\_ Email Address rmcneil@northeastgolfcompany.com

State - Incorporated: RI Rhode Island Date of Incorporation: 6/14/1996

Name, Address, Telephone of all Officers/Members with percentage ownership:

| President/Member Name      | Address  | Phone               | % Ownership |
|----------------------------|--|---------------------|-------------|
| <u>Robert McNeil</u>       | <u>113 BEAUCHAMP DR. SAUNDERS TOWN, RI 02874</u> | <u>732-915-8385</u> | <u>100</u>  |
| Vice President/Member Name | Address  | Phone               | % Ownership |
| Secretary/Member Name      | Address  | Phone               | % Ownership |
| Treasurer/Member Name      | Address  | Phone               | % Ownership |

Name and Address of All Directors or Board Members, with percentage ownership:

| Name                 | Address  | Phone               | % Ownership |
|----------------------|--|---------------------|-------------|
| <u>Robert McNeil</u> | <u>113 BEAUCHAMP DR. SAUNDERS TOWN, RI 02874</u> | <u>732-915-8385</u> | <u>100</u>  |
| Name                 | Address  | Phone               | % Ownership |
| Name                 | Address  | Phone               | % Ownership |

If application is on behalf of undisclosed principal or party, please give details:

Does Applicant Own Premises? Yes \_\_\_ No X Is Property Mortgaged? Yes \_\_\_ No X or Leased? Yes X No \_\_\_

Give Name and Address of Mortgagee (Bank or Mortgage Holder) or Lessor (Landlord) and Amount of Extent

Town of Bristol 10 Court St. Bristol, RI 02809  
Name Address Amount - Term

Have any Officers, Members or Stockholders ever been arrested or convicted of a crime? Yes \_\_\_ No ☒ If yes, explain:

Is any other business to be carried on in Licensed Premises? Yes \_\_\_ No ☒ If yes, explain:

Is Applicant or any of its Officers, Members or Stockholders interested directly or indirectly, as principle or associate, or in any manner whatsoever, in any retail license issued under Title 3 of the RI General Laws? If yes, explain:

KINGS CROSSING GOLF CLUB - RETAIL SALES LICENSE

Is Applicant the owner or operator of any other business? If yes, explain:

KINGS CROSSING GOLF CLUB

State amount of capital invested in the business?

85,000

Do you have now, or will you be installing, a draught system Yes \_\_\_ No ☒

I hereby certify that the above statements are true to the best of my knowledge and belief:

[Signature]

Applicant Signature

7/7/23  
Date

1. Every question on Application Form must be answered. Any false statement made by the Applicant will be sufficient grounds for the denial of the application or the revocation of the license in case one has been granted.
2. Corporation having 25 or more stockholders need not file a list of the names and addresses of stockholders - (Question #8)
3. Attention is called to the requirements RIGL §3-5-10:
  - (A) All newly elected officers, members, or directors must be reported to the Board of License Commissioners within 30 days.
  - (B) Any acquisition by any person of more than ten per cent (10%) of any class of corporate stock must be reported within 30 days.
  - (C) Any transfer of fifty percent (50%) or more of any class of corporate stock can be made only by written application to the licensing board subject to the procedures for a transfer of a license.

#### APPLICATION FOR TRANSFER OF LICENSE ONLY

Transfer of Location \_\_\_\_\_ Name \_\_\_\_\_ Stock \_\_\_\_\_ Current Retail Class \_\_\_\_\_ Transfer of ownership \_\_\_\_\_

Name of Transferor (applicant/old owner) \_\_\_\_\_

d/b/a \_\_\_\_\_

Address \_\_\_\_\_

The above hereby petitions the Licensing Board to transfer the said license to:

New Location (If any): \_\_\_\_\_

New Name (If any): \_\_\_\_\_

If change of stockholders, list old and new stockholders: \_\_\_\_\_

Signature of Transferor (old owner) \_\_\_\_\_

Date \_\_\_\_\_

Signature of Transferee (New Owner) \_\_\_\_\_

Date \_\_\_\_\_



## PETITION TO THE TOWN COUNCIL

The Northeast Golf Company is requesting  
the addition of an additional BY LTD BYWAY  
license for use at Bristol <sup>GOLF</sup> PARK

JOHN C. GRIFFIN  
Bristol  
2023 SEP 19 11:00 AM

### PLEASE NOTE:

Petition must be returned by 4:00 PM, two (2) Wednesdays prior to the Town Council meeting to appear on the docket of the Oct 4 2023 meeting for review and possible action. It is Council policy that action may not be taken on petitions unless recommendations, if necessary, from appropriate departments are received prior to the Council meeting.

DATE REC'D:

SIGNATURE: [Signature]

NAME: Rosses Malais

ADDRESS: 9

TOWN: B

BUSINESS TEL

RESIDENCE TEL

TOWN COUNCIL  
OCT 04 2023  
MEETING



## **Microbrews \$8**

**Windward 8.5% DIPA**

**Quit Playin With Your Dinghy!! 7.1% NEIPA**

**Double Bogey 8.5% DIPA**

**Fairway Finder 4.7% IPA**

**Hermanos 5.6% Mexican Lager**

**Who's Your Caddy 5% Golden Ale**

**Spec Ops 5.4% American Ale**

**Irish Stout 4.7%**

**Tea'd Up-Lemonade/Tea Seltzer 5%**

## **Domestics \$5**

**Bud Light**

**Michelob Ultra**

## **BGP Wine Selections \$8**



## ***LETS EAT!***

### **SANDWICHES**

**\$7**

***HAM AND CHEESE  
TURKEY AND CHEESE  
CHICKEN SALAD  
TUNA SALAD  
VEGGIE WRAP***

### **SNACKS**

**\$2**

***CHIPS  
FRUIT***

### **DRINKS**

**\$3**

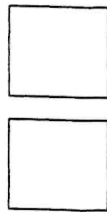
***SODA  
GATORADE  
BOTTLED WATER***

Prices do not include all applicable local, state and federal meals taxes.

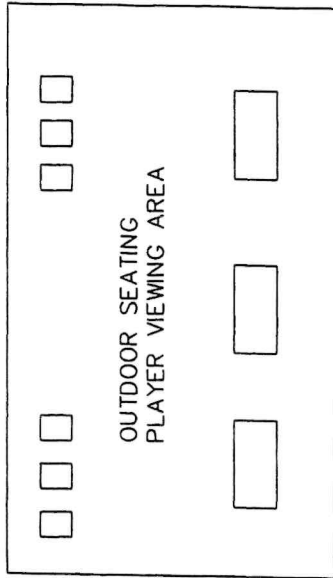
Prices Subject to Change

Major Credit Cards Accepted

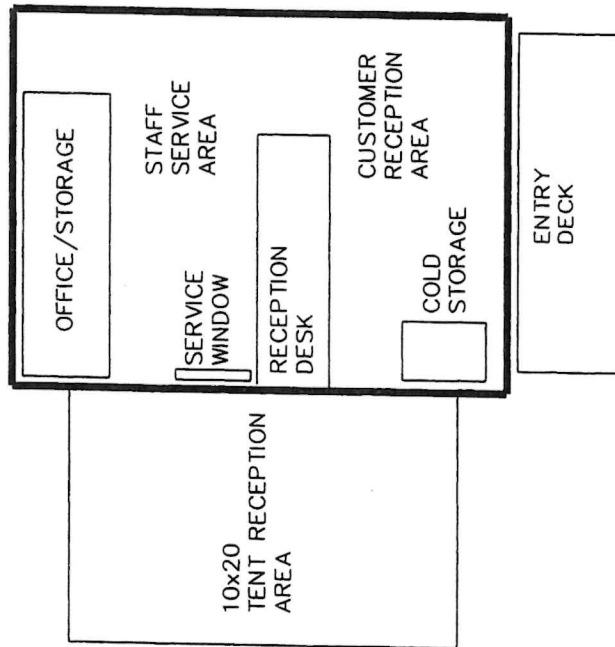
Notice: The consumption of raw or undercooked eggs, meat, poultry, seafood or shellfish may increase your risk of food borne illness. Please inform server of any and all food allergies prior to purchase and consumption.



PORTABLE RESTROOM AREA



PICNIC TABLES  
ADIRONDACK CHAIRS



Pro Shop  
Customer Service  
Building

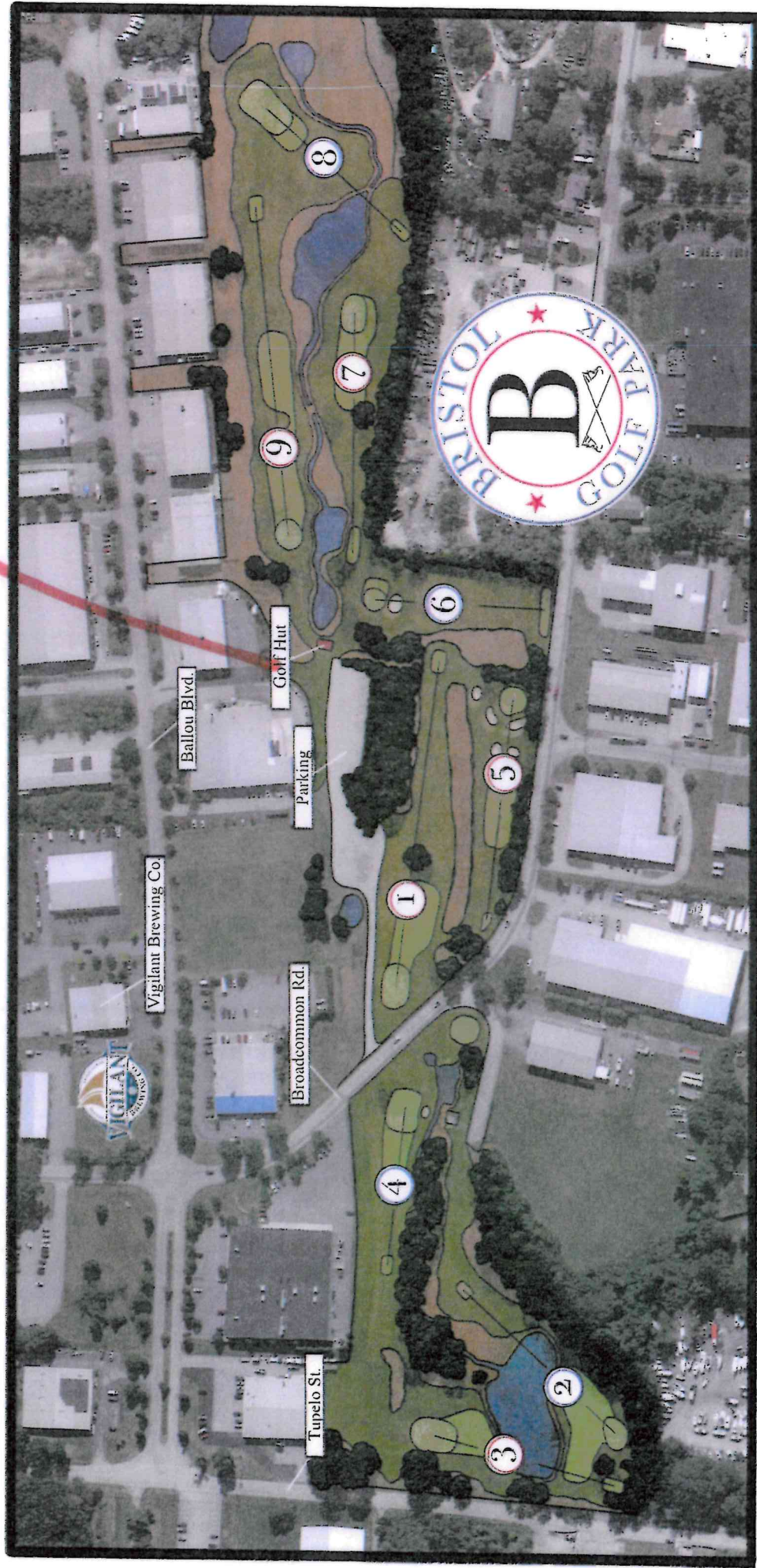
# SERVICE AREA

## PLAN (located at Golf Hut)

Bristol Golf Park  
96 Broadcommon Road  
Bristol, RI 02809



Service Area located  
at Golf Hut



Bristol Golf Park — Course Map 96 Broadcommon Rd, Bristol, Rhode Island 02809



## **LEGAL NOTICE**

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**TOWN OF BRISTOL  
PUBLIC HEARING  
INTOXICATING BEVERAGE LICENSE  
CLASS B LTD**

Application for license to keep for sale and to sell intoxicating beverages, in accordance with Title 3 of the General Laws of 1956, and all amendments thereof, and additions thereto has been made at this office as follows:

**MCNEIL DESIGN COLLABORATIVE, INC.  
d/b/a THE NORTHEAST GOLF COMPANY  
(BRISTOL GOLF PARK)  
ROBERT MCNEIL  
96 BROADCOMMON ROAD**

The Town Council will be in session on November 15, 2023, beginning at 7:00 PM at which time and place all persons remonstrating the granting of the above license are entitled to and will be heard. Said remonstrance must be filed on or before the time of hearing and must be accompanied with a plat.

Individuals requesting interpreter services for the deaf or hard of hearing must notify the Town Clerk's Office at 253-7000, 72 hours in advance of the hearing date.

By Order of the Town Council

Melissa Cordeiro  
COUNCIL CLERK

November 2 & 9, 2023



**TOWN CLERK'S OFFICE**  
Melissa Cordeiro, Town Clerk

10 Court Street  
Bristol, RI 02809  
Tel. 401-253-7000  
Fax. 401-253-2647  
Email: Mcordeiro@bristolri.gov

**MEMORANDUM**

TO: Steven Contente  
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro  
COUNCIL CLERK

DATE: September 20, 2023

RE: Robert McNeil, McNeil Design Collaborative, Inc.,  
d/b/a The Northeast Golf Company (Bristol Golf Park)  
re - Request for One Additional Class BV Limited  
Liquor License

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May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the regular Town Council Meeting to be held on October 4, 2023.

All items for this docket must be received in the Clerk's office before 12:00 noon on Wednesday, September 27, 2023. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.  
Attachment



## Bristol Fire Department

### Inter Office Memorandum

**To:** Steven Contente, Town Administrator  
**From:** Michael DeMello, Fire Chief  
**cc:** File  
**Date:** September 20, 2023  
**Re:** License Recommendation, October 4 Council Meeting

2023 SEP 21 10:15:30

TOWN CLERK'S OFFICE  
BRISTOL, MA 01521

The fire department has reviewed the license request presented as follows:

1. Additional BV Limited Liquor

Robert McNeil, McNeil Design Collaborative Inc., d/b/a The Northeast Golf Company  
(Bristol Golf Park)

96 Broadcommon Road

There is no objection to the granting of said license provided the applicant is compliant with all applicable laws, codes, ordinances, and/or other compliancy requirements.

*Steven Contente*  
STEVEN CONTENTE  
Town Administrator

TOWN COUNCIL  
NOV 15 2023  
MEETING

TOWN COUNCIL  
OCT 04 2023  
MEETING



# Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809  
TELEPHONE (401) 253-6900



KEVIN M. LYNCH  
Chief of Police

## BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 09-20-2023

### PETITION DESCRIPTION:

Robert McNeil, McNeil Design Collaborative Inc. d/b/a The Northeast Golf Company (Bristol Golf Park)-request for One additional Class BV Limited Liquor License

PERSON/S FILING PETITION: Robert McNeil

☐ LICENSE RENEWAL      ☒ NEW PETITION

### REVIEW:

- ☐ APPROVED  
☒ CONDITIONAL APPROVAL  
☐ DENIED  
☐ FORWARD TO ANOTHER DEPARTMENT FOR REVIEW

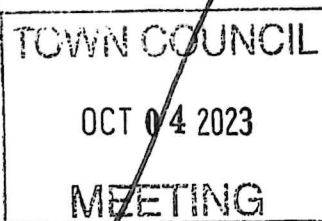
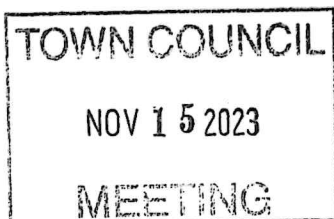
### NOTES:

After reviewing this petition, there is no known reason for denial of this additional license provided that all laws and ordinances governing this practice are followed to include hours of operation and alcohol service restrictions for Class BV Limited Liquor License. If approved by the Town Council, I do recommend a 6-month review be conducted to ensure that we do not have an increase in complaints or calls for service to this establishment.

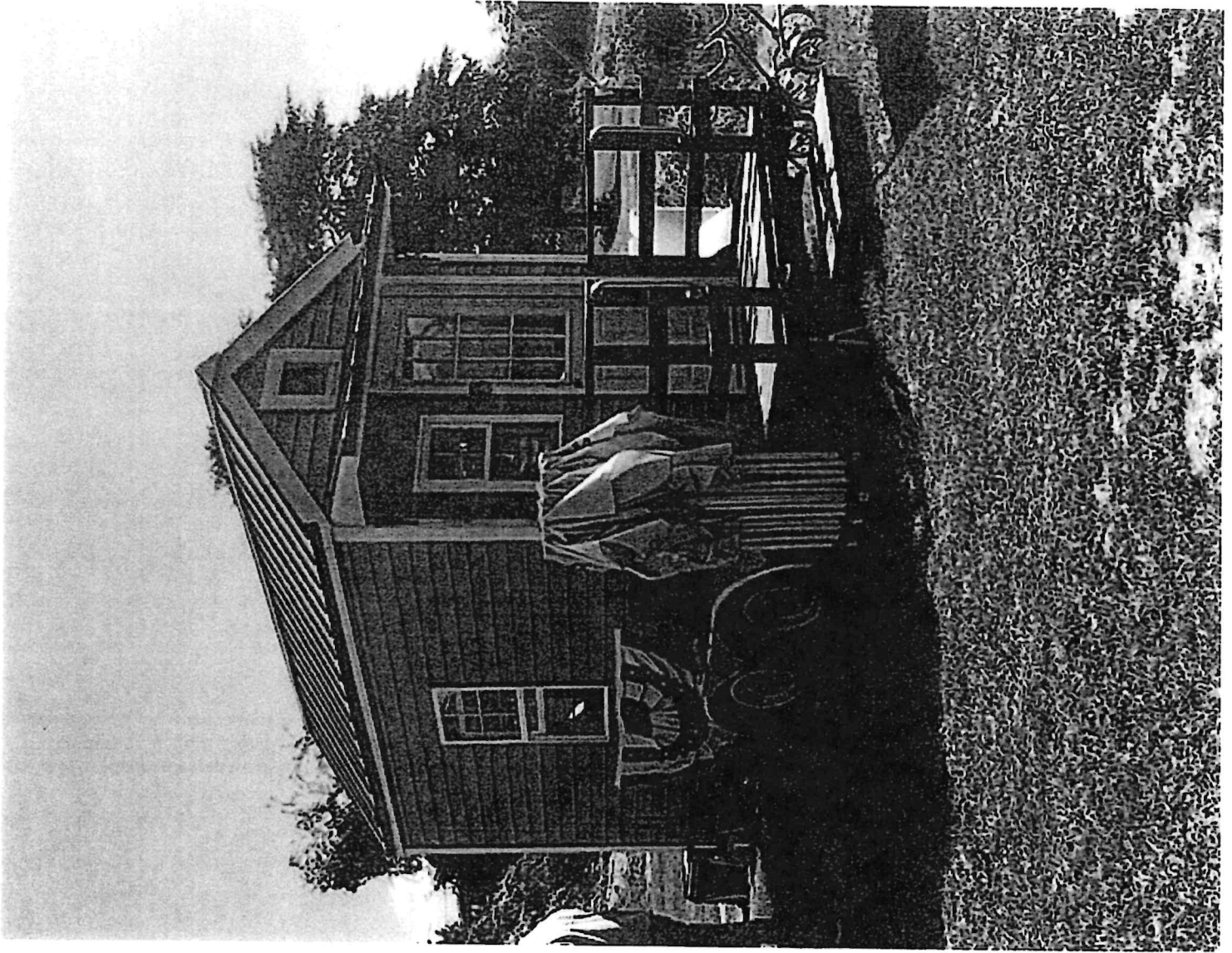
It should be noted that upon my inspection of the property, I observed that the building is currently a mobile trailer. See attached photo

REVIEWING OFFICER: Lt. Roman Wozny

DATE COMPLETED: 09-27-23



*Concun*  
*Stm*  
*Intmt*  
STEVEN CONTENTE  
Town Administrator





# Town of Bristol, Rhode Island

Department of Community Development

235 High Street  
Bristol, RI 02809  
[bristolri.gov](http://bristolri.gov) 401-  
253-7000

Mailing address: 10 Court Street  
Bristol, RI 02809

September 20, 2023

TO: Steven Contente, Town Administrator

FROM: Diane M. Williamson, Director

RE: Petition for Additional BV Limited Liquor License  
McNeil Design Collaborative, Inc. d/b/a The Northeast Golf Company  
Bristol Golf Park, 96 Broadcommon Road

*Diane W.*

2023 SEP 21 10:00 AM  
TOWN CLERK'S OFFICE  
BRISTOL, RHODE ISLAND

I have reviewed the petition for an Additional BV Limited Liquor License for the Bristol Golf Park at 96 Broadcommon Road.

I have no objection to the issuance of this license.

*Steven Contente*  
STEVEN CONTENTE  
Town Administrator

TOWN COUNCIL  
NOV 15 2023  
MEETING

TOWN COUNCIL  
OCT 04 2023  
MEETING





## Town of Bristol, Rhode Island

Department of Community Development

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

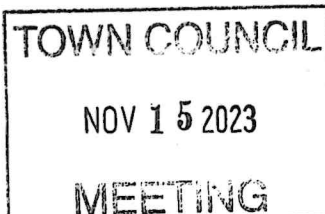
September 27, 2023

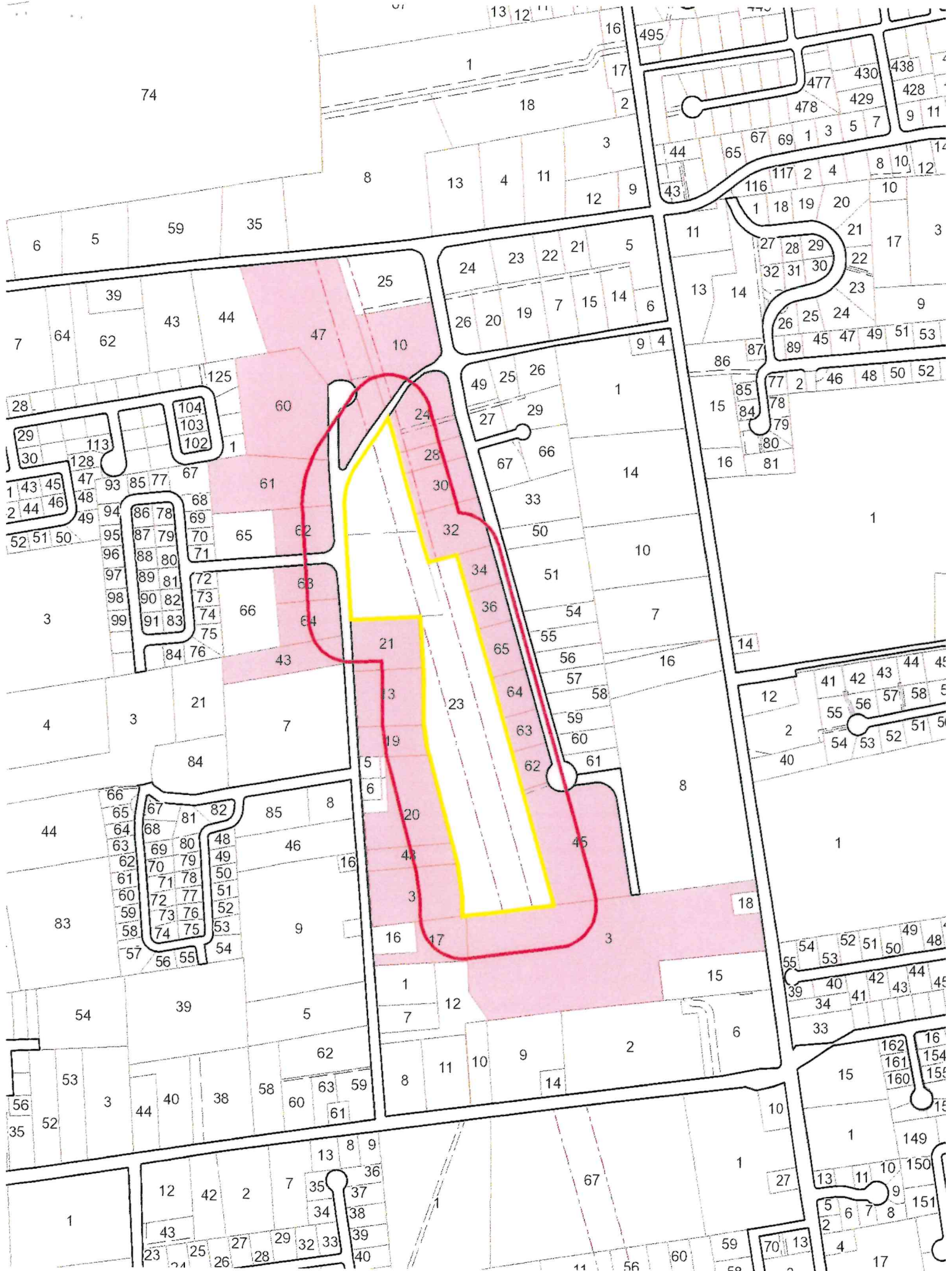
TO: Steven Contente, Town Administrator  
FROM: Edward M. Tanner, Principal Planner / Zoning Officer *EMT*  
RE: **Petition for BV Liquor License**  
**Northeast Golf Company (Bristol Golf Park)**

I have reviewed the above petitions and have no objections to the request. The Bristol Golf Park property is located within the Open Space (OS) zoning district; and a golf course is a permitted use in the OS zone. The limited sale of liquor, if it is associated with the golf course use, is considered accessory and incidental to the principal use of the property as a golf course.

Thank you for the opportunity to comment.

*Concun*  
*Stm White*  
STEVEN CONTENTE  
Town Administrator







# 200 foot Abutters List Report

Bristol, RI  
September 19, 2023

## Subject Property:

Parcel Number: 94-23  
CAMA Number: 94-23  
Property Address: 96 BROADCOMMON RD

Mailing Address: TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

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## Abutters:

Parcel Number: 100-60  
CAMA Number: 100-60  
Property Address: 97 BROADCOMMON RD

Mailing Address: WBH REALTY COMPANY, LLC.  
62 SHORE DR  
WARREN, RI 02885

Parcel Number: 100-61  
CAMA Number: 100-61  
Property Address: 91 BROADCOMMON RD

Mailing Address: NITO HOLDINGS LLC  
C/O TOMAS F GONZALEZ 91  
BROADCOMMON RD  
BRISTOL, RI 02809

Parcel Number: 100-62  
CAMA Number: 100-62  
Property Address: 85 BROADCOMMON RD

Mailing Address: 85 REALTY, LLC  
85 BROADCOMMON RD  
BRISTOL, RI 02809

Parcel Number: 100-63  
CAMA Number: 100-63  
Property Address: 77 BROADCOMMON RD

Mailing Address: ENDURANCE REALTY, LLC  
3 DAVOL SQ STE A340  
PROVIDENCE, RI 02903

Parcel Number: 100-64  
CAMA Number: 100-64  
Property Address: 71 BROADCOMMON RD

Mailing Address: JSMCO, LLC  
17 PECKHAM DRIVE  
BRISTOL, RI 02809

Parcel Number: 103-43  
CAMA Number: 103-43  
Property Address: 69 BROADCOMMON RD

Mailing Address: HOLT INVEST LLC  
69 BROADCOMMON RD  
BRISTOL, RI 02809

Parcel Number: 87-10  
CAMA Number: 87-10  
Property Address: 115 BROADCOMMON RD

Mailing Address: RHOLEN NORTH, LLC  
99 POPPASQUASH RD  
BRISTOL, RI 02809

Parcel Number: 94-13  
CAMA Number: 94-13  
Property Address: 64 BROADCOMMON RD

Mailing Address: STANZIONE REALTY INC  
P O BOX 596  
BRISTOL, RI 02809

Parcel Number: 94-19  
CAMA Number: 94-19  
Property Address: 60 BROADCOMMON RD

Mailing Address: STANZIONE REALTY INC  
P O BOX 596  
BRISTOL, RI 02809

Parcel Number: 94-20  
CAMA Number: 94-20  
Property Address: 40 BROADCOMMON RD

Mailing Address: STANZIONE, SABATO  
12 GREENWAY DR  
BRISTOL, RI 02809



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9/19/2023

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# 200 foot Abutters List Report

Bristol, RI  
September 19, 2023

Parcel Number: 94-21  
CAMA Number: 94-21  
Property Address: BROADCOMMON RD

Mailing Address: STANZIONE REALTY INC  
P O BOX 596  
BRISTOL, RI 02809

Parcel Number: 94-24  
CAMA Number: 94-24  
Property Address: 100 BROADCOMMON RD

Mailing Address: STORE MASTER FUNDING XXV, LLC  
8377 EAST HARTFORD DRIVE SUIT 100  
SCOTTSDALE, AZ 85255

Parcel Number: 94-28  
CAMA Number: 94-28  
Property Address: BALLOU BLVD

Mailing Address: COVALENCE SPEC ADHESIVES LLC  
51 BALLOU BOULEVARD  
BRISTOL, RI 02809

Parcel Number: 94-3  
CAMA Number: 94-3  
Property Address: 34 BROADCOMMON RD

Mailing Address: FAIRPOINT REALTY, LLC  
34 BROADCOMMON RD  
BRISTOL, RI 02809

Parcel Number: 94-30  
CAMA Number: 94-30  
Property Address: BALLOU BLVD

Mailing Address: COVALENCE SPEC ADHESIVES LLC  
51 BALLOU BOULEVARD  
BRISTOL, RI 02809

Parcel Number: 94-32  
CAMA Number: 94-32  
Property Address: 51 BALLOU BLVD

Mailing Address: COVALENCE SPEC ADHESIVES LLC  
51 BALLOU BOULEVARD  
BRISTOL, RI 02809

Parcel Number: 94-34  
CAMA Number: 94-34  
Property Address: 55 BALLOU BLVD

Mailing Address: FIFTY-FIVE BALLOU, LLC  
341 THAMES ST UNT 203S  
BRISTOL, RI 02809

Parcel Number: 94-36  
CAMA Number: 94-36  
Property Address: 57 BALLOU BLVD

Mailing Address: VISMET, LLC  
65 BALLOU BLVD  
BRISTOL, RI 02809

Parcel Number: 94-45  
CAMA Number: 94-45  
Property Address: 75 BALLOU BLVD

Mailing Address: DAPONTE BROTHERS REALTY, LLC  
75 BALLOU BLVD  
BRISTOL, RI 02809

Parcel Number: 94-47  
CAMA Number: 94-47  
Property Address: 111 BROADCOMMON RD

Mailing Address: TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

Parcel Number: 94-48  
CAMA Number: 94-48  
Property Address: BROADCOMMON RD

Mailing Address: STANZIONE, SABATO  
12 GREENWAY DR  
BRISTOL, RI 02809

Parcel Number: 94-62  
CAMA Number: 94-62  
Property Address: 69 BALLOU BLVD

Mailing Address: WESCOTT INDUSTRIES, LLC  
69 BALLOU BLVD  
BRISTOL, RI 02809



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9/19/2023

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WBH REALTY COMPANY, LLC.  
62 SHORE DR  
WARREN, RI 02885

WESCOTT INDUSTRIES, LLC  
69 BALLOU BLVD  
BRISTOL, RI 02809

Mr. Robert McNeil  
118 Beauchamp Drive  
Saunderstown, RI 02874

Bristol Golf Park  
96 Broadcommon Road  
Bristol, RI 02809

STANZIONE, SABATO  
12 GREENWAY DR  
BRISTOL, RI 02809

STORE MASTER FUNDING XXV,  
8377 EAST HARTFORD DRIVE  
SUITE 100  
SCOTTSDALE, AZ 85255

TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

VISMET, LLC  
65 BALLOU BLVD  
BRISTOL, RI 02809

VISMET, LLC.  
65 BALLOU BLVD  
BRISTOL, RI 02809

VISMET,LCC -  
65 BALLOU BLVD  
BRISTOL, RI 02809

$$21 \times 0.63 = 13.23$$