



DRAFT

Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
www.bristolri.us
401-253-7000

OWNERS/APPLICANTS: John Agostini

LOCATION: 68 Magnolia Street

ASSESSOR'S PLAT/LOT Plat 23 Lots 185, 189 and 192

APPLICATION: Minor Subdivision Preliminary Phase

The Planning Board finds that:

1. The subject property consists of 15,600 square feet of land, on three merged lots, improved with an existing single family dwelling.
2. The application is to re-divide the property resulting in a vacant lot for development with 6,000 square feet of land and the improved lot to have 9,600 square feet with the existing single family dwelling at 68 Magnolia.
3. The subdivision is considered in compliance with the Zoning Ordinance (if the PB granted the dimensional variance for the sideyard setback from the existing dwelling to the new property line). The subject property is in an R-6 zone.
4. The proposed subdivision is consistent with the general purposes stated in Article 1 of the Planning Board's subdivision and development review regulations.
5. The proposed subdivision is consistent with the Comprehensive Community Plan.
6. There will not be any significant negative environmental impacts from the proposed subdivision subject to the conditions of approval.
7. The lots will have physical frontage and access on existing public roads Magnolia Street.

Preliminary Approval is therefore granted for the preliminary phase of the Minor Subdivision as proposed with a vacant lot of 6,000 square feet and an improved lot of 9,600 square feet as shown on the plans by Neal K. Hingorany Professional Land Surveyor, as revised January 16, 2024 (Sheets SV-100, SV-101, C-100 and C-101) subject to the following conditions:

1. 2 Street trees to be planted to replace the tree on the vacant lot that will need to be removed for the new dwelling;
2. Planning Board Engineer review of the drainage plan, and any modification needed to the plan be made, prior to issuance of the building permit. Any change in the size of the proposed structure may also necessitate revised drainage plan at time of building permit.