



Town of Bristol, Rhode Island

Department of Community Development

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

March 4, 2024

TO: Planning Board

FROM: Diane M. Williamson, Administrative Officer

RE: **Minor Subdivision – Unified Development – Preliminary Phase
68 Magnolia Street**

The above application is before you for a Public Hearing and action on the dimensional variance and the preliminary phase of the minor subdivision.

The TRC meeting notes are attached.

The TRC recommended that 2 street trees be planted to compensate for the loss of the existing tree on the proposed vacant lot. The application has not been revised to indicate the street tree plantings and I recommend that any approval be subject to the requirement for the street tree plantings with revised plans for final. I also request that any approval be conditioned on the Planning Board consultant engineer review, and any needed modification, of the drainage plans prior to the issuance of the building permit for the vacant lot. It is noted that the drainage plans anticipated a certain square footage for the proposed dwelling and any change of that at the time of the actual building permit could require a modification of the drainage design.

Thank you.