



Town of Bristol, Rhode Island

Department of Community Development

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

March 3, 2023

TO: Planning Board
FROM: Diane M. Williamson, Administrative Officer
RE: **Massasoit Subdivision – Request for Reinstatement**

The above application received preliminary approval, with conditions, in 2018. With the conditional preliminary approval, it had been the applicants intent, at that time, to proceed with construction of the infrastructure prior to seeking the final approval. However, due to the inactivity on the subdivision construction, and the lack of request for extensions, that approval has expired.

The owner/applicant is currently requesting that the application be reinstated per the provision in the Subdivision and Development Review Regulations, Section 8.7.

In review of the file, it appears that the conditions of the 2018 approval were complied with other than the RIPDES permit from the RIDEM for land disturbance greater than one-acre, if required. In addition to the prior conditions, the amount of the engineer inspection fee will have to be reviewed which is based on the cost of construction; therefore an updated construction cost estimate will be needed from the applicant. A pre-construction meeting would also be required prior to commencement of construction.

I recommend that the Board grant the re-instatement subject to the conditions from the 2018 approval being satisfied prior to construction, namely the RIPDES permit from RIDEM (or a written confirmation from RIDEM that this is not required), the submission of any additional engineering inspection fee based on a revised construction cost estimate, and a pre-construction meeting prior to final approval.



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PLANNING BOARD DECISION
January 11, 2018

OWNERS/APPLICANT: Andrade Realty Associates LLC/NCD Developers, Inc.
PROPERTY LOCATION: Massasoit Avenue
PLAT AND LOT: Plat 158, Lots 20 and 25
APPLICATION: Minor Subdivision - Preliminary

The Planning Board finds that:

1. The subject property contains 1.839 acres of land and is currently vacant.
2. The application is to subdivide subject property into four lots of 15,000 square feet with public water and sewer.
3. The proposed development is consistent with the general purposes stated in Article 1 of the Planning Board's subdivision and development review regulations with the conditions for approval.
4. The proposed subdivision is consistent with the Comprehensive Community Plan.
5. This proposed subdivision is in compliance with the standards and provisions of the Zoning Ordinance for the R-20 SP zoning district which allows lot sizes to be reduced to 15,000 square feet if there is public water and sewer which is included in the proposal.
6. There will be no significant negative environmental impacts from the proposed subdivision, with the conditions of approval.
7. The subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.

Preliminary Plan approval is therefore granted for the minor subdivision of "Massasoit Avenue Extension" to subdivide Plat 158, Lots 20 and 25 into four (4) parcels as shown on plans prepared by Stephen M. Murgo, Professional Land Surveyor and Thomas Principe, Professional Engineer dated as revised January 3, 2018 subject to:

1. Plans to be revised to show a connection from Massasoit Avenue to Abilio Drive and elimination of the cul-de-sac with a guard rail and drainage swale
2. Comments of the Planning Board Engineer in memorandum from Parc Corporation of December 29, 2017 to be addressed and plan revisions approved prior to construction and final plan approval. Revisions include corrections to plan notes relative to flood zone, and water quality and recharge, addition of surface course to roadway cross section;
3. Final location and species of the 10 required Street Trees as determined in the field in consultation with the Department of Community Development
4. Signed affidavit Verification by a certified wetlands biologist that there are no wetlands on the property;
5. Easement document for the drainage basin on proposed Lot 2 subject to review of the Town Solicitor;
6. RIPDES permit from RIDEM, if required; and,
7. Soil Erosion Permits for the individual lots prior to Building Permits.

And, Technical Review Committee Plan approval of the plans prior to construction and final approval

Motion by Board member Murgo, seconded by Board member Rossi.
Voting in Favor: Board members Squatrito, Murgo, Bilotti, Rossi, and Alternate Board Member Katz

Being a decision of the Bristol Planning Board on January 11, 2018.

BY: *Diane M. Williamson*

DATE: *March 9, 2018*

Diane M. Williamson
Administrative Officer

Recorded Mar 12, 2018 at 03:54P.
Louis P. Cirillo Town Clerk