



Town of Bristol, Rhode Island

Department of Community Development

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

OWNERS/APPLICANTS: Karl Correia, Owner/Edward J. Mack, II/55 Broadcommon, LLC

LOCATION: 47 Broadcommon Road

ASSESSOR'S PLAT/LOT Plat 103, Lot 8

APPLICATION: Minor Subdivision – Preliminary Phase

The Planning Board finds that:

1. The subject property consists of 96,252 square feet of land improved with a commercial kennel business and a parking lot leased by the applicant for the manufacturing business on the north side of Bristol Woods Drive.
2. The application is to subdivide the lot resulting in the kennel to be on a parcel (proposed Lot 1) with 37,573 square feet of land and the parking lot to be on a parcel (Proposed Lot 2) having 58,679 square feet of land.
3. The subdivision is in compliance with the Zoning Ordinance and Map. The subject property is in a manufacturing 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.
7. The lots will have physical frontage and access on existing public roads Bristol Woods Drive and Broadcommon Road. As noted on the plan, there is a prohibition against access from the residential street to the west at Hamlet Court (reference Envelope 318 in Land Evidence Records).

Approval is therefore granted for the Minor Subdivision as proposed resulting in the existing kennel business to be on a parcel (proposed Lot 1) with 37,573 square feet of land and the parking lot to be on a parcel (Proposed Lot 2) having 58,679 square feet of land as shown on the plan by David Greenhalgh, PLS, Turning Point Survey Company, Inc. dated as revised September 26, 2022.

And final approval to be administrative.