



Town of Bristol, Rhode Island

Department of Community Development

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TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on Thursday, **August 24, 2023, 2023** at 11:00 am
at 235 High Street, 1st Floor Conference Room, Department of Community Development.
The Technical Review Committee held a meeting for the purpose of review of the application
for **Combined Preliminary and Final Review for a Minor Subdivision** at 5 Lang Avenue and
Mount Avenue.

Present:

Diane Williamson, Director of Community Development
Nicholas Toth, Planner/HDC Clerk
Charles Millard, Planning Board Chairman
Brian Clark, Planning Board Member

Also Present:

Joseph Motta, III, Applicant

Agenda: Combined Preliminary and Final Review for a Minor Subdivision to re-divide merged lots as follows: Plat 156 Lot 46, containing 10,000 square feet, improved with a duplex that will be converted to a single-family dwelling; Lot 127 (Lot 46A on subdivision plan), containing 10,000 square feet, is a vacant lot that will be a buildable lot. Property located at 5 Lang Avenue and Mount Avenue. Zoned R10SW. Owners: Joseph Motta III, James S. Motta and John Motta as Co-Executors of Estate of Joseph Motta, Jr. Assessors Plat 156, Lots 46 and 127.

There is an existing two family on approximately 20,000 square foot lot. The proposal is to re-divide the merged lots and sell rear lot as a buildable lot for two (2) single family house lots at approximately 10,000 square feet each. The existing house will need to be converted to a single-family house or a single family with an approved in-law unit on the Mount Avenue lot.

Motion to send to the Planning Board with positive recommendation with the condition that the new owner has six (6) months from closing to abandon the 2nd unit or permit ADU. Motion by Brian Clark (1st), 2nd by Charles Millard. All in favor. The next Planning Board meeting is September 14, 2023.

Meeting adjourned at 11:20 am.

Notes by Edward Tanner