

Town of Bristol, Rhode Island

Department of Community Development

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

August 31, 2023

TO: Planning Board

FROM: Diane M. Williamson, Administrative Officer

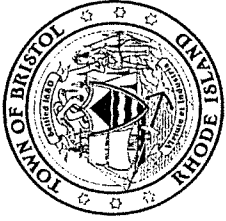
RE: Joseph Motta, III, John Motta, James S. Motta
Minor Subdivision at 5 Lang Avenue and Mount Avenue
Combined Preliminary and Final

A handwritten signature in black ink, appearing to read "Diane M. Williamson", is written over the "FROM:" line.

The above application is before you for a minor subdivision to redivide merged lots resulting in one vacant lot for development and one lot with an existing 2-family dwelling that will be converted into either a single family dwelling or a single family dwelling with an approved ADU.

The TRC has meet to review and recommends approval with conditions. A draft motion is attached for your consideration as well as the TRC Meeting notes.

Thank you.



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OWNERS/APPLICANTS: Joseph Motta, III, John Motta, James S. Motta

LOCATION: 5 Lang Avenue and Mount Avenue

ASSESSOR'S PLAT/LOT Plat 156, Lots 46 and 27

APPLICATION: Minor Subdivision – Combined Preliminary and Final Phase

The Planning Board finds that:

1. The subject property consists of 20,000 square feet of land, on two merged lots, improved with an existing duplex.
2. The application is to re-divide the property resulting in a vacant lot for development with 10,000 square feet of land on Mount Avenue and a lot of 10,000 square feet with the existing dwelling at 5 Lang Avenue which will have to be converted into a single family dwelling or a single family dwelling with an approved Accessory Dwelling Unit.
3. It is the intent of the owners/applicants to sell both parcels.
4. The subdivision is in compliance with the Zoning Ordinance and Map with the conditions of approval. The subject property is in an R-10 zone.
5. The proposed subdivision is consistent with the general purposes stated in Article 1 of the Planning Board's subdivision and development review regulations.
6. The proposed subdivision is consistent with the Comprehensive Community Plan.
7. There will not be any significant negative environmental impacts from the proposed subdivision.
8. The lots will have physical frontage and access on existing public roads Lang Avenue and Mount

Preliminary and Final Approval is therefore granted for the Minor Subdivision as proposed resulting two lots of 10,000 square feet with one vacant lot on Mount Avenue and one 10,000 square foot lot with the existing dwelling at 5 Lang Avenue as shown on the plans by Stephen Murgo, Professional Land Surveyor, dated August 3, 2023 subject to the following condition:

1. *The new owner of 5 Lang Avenue has 6 months from the date of deed recording to convert the dwelling to either a single-family dwelling or a single-family dwelling with an approved Accessory Dwelling Unit, subject to the verification of the Zoning Enforcement Officer. Failure to comply will result in a zoning violation being issued.*