

Project Narrative – 668&670 Metacom Avenue

The Subject Property consists of two parcels of land situated at 668 & 670 Metacom Avenue in Bristol. The properties are more particularly described as Lots 15 & 16 on Town of Bristol Tax Assessor's Plat 12 and contains approximately 1.5 acres (Lot 15) and 31,403sf (Lot 16) of area, respectively. The properties are situated within the General Business (GB) Zoning District and are within the limits of the Metacom Avenue Overlay District. The Owner/Applicants are David Ramos and Lionel Ramos.

Existing Conditions -

David Ramos (d/b/a/ Ramos Landscaping) currently uses portions of Lot 15 and Lot 16 in connection with his landscaping operation. Lot 15 is an unimproved lot being used primarily for the storage of earth and landscaping materials as well as equipment storage associated with an existing landscaping/construction services business use located on Lot 16. The existing landscaping operation and use of Lot 15 is a legal nonconforming use as it has been in operation on the site for many years (See Zoning Certificate Dated November 10th, 2022).

Proposed Development Plan -

The Applicant is proposing to construct a new warehouse/garage (3,500s.f.) on Lot 16 to allow storage of equipment, office space and supporting uses to be shifted to the new structure. Site improvements include the new warehouse, twelve (12) parking spaces and impervious surface area improvements. Applicant contemplates connections to municipal water and sewer. Lot 15 will continue to be used for landscaping and materials storage used in connection with the landscaping and construction operation. The Preliminary Plan/Development Plan Review set dated August 8th, 2025 prepared by Principe Engineering, Inc., provides a comprehensive re-development plan for Lot 15 and Lot 16 to bring the property into conformance with the Metacom Avenue Overlay District and applicable zoning regulations. The Application does not contemplate any waivers from underlying dimensional setbacks or zoning restrictions. All applicable RIDEM wetland buffers and construction setbacks have been identified and will be adhered to.

Development Plan Review/Unified Development Review –

The Applicant contemplates the proposal will be subject to Development Plan Review/Unified Development Review process (R.I. Gen. Laws § 45-23-50; §45-23-50.1; Zng. Ord. § 28-181). The existing business operation may be classified as a *contract service business use*, a permissible use allowed by Special-Use Permit in the General Business (GB) District. Thus, the existing use is a legal nonconforming use as it has been in historic use on the property without issuance of a special-use permit. The proposed modifications contemplate relief for modifications under § 28-150 of the Zoning Ordinance, in addition to Development Plan Review.

Waivers –

The Applicant contemplates the following waivers are required:

- **Section 2.8b Sidewalks** – Within the proposed Metacom Mixed Use Zone, there shall be sidewalks connecting the Metacom Avenue sidewalk to the main entrance of the building and convenient sidewalks connecting adjacent parking lots and commercial uses.
 - o **Waiver** – Requesting waiver to eliminate required sidewalk along north side of building from Metacom Avenue to entrance of building on Lot 16. A six (6) foot wide sidewalk is proposed along the Metacom Avenue frontage, as well as along the southerly side and rear of the building along all parking areas.
 - o To the extent required, Applicant is seeking relief from this requirement as applied to Lot 15 as there are no new structures or improvements contemplated.
- **Section 5.2a Street Trees** – Metacom Avenue: Large deciduous trees shall be replanted along Metacom avenue approximately 40 feet on center. . .
 - o **Waiver** – Applicant seeking a waiver from this requirement to allow tree plantings every 20feet to facilitate more tree plantings with less in between. Applicant also has concerns for overhead wires and other impeding factors. Applicant shall submit a landscaping plan for board review.
- **Waivers as applicable to Lot 15**
 - o Applicant contemplates the removal of existing structures and/or encroachments present on Lot 15 as specified on the plan set. Existing storage bays and storage areas will remain. No further improvements or development is proposed. Applicant seeks a waiver from any provisions of the Metacom Avenue Overlay requirements due to lack of improvements as may be applicable.
- **Waivers from Subdivision Regulations:**
 - o Waiver from Preliminary Plan Checklist items D.10 – RIDEM Wetlands Permit – Submittal pending review and approval. Waiver to permit approvals at Final Plan submission.
 - o D.13 – Proof of water service; applicant has provided water bill; Waiver requested to extent required;
 - o D.14 – Proof of sewer service; applicant has provided sewer bill; Waiver requested to extent required;
 - o D.19 – Relief of RIDEM stormwater permits until Final Plan submission. Currently pending review.
 - o D.24 – RIDOT – PAP application pending. Applicant requests waiver to Final Plan Submission.

Standards of Relief – Unified Development Review

Special Use Criteria – (Zng. Ord. § 28-150(jj))

Bristol Zoning Ordinance § 28-150(jj) – Special use permit standards for contract construction service:

- 1) Outside storage of equipment, supplies and materials associated with any of the normal operations of must be adequately screened along the interior side yard, rear yard, and road frontage with natural vegetation, landscaping, fencing and/or as shall be deemed appropriate by the board.
 - a. **Existing storage areas are lawful nonconforming uses, and the Applicant does not intent any modifications. Existing material and equipment storage areas on Lot 15 contain concrete “bays” or similar enclosures. An existing berm along the frontage of Lot 15 provides additional screening from the roadway. Applicant has submitted a comprehensive landscaping plan for Lot 16 that conforms to the provisions of the Metacom Avenue Overlay requirements. Applicant is also contemplating additional vegetation/buffering where possible along the rear of the property where feasible. Existing vegetation along rear property line is thick and provides natural buffering from existing operation, but applicant continues to review and awaits public comment for additional solutions.**
- 2) The materials processing area shall be completed enclosed along all lot lines by an opaque fence, six feet in height;
 - a. **Not applicable – As set forth above, existing materials bays on Lot 15 will remain for storage, loading and unloading.**
- 3) Where buildings are proposed, they should be located along the street frontage, meeting setback requirements. Otherwise, screening the operation from the street, which may include fences and tall vegetation is required.
 - a. **The plan set conforms to the Metacom Avenue Overlay requirements for structural placement. The proposed building is located approximately twenty-six (26) feet from the property (Metacom Avenue) wherein the regulations provide a maximum of fifty (50) feet. The building was shifted closer to Metacom Avenue and further away from abutting residences to the rear. A comprehensive screening and buffering plan has been submitted.**
- 4) A narrative is required to be submitted explaining the scope of the business, including with limitation, the number of employees, the number and types of trucks and other vehicles and the provisions to protect adjoining and adjacent residential properties from noise, vibration, visual, odor, or other adverse effects;
 - a. **As set forth more fully above, the Applicant current operates a contract services/landscaping construction business on Lots 15 and Lots 16 which includes materials and equipment storage, as well as office space. Normal hours of operation are 7am-5pm Monday through Saturday (Closed Sunday). Due to the nature of the business, approximately 90% of the**

business occurs off-site and on-site activity is limited. The company currently employs 6-10 individuals. A number of vehicles and other equipment are used in connection with the business, approximately 5-10 pieces of equipment/vehicles depending on the season and work. The property contains natural buffering along three sides of the property with a berm along the frontage of Lot 15. The Applicant continues to evaluate supplemental screening in conjunction with a formal landscaping plan submitted with this Application. On-site operations are limited along with any impacts due to mostly off-site work. Applicant will continue to evaluate improvements to abate any potential adverse impacts.

- 5) The subject property shall have frontage on, and direct vehicular access to an arterial or collector street;
 - a. **Complies; The property has direct frontage and access to Metacom Avenue.**
- 6) Vehicular access to the subject property shall not be by means of local streets.
 - a. **Complies; The property has direct frontage and access to Metacom Avenue.**

Special Use Criteria – Zng. Ord. § 28-409 (c)(2)

Special Use Permit. In granting a special use permit, the board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

- a) That the special use is specifically authorized by this chapter, and setting forth the exact section of this chapter containing the jurisdictional authorization;
 - a. **As set forth in the Project Narrative above and with particularly reference to the November 10th, 2022 Zoning Certificate issued to David Ramos/Ramos Landscaping, the above property is located in the General Business (GB) Zoning District. A contract construction services business use, such as a landscape or excavation contractor, is permitted in the GB district after approval of a special use permit (See Art. III, Sec. 28-82, Table A). The existing landscape contractor storage use is a legal nonconforming use as it has been in operation on the property for many years. The Application seeks Unified Development Review/Development Plan Review for the modification and re-development of Lot 15 & Lot 16 as required.**
- b) That the special use meets all of the standards set forth in the subsection of this chapter authorizing such special use; and
 - a. **Applicant has set forth responses to the specific and objective criteria applicable to the use (per Sec. 28-150) above.**

- c) That the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purposes of this chapter or the comprehensive plan of the town.
- a. **The Applicant contemplates the construction of a 3,500s.f. building on Lot 16 to facilitate the containment and relocation of certain aspects of the existing landscaping operation. The new building will provide enclosed storage space, offices and other support for the business. Lot 15 will continue to provide area for earth and landscaping materials and other equipment as it has been historically used. No variances are sought from dimensional setbacks or buffer requirements. The proposed building and redevelopment of lot 16 conforms to the provisions of the Metacom Avenue Overlay District, specifically as it relates to building scale, location, treescape, buffering, trash receptacles, parking areas and other elements specifically designed to abate adverse impacts. The Applicant has included a comprehensive landscape plan for the site and will continue to evaluate improvements to the site, including potential landscaping improvements to residential properties to the rear of the site and supplemental plantings in areas deemed necessary. The Zoning Ordinance allows the use as a specially permitted use in this district and the Metacom Avenue Overlay District provisions allow a mixed-use environment comprised of commercial and residential uses.**