



Town of Bristol, Rhode Island

Department of Community Development

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

May 5, 2026

TO: Planning Board

FROM: Diane M. Williamson, Administrative Officer

**RE: Ramos Request to Modify Conditions of Preliminary Approval
677-688 Metacom Avenue**

The Minor Land Development/Unified Development for David Ramos was approved in December 11, 2025 with conditions relative to the operation of the Contract Construction Service business.

The operations on the property over the last several months have resulted in 3 separate violations that were issued for non-compliance with the conditions. These violations are being appealed by the applicant with a pending appeal to the Zoning Board. The appeal hearing was continued subject to his request to modify the conditions of the Planning Board's preliminary approval relative to the business operations. The applicant's request includes a modification to the hours of operation and what work can occur before and after the hours and also a modification to provide for loading/unloading operations for snow/ice removal during the winter months when the operations also include these services.

The applicant's request for modification of the conditions of approval is being reviewed as a major change to the approval in accordance with the Regulations. A minor change can be approved administratively and is defined as follows:

"Any change that does not substantially impact the proposed subdivision or development project or any of the neighboring properties and that meets all of the following criteria:

- (1) There is no increase the number of lots or dwelling units.
- (2) There is no change to any dimension of the plan, including building envelopes, exceeding twenty five percent (25%).
- (3) There is no change to the type of street or driveway.
- (4) There is no change required to any public infrastructure."

I have determined that the request for modification of the conditions of approval must be reviewed and approved by the Planning Board as a major change, which requires a public hearing. The proposed modifications to address the need for snow and ice removal operations to occur at times before and after the business hours of operation seem reasonable since storms and weather-related services are not predictable; however, I don't recommend that any other operations be allowed before or after the business hours. Most of the complaints have been for running the trucks and working on the vehicles and equipment before or after the business operation hours. Therefore, I have also provided an edited version of the conditions with my recommended modifications to clarify that this type of work cannot occur outside of the business hours.

I have also recommended clarifying which of the Board's conditions apply to the operations as part of the Special Use Permit that would go into effect now versus any that would be subject to completion of the proposed building. I am recommending that all of the conditions correlate to the business operations and will mitigate the potential effects of the operations and should go into effect now except for #6 in my marked up draft which is specifically tied to the development.

Copies of the violations and police reports are provided for your information. Also, a recent police report dated April 19, 2026 that has not been issued a violation yet given that the applicant had requested modifications to the conditions. However, a 4th violation was issued on April 30, 2026 regarding landscaping operations occurring on lot 16 which is not permitted per the Planning Board conditions.

A status report on compliance with the other conditions has also been requested; namely, installation of the video camera and the irrigation/sprinkler installation to keep the dust down. It is also noted that the time frame stipulated for removal of the membrane structure is approaching which is July 1.

It should be noted that when the Planning Board approved the application, Lionel Ramos owned a portion of the subject property. David Ramos now owns the entirety of the project site.

The Town, the applicant, and neighboring residents all have a shared interest in ensuring that the conditions of approval for this use and development are clear for purposes of enforcement. It is hoped that this review by the Planning Board will result in increased clarity for all parties involved.

Recommended modifications by Town.

The Planning Board grants the Special Use Permit subject to the following conditions:

Operations and Extent of Activity on Lots 15 & 16

1. The Board makes a finding that the activity on Lot 15 is similar in nature to materials processing with the loading and unloading of trucks and the coming and going of materials. Therefore, because the Lot 15 activity is similar to materials processing, it shall be screened by an 8 foot tall wooden fence to be installed on the north and east sides of Lot 15 atop existing concrete block walls along the “limit of work line” shown on the plan for Lot 15. The fence shall be faced with 1x6 wooden planks and shall include an insulated/sound reducing barrier with a minimum of R10 foamular ngx f-250 material. The west side is already buffered by a vegetated berm, and the south side is shared with Lot 16. Per Bristol zoning ordinance Section 28-146(3) the Board can allow fence height to be taller than 6 feet. A wooden fence will provide a visual screen and sound barrier. The fence shall be installed prior to issuance of a Certificate of Occupancy on the building for Lot 16.
2. The Business Hours of Operation on both Lots 15 and Lot 16 shall be limited as follows: General Business Hours: Monday through Friday 7am – 5pm; Saturday 8am – 3pm; Closed Sundays/holidays. The Business Hours of Operation shall not prohibit or otherwise limit employees/workers from arriving on or departing from the premises before or after the stated hours; however, this shall NOT include running of the Ramos Landscaping vehicles or performing repair work (i.e. equipment repair, welding) on the site See section 3a below for exceptions relative to storm related events.
3. No materials processing or unloading/loading of trucks (“shipping and/or receiving hours”) before 7am or after 5pm (Mon-Friday); before 8am or after 3pm on Saturday; and never on Sundays/holidays.
 - a. The Planning Board acknowledges the Applicant is engaged in snow plowing and salt/sanding operations during the winter months and provides said services to the State of Rhode Island and several members of the community. Condition #3 shall not apply during periods of significant snow fall or storm related events that necessitate snow plowing and/or salt/sand operations to commence from the subject property. This shall include the loading/unloading of materials in trucks to facilitate these services on this limited basis.
- ~~2.4.~~ The parking area to the east of the proposed building on Lot 16 shall not be used for the parking or operation of heavy equipment or vehicles over 25,000 lbs. The parking area shall be striped and include wheel stops as indicated on the approved plans.

- ~~3.5.~~ Large vehicle and equipment parking shall be only located on Lot 15. Smaller work trucks and employee vehicles shall be allowed to park on Lot 16 in marked spaces.
- ~~4.6.~~ During construction of the proposed new building on Lot 16, site inspection by the Town's peer review engineer shall be coordinated per the direction of the peer review engineer.
- ~~5.7.~~ There shall be no landscaping materials stored, dumped, processed or located on Lot 16.
- ~~6.8.~~ All earth and landscape materials storage on Lot 15 shall be contained/stored in spaces designated on the approved plans, such as existing concrete bins/storage areas. There shall be no uncontained storage of landscape materials.
- ~~7.9.~~ An irrigation/sprinkler system shall be installed on Lot 15 and used to mitigate any impacts from dust or activities occurring on pervious surface areas. Said irrigation system shall be automated to operate during normal business hours at appropriate intervals.
- ~~8.10.~~ Trucks shall be equipped with low decibel "quiet" back up alarms to muffle noise from existing equipment. All backup alarms shall conform to minimum state, federal and/or OSHA requirements where applicable.
- ~~9.11.~~ All activities shall conform to the Noise Ordinance per Chapter 10, Article II of the Bristol Town Code for the receiving zone; specifically Section 10-39, Table I – Zoning District Noise Standards – Maximum Allowable Octave Band Sound Pressure Levels.
- ~~10.12.~~ To ensure compliance with the terms and conditions set forth herein and to aid the Town of Bristol with enforcement of the same, the Applicant shall install and maintain a video security system and make any video recordings and/or surveillance tapes of the property, taken in the ordinary course of business, available to the Town of Bristol Zoning Enforcement Officer and/or the Town of Bristol Police Department upon reasonable notice or formal request of the same to aid in the investigation of a formal complaint with either department.
- ~~11.13.~~ The existing loam screener on Lot 16 shall be removed from the property prior to issuance of a Certificate of Occupancy. The loam screener cannot be relocated to Lot 15.
- ~~12.14.~~ Any retail sales on either Lot 15 or Lot 16 will require approval of a new Special Use Permit.
- ~~13.15.~~ There shall be no clearing or disturbance of land beyond the limit of disturbance as shown on the Land Development Plans (Sheet 6 of 10).
- ~~14.16.~~ Any expansion of operations in the area beyond the limit of disturbance will require approval of a new Special Use Permit.

Landscaping and Buffering

~~15.17.~~ A vegetated landscape buffer shall be installed along the east property line of Lot 16 between Lot 16 and the Lagarto Property (A.P. 128, Lot 82) in accordance with the Abutter Buffer and Planting Plan dated September 30th, 2025, as approved.

- a. If the owner of Lot 82 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lagarto Property in accordance with the plans presented to the planning board by Principe Company, Inc. Karen Beck Registered LA dated September 30, 2025.

~~16.18.~~ Applicant shall install a vegetated landscape buffer along the eastern boundary of Lot 15, which shall consist of no less than (12) arborvitaes, at a height of at least eight feet at the time of planting, to be planted on AP 128, Lot 84 in the existing landscape easement.

- a. If the owner of Lot 84 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lot 84 with final land development plans to show this proposed planting.

~~17.19.~~ All plantings required in accordance with this approval shall be warranted by the Applicant for a period of three (3) years from the date of install.

Membrane Structure

~~18.20.~~ The existing 30 x 40 membrane structure on Lot 15 shall be removed by July 1, 2026. Prior to this date, the Applicant shall comply with all requests and directives of the Building Official relating to the membrane structure, including but not limited to the following: providing a stamped and signed letter from a registered professional engineer regarding the safety of the structure; and obtaining a permit for permanent electrical service and lighting in the structure.



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
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February 12, 2026

Via Certified & Regular U.S. Mail And Via Email

David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

Via Email
Matthew Landry, Esq.
Blish and Cavanagh

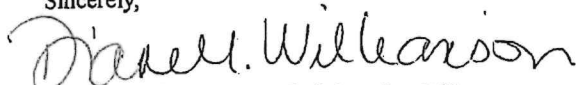
**Re: Notice of Violation of Planning Board Conditions of Approval for Special Use Permit,
668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented the unloading of materials on the property on Sunday, February 8, 2026. A copy of the Police Report and bodycam footage is available upon request from the Bristol Police Department. Condition No. 3 of the Planning Board's approval prohibits the unloading of materials on the property on Sundays. Further, Condition No. 2 indicates that the business hours of operation shall exclude Sundays.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 4, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,


Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



BRISTOL POLICE DEPARTMENT
SUPPLEMENTAL PAGE REPORT

1. CAD Event Number 26-003233	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-003244
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NARRATIVE


On 02/08/2026 at approximately 0909 hours, I was dispatched to 674 Metacom Ave (Ramos Landscaping) for the report of a noise complaint.

Upon my arrival, I activated my Body Worn Camera. I did not observe or detect any loud noise or heavy machinery work in progress. I deployed the department issued noise meter to assess the sound level. The meter displayed a reading of 60.0 decibels at the time of measurement. Sgt. Gonsalves arrived on scene. I made contact with an employee of Ramos Landscaping, Jared Roscoe (DOB: 05/01/1995) and advised him of the complaint. Roscoe stated that he was conducting work due to the recent snowstorm. Roscoe was releasing salt from the rear of the plow truck, and he stated that he would be departing shortly.

At this time, no further issues were observed and no violations were found. Roscoe was advised that a Police report will be filed documenting this incident and to contact Police if any further issues arise.

DRAFT

Case No. 2026-003244

Print Rank / Name OFFICER ZIAD ABDALLAH, ID#34	Page No 1 of 1	Report Date	Reviewed By:
Signature  ABDALLAH, ZIAD			Supervisor Signature

Town of Bristol, Rhode Island

Department of Community Development



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

February 25, 2026

Via Certified & Regular U.S. Mail

And Via Email

David Ramos

Ramos Landscaping LLC

12 Ruth Avenue

Bristol, RI 02809

Via Email

Matthew Landry, Esq.

Blish and Cavanagh

**Re: Notice of SECOND Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business operations on the property on Saturday, February 21, 2026 prior to 8:00 a.m.. A copy of the Police Report and bodycam footage is available upon request. Condition No. 2 of the Planning Board conditions limits the business hours of operation on Saturday to 8:00 a.m. to 3:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 17, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

A handwritten signature in cursive script that reads 'Diane M. Williamson'.

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



BRISTOL POLICE DEPARTMENT INCIDENT REPORT

1. CAD Event Number 26-004349	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-004362
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CRIME / INCIDENT INFORMATION

7. Incident Date 02/22/2026	8. Incident Time 1949 Hrs	9. Loc. of Crime or Incident (No. - Street) 671 METACOM AVE RAMOS LANDSCAPING	10. City BRISTOL	11. County BRISTOL	12. State RI	13. Zip 02809	14. Location Zone 1
15. No. 1	16. RIGL:		17. Crime /Incident Noise Complaint		18. NIBRS	19. Degree	

PERSON(S) INVOLVED

# 1	20. Type BUSINESS	21. Name (Last) RAMOS LANDSCAPING LLC	(First)	(Middle)	2. Home Phone / Cellular /		
22. Full Address(No. and Apt/Suite) 670 METACOM AVE			23. City BRISTOL	24. County	25. State RI	26. Zip 02809	
27. Mailing Address (if different than above)							
28. Social Security No.	29. DOB	30. Age	31. Sex	Race	Driver's License # / State / RI		

PROPERTY

63. Property Status	65. Quantity	66. Brief Description	69. Value	70. Date Recovered
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VEHICLE(S) INVOLVED

31. State	32. Reg. Number	33. Lic. Type (LIT)	34. Year	35. Model	36. Body Type	37. Color	38. VIN
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NARRATIVE / GIST

On 2/22/26 at approximately 1949 hours, I was dispatched to 670 Metacom Ave for a noise complaint.

Upon arrival, I activated my body worn camera. I did not observe any noise coming from the business site. I was unable to make contact with anybody from Ramos Landscaping as the site was unoccupied. The commercial vehicles that were on the site were off and also unoccupied.

The incident was recorded on my body worn camera.

Case No. 2026-004362

Print Rank / Name OFFICER JEREMY LIMA, ID#35	Page No 1 of 1	Report Date 02/22/2026	Reviewed By: SERGEANT DEREK JENSEN, ID#15
Signature 			Supervisor Signature 

Town of Bristol, Rhode Island

Department of Community Development



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

March 10, 2026

Via Certified & Regular U.S. Mail
And Via Email
David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

Via Email
Matthew Landry, Esq.
Blish and Cavanagh

**Re: Notice of THIRD Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business and loading operations on the property on Wednesday March 4, 2026 prior to 7:00 a.m. A copy of the Police Report and bodycam footage is available upon request. Conditions Nos. 2 and 3 of the Planning Board decision limits the business hours of operation and loading/unloading of materials on weekdays from 7:00 a.m. to 5:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 30, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



BRISTOL POLICE DEPARTMENT INCIDENT REPORT

1. CAD Event Number 26-005037	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-005050
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CRIME / INCIDENT INFORMATION

7. Incident Date 03/04/2026	8. Incident Time 0602 Hrs	9. Loc. of Crime or Incident (No. - Street) 671 METACOM AVE RAMOS LANDSCAPING	10. City BRISTOL	11. County BRISTOL	12. State RI	13. Zip 02809	14. Location Zone 1
15. No. 1	16. RIGL: 102-0011	17. Crime /Incident Disturbance			18. NIBRS	19. Degree R	

PERSON(S) INVOLVED

# 1	20. Type CALLER	21. Name (Last) FERNANDES	(First) CHRISTOPHER	(Middle)	Home Phone / Cellular /		
22. Full Address(No. and Apt/Suite)			23. City	24. County	25. State	26. Zip	
27. Mailing Address (if different than above)							
28. Social Security No.	29. DOB 02/04/1982	30. Age 44	31. Sex MALE	Race WHITE	Driver's License # / State /		

PROPERTY

63. Property Status	65. Quantity	66. Brief Description	69. Value	70. Date Recovered
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VEHICLE(S) INVOLVED



31. State	32. Reg. Number	33. Lic. Type (LIT)	34. Year	35. Model	36. Body Type	37. Color	38. VIN
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NARRATIVE / GIST

On 03/04/2026 at approximately 0602 hours I was dispatched to 671 Metacom Ave (Ramos Landscaping) for an ongoing issue regarding excessive noise. The calling party identified as Christopher Fernandes (02/04/1982) advised that heavy machinery had been running, and many of Ramos landscaping employees were on site, which was not permitted until past 0800 hours. Fernandes was very emotional over the noise and requested that an Officer respond over immediately.

Upon arrival I did not observe any equipment running, nor did I observe any Ramos Landscaping employees on scene. The scene was cleared without issue.

Case No. 2026-005050

Print Rank / Name OFFICER ZACHARY KRETCHMAN, ID#42	Page No 1 Of 1	Report Date 03/04/2026	Reviewed By: SERGEANT DEREK JENSEN, ID#15
Signature  KRETCHMAN, ZACHARY			Supervisor Signature  JENSEN, DEREK



BRISTOL POLICE DEPARTMENT INCIDENT REPORT

1. CAD Event Number 26-009178	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-009235
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CRIME / INCIDENT INFORMATION

7. Incident Date 04/19/2026	8. Incident Time 0912 Hrs	9. Loc. of Crime or Incident (No. - Street) 671 METACOM AVE RAMOS LANDSCAPING	10. City BRISTOL	11. County BRISTOL	12. State RI	13. Zip 02809	14. Location Zone 1
15. No. 1	16. RIGL: 102-0021	17. Crime /Incident COMPLAINT		18. NIBRS	19. Degree R		

PERSON(S) INVOLVED

# 1	20.Type INVOLVED	21. Name (Last) RAMOS	(First) DAVID	(Middle) J	Home Phone / Cellular / 401-867-1126		
22. Full Address(No. and Apt/Suite) 12 RUTH AVE			23. City BRISTOL	24. County	25. State RI	26. Zip 02809	
27. Mailing Address (if different than above)							
28. Social Security No.	29. DOB 12/09/1996	30. Age 29	31. Sex MALE	Race WHITE	Driver's License # / State 13241998 /		

PROPERTY

63. Property Status	65. Quantity	66. Brief Description	69. Value	70. Date Recovered
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VEHICLE(S) INVOLVED

31. State	32. Reg. Number	33. Lic. Type (LIT)	34. Year	35. Model	36. Body Type	37. Color	38. VIN
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NARRATIVE / GIST

On 04/19/26, at approximately 0912 hours, I was dispatched to 671 Metacom Ave for the report of individuals working on the property. The reporting party requested to remain anonymous.

Upon arrival, I made contact with David Ramos (DOB 12/09/96). Ramos stated he and another individual were replacing the lights on one of his work vehicles. He stated the work vehicle would not be turned on while working on the vehicle. It should be noted that I did not observe any landscaping work being completed or any heavy machinery being used.

Ramos was advised the complaint would be documented.

Case No. 2026-009235

Print Rank / Name OFFICER STEFANIE SALISBURY, ID#30	Page No 1 Of 1	Report Date	Reviewed By:
Signature  SALISBURY, STEFANIE			Supervisor Signature

mailed
regular +
certified
5-1-2026

Town of Bristol, Rhode Island
Department of Community Development



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

April 30, 2026

Via Certified & Regular U.S. Mail
And Via Email
David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

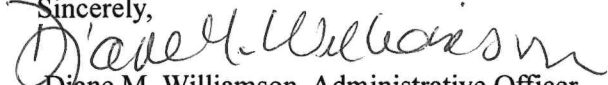
Via Email
Matthew Landry, Esq.
Blish and Cavanagh

**Re: Notice of FOURTH Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, large piles of mulch are being processed and dumped and stored on Lot 16 in violation of conditions 7 and 8 that state "there shall be no landscaping materials stored, dumped, processed or located on Lot 16" and "All earth and landscape materials storage on Lot 15 shall be contained /stored in spaces designated on the approved plans, such as existing concrete bins/storage areas. There shall be no uncontained storage of landscape materials". See photos taken on this date enclosed.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by May 20, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

Diane M. Williamson, Administrative Officer

cc: Town Administrator and Town Solicitor

