



BRISTOL PLANNING BOARD
OCTOBER 12, 2023 MINUTES

TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401-253-7000

Held: October 12, 2023 in person

Present:

Charles Millard, Chairman; Anthony Murgo, Vice Chairman; Member Brian Clark; Member Steve Katz; Alternate Member Richard Ruggiero

Also Present:

Diane Williamson, Administrative Officer/Director of Community Development; Amy Goins Esq., Assistant Town Solicitor

Not Present:

Armand Bilotti, Secretary; Alternate Member Michael Sousa

Chairman Millard called the meeting to order at 7:00pm and led the assembly in the Pledge of Allegiance.

Chairman Millard then mentioned that Secretary Armand Bilotti has retired from the Planning Board after 20 years of service.

Director Williamson noted a typo in the September minutes.

- Page 1 - "Interim" should be removed from Chris Parella's title

A motion was made (Murgo/Katz) to accept the September meeting minutes as amended.

In favor: Clark, Katz, Millard, Murgo, Ruggiero

Opposed: None

C1. Recommendation to the Town Council on the petition to pave the unpaved portion of Fenmore Road.

Director Williamson explained that her recommendation is to support the request for paving. She also mentioned that it should be conditioned upon best practices for stormwater and drainage. The goal would be to design a

Member Katz asked who is paying for the road to be paved. Director Williamson responded that the recommendation is that the town pays, but the Town Council will have the final decision.

Vice Chairman Murgo mentioned that there was a request to make the road one way. Director Williamson responded that this is a possible outcome that the engineering firm is considering to avoid stormwater impacts.

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Member Clark asked how this will impact the garage. Director Williamson responded that the Town Council will have to decide if they want it to be a one way, and then if so, which direction it will go.

Chairman Millard added that he does not think the recommendation should include making it a one way street. Alternate Member Ruggiero agreed, and suggested that the Town Council should ask the police and DPW about the road being a one way, and use that recommendation to make their decision.

A motion was made (Katz/Murgo) to recommend to the Town Council to pave the unpaved portion of Fenmore Road.

In favor: Clark, Katz, Millard, Murgo, Ruggiero
Opposed: None

C2. Review Land Use Table from Zoning Ordinance relative to uses allowed by Special Use Permit

Director Williamson explained that the state law will take effect in January, and any use that is a Special Use without standards will become a “yes”.

Member Katz asked about landscaping and where it would fall on the table. Director Williamson responded that it is considered Contract Construction (page 9), which is currently listed as Special Use in General Business and Manufacturing.

Member Katz asked about Farm brewery on page 2. Assistant Town Solicitor Goins responded that a farm brewery is a defined use under state law. There was discussion about a few farms in Bristol that could potentially become a brewery, winery or cidery.

Member Clark recommended going through the table page by page. He then asked for the Special Uses that do not have standards, if we could add standards now. Director Williamson confirmed.

There was discussion about nurseries and greenhouses, with and without sales. Member Clark voiced a concern about businesses to be out of business as a result of these changes. Assistant Town Solicitor Goins responded that whatever changes are made are only for new uses and will not be retroactive; existing businesses would be grandfathered in.

A recommendation was made to switch Nursery or greenhouse/commercial (with sales on premises) to Special Use with standards in R-80, R-40, R-20, R-15 and Open Space.

Member Clark suggested adding standards to all the current Special Uses. Chairman Millard agreed.

Director Williamson mentioned that the last three uses on page 1 (Raising of animals for profit or consumption, Keeping of chicken hens, and Keeping of non-domesticated animals as pets) have become a little controversial. There was discussion about lot size, various types of animals, and impacts to neighbors.

There was discussion about potentially needing two meetings in November to review the Special Use table again, along with any new standards. Director Williamson then suggested creating standards by use category.

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Assistant Town Solicitor Goins explained that in late September the state released template zoning ordinance amendments that were designed to be reviewed by each municipality in consultation with their solicitor and adapted to fit each municipality. Most of the templates relate to the changes we discussed last month that the town doesn't have much discretion on. The state did provide template standards for a number of use categories. We do not have to use these, but they are a starting point for our discussion and consideration. She advised that standards can be developed for each use category.

A motion was made (Clark/Katz) that standards be created for all the existing Special Uses without standards. This can be done via category, as long as they are not too vague. These will be reviewed at the next Planning Board Meeting.

In favor: Clark, Katz, Millard, Murgio, Ruggiero
Opposed: None

Member Clark offered to help develop the new Special Use standards.

A motion was made (Millard) to adjourn the meeting.
In favor: Clark, Katz, Millard, Murgio, Ruggiero
Opposed: None

Meeting adjourned at 7:42pm

Respectfully submitted by Doran Smith, Recording Secretary

Date Approved: 11 January 2024

Planning Board: 