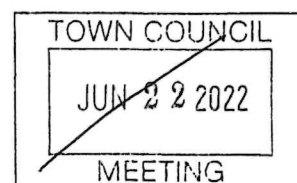
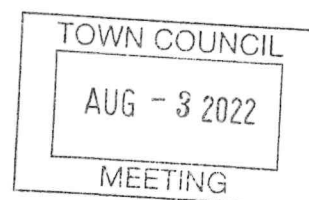


H2. Director of Community Development Williamson re Application for Zoning Map Change of Steven Januario, Managing Member, Januario Family Realty, LLC, for 374 & 380 Metacom Avenue - M (Manufacturing) to MMU (Metacom Mixed Use designation), **(request to reschedule the July 13th Public Hearing to August 3, 2022)**

Teixeira/Sweeney - Voted unanimously to reschedule the public hearing for a request to the Zoning Map Change and set a public hearing for August 3, 2022. Advertise in the local newspaper

Prior to the vote taken, Clerk Cordeiro noted that the applicant's attorney had sent a request for consideration to reschedule the public hearing from July 13, 2022, to the August 3, 2022 council meeting.



IS



## Town of Bristol, Rhode Island

### Department of Community Development

10 Court Street  
Bristol, RI 02809  
[www.bristolri.us](http://www.bristolri.us)  
401-253-7000

May 23, 2022

TO: Melissa Cordeiro, Town Clerk

FROM: Diane M. Williamson, Director

*Diane*

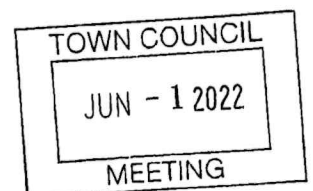
RE: **Change of Zone petition for 374 and 380 Metacom Avenue**  
**Change of Zone from "M" Manufacturing to "MMU" Metacom Mixed Use Zoning**

Attached is an application for a Change of Zone submitted by the property owners of 374 and 380 Metacom Avenue.

Please schedule this for a first reading and referral to the Planning Board for a recommendation. Three weeks of advertising is required prior to the second reading and public hearing.

Thank you.

TOWN CLERK'S OFFICE  
BRISTOL, RHODE ISLAND  
2022 MAY 24 PM 2:09





# Town of Bristol, Rhode Island

10 Court Street  
Bristol, RI 02809  
[www.Bristolri.us](http://www.Bristolri.us)  
401-253-7000

## APPLICATION FORM FOR ZONING MAP CHANGE

1. Name of Applicant Januario Family Realty, LLC  
Address 374 Metacom Avenue  
Bristol, RI 02809

2. Name of Owner Same  
Address \_\_\_\_\_  
\_\_\_\_\_

*If Owner is different from applicant, a notarized statement from the owner authorizing the applicant to make the zone change request on their behalf is required.*

3. Property Address 374 + 380 Metacom Avenue

4. Tax Assessor's Plat(s) 171 Lot(s) 27 + 114

5. Current Zoning M

6. Requested Zoning MMU

7. Area of Subject Property Lot 27 = 53,578.80 sq. ft. (in square feet or acres)  
Lot 114 = 35,196 sq. ft.

8. Is the subject area:  
☐ In a Flood Zone ; if yes, indicate which one \_\_\_\_\_  
☐ In the Historic District;  
☒ Serviced by Public Water;  
☒ Serviced by Public Sewer.

I hereby certify that all information provided above and on any attached maps and reports is correct and true and that all requirements for a zone change have been met.

Signed [Signature]

Date 5/20/2022

Print Name Steven Januario

2022 MAY 20 PM 1:10

This following narrative is intended to address the requirements No 1. (i) of the list of submission requirements in connection with an Application for (a) Zoning Map Change.

There are two (2) properties the Applicant is seeking to rezone. Both are located on Metacom Avenue in the M ("Manufacturing") zoning district. The first is 374 Metacom Avenue, AP 171, Lot 27, containing 1.23 acres and upon which is situated a 3,306 square foot single-story concrete commercial building. The second is 380 Metacom Avenue, AP 171, Lot 114, containing 35,000 square feet and upon which is situated a 2,730 square foot concrete industrial/commercial building sitting. The applicant is petitioning to rezone the parcels to a Metacom Mixed Use designation ("MMU").

As the Land Use Element of the Town of Bristol Comprehensive Plan (the "Comprehensive Plan") explains, the MMU district was created in 2010 in conjunction with 2007's "Metacom Avenue Corridor Management Plan. The expressed intent was to establish a mixed-use zone development along Metacom Avenue with retail /office uses on the first floor of existing or proposed structures. To quote the Comprehensive Plan's Future Land Use designations and descriptions, the MMU district is "Intended for designating key areas along the Metacom Avenue (Rt. 136) corridor and nearby nodes for focused development or redevelopment in dense mixed-use zones to help create a sense of place and order and encourage the expansion of business use areas while creating vibrant, walkable affordable neighborhoods well served with appropriately scaled retail, services, and other commercial development."

The subject parcels abut Minturn Street and are situated directly across from Franklin Street. The Land Use Element of the Comprehensive Plan recognizes that Metacom Avenue, in the vicinity of Bayview Avenue, Franklin Street, and Minturn Farm Road are zoned M, LB or GB and that *this area is ripe for redevelopment where appropriate consistent with the Metacom Avenue Corridor Management plan and proposed MMU zoning* (pg.53 emphasis supplied)

The Comprehensive Plan also informs that the Town Council has already rezoned two (2) neighboring Metacom Avenue properties to MMU.

The Applicant presently only has specific plans only for 374 Metacom Avenue. The intended use will be a children's daycare facility which will be permitted as a matter of right in the MMU zone. However, the MMU designation for both properties will ensure the parcels' future use will conform to the ideals expressed in the Comprehensive Plan and the Metacom Avenue Corridor Management Plan. Currently, Petitioner has no plans to physically expand either structure. Accordingly, there will be no new construction beyond some interior renovations to accommodate future uses.

01:14 PM 20 MAY 2008

Description: AP. 171, Lot 114  
380 Metacom Avenue

1000

EXHIBIT A

That certain real estate situated on the easterly side of Metacom Avenue in the Town and County of Bristol, Rhode Island, together with all the buildings and improvements thereon, bounded and described as follows:

Beginning at a point on said easterly line of Metacom Avenue which point is One Hundred Ninety-Five and 38/100 feet (195.38) northerly of the northerly line of Minturn Farm Road; thence running northerly along the easterly line of Metacom Avenue a distance of One Hundred Forty-four and 62/100 feet (144.62) to the southerly line of a Right of Way; thence making an interior angle of Eighty-Nine degrees, Three minutes and no seconds ( $89^{\circ} 03' 00''$ ), and running easterly a distance of Two Hundred Forty-Six (246') feet, more or less, to land now or lately of R.P. Associates, Inc. bounded on the north by said right of way; thence making an interior angle of Ninety-One degrees, Thirty-Seven Minutes and Forty Seconds ( $91^{\circ} 37' 40''$ ) and running southerly along the westerly line of said R.P. Associates, Inc. land a distance of One Hundred Forty and 55/100 (140.55) feet, to a point for a corner; thence making an interior angle of Eighty-Nine degrees, Nineteen minutes, Twenty seconds ( $89^{\circ} 19' 20''$ ) and running westerly, a distance of Two Hundred Forty-Seven and 71/100 (247.71) feet, more or less, to the easterly line of Metacom Avenue and the point and place of beginning, the first and last courses making an interior angle of Ninety degrees ( $90^{\circ}$ ).

Together with any and all right, interest and title which this grantor may have in and to that right of way, so-called, along the north side of the herein described real estate, which right of way is fifty (50) feet in width by the entire depth of the herein described premises.

402217V1  
5151105156

381

383  
AP047 Lot 0028  
Zone: MMU

METACOM AVE

AP 171 Lot 0026  
Zone: GB

AP046  
Lot 0010  
381  
Zone: GB

AP 171 Lot 114  
380  
Current Zone: M  
Proposed Zone: MMU

AP 171 Lot 0093  
Zone: M

AP 171 Lot 27

374  
Current Zone: M  
Proposed Zone: MMU

CLIN ST

400  
AP 044 Lot 0012  
Zone: M

375  
AP 046 Lot 0014  
Zone: M

AP 46 Lot 0005  
Zone: M

AP 46 Lot 0005  
Zone: M

AP 46  
Lot 0015  
Zone: M

367

AP 46 Lot 0009  
365  
Zone: M

METACOM

AP 171 Lot 0015  
360  
Zone: M

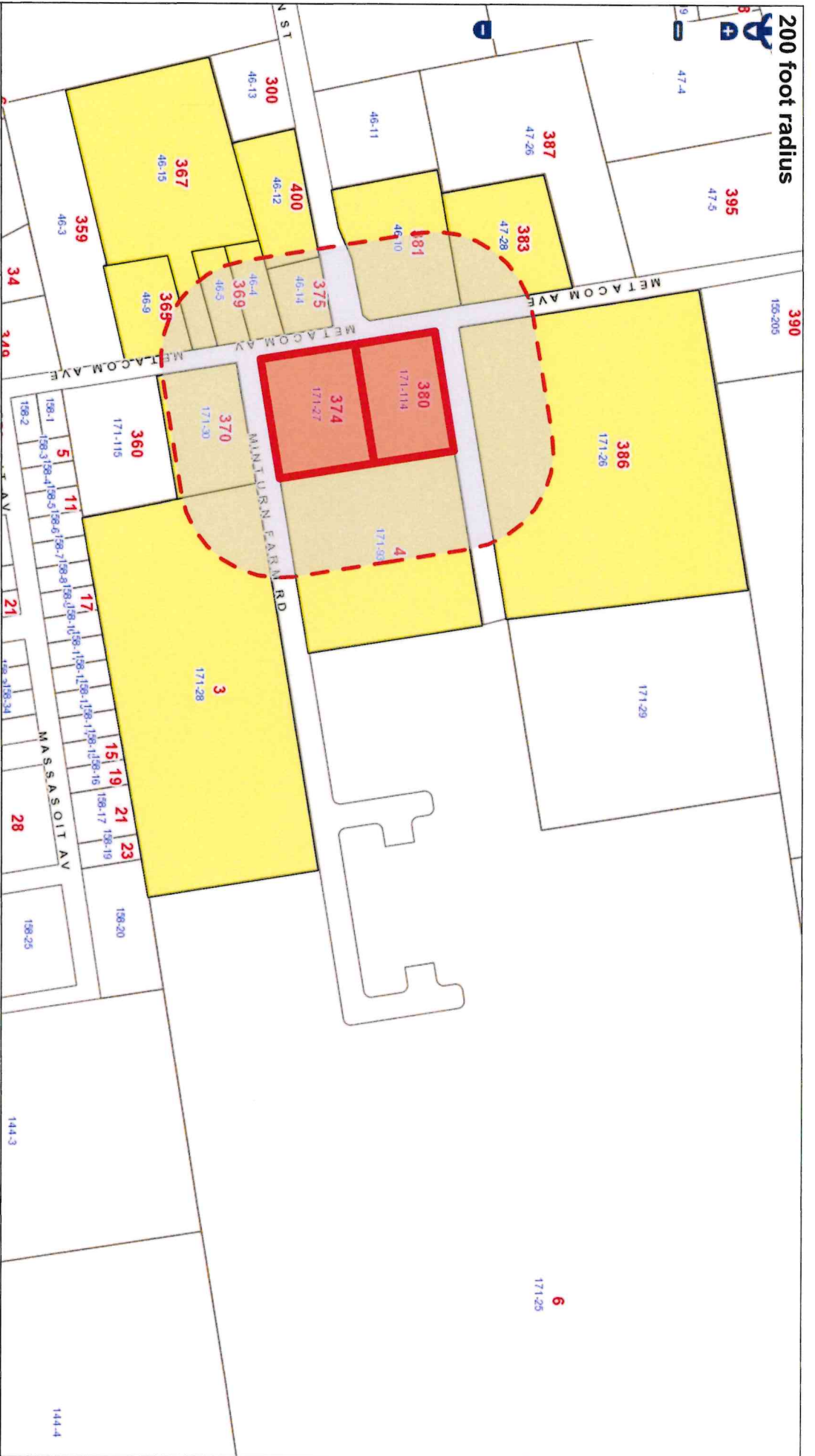
MINI TURN FARM RD

AP 171 Lot 0028  
Zone: M

3



200 foot radius



Town of Bristol, Rhode Island

Selected Parcel: 380 METACOM AVENUE ID: 171-114

Printed on 7/11/2022

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Bristol, Rhode Island and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



MainStreetMaps  
MainStreetGIS, LLC  
www.mainstreetgis.com

Assessor's Plat 171 Lot 0093  
R.P. ASSOCIATES, INC.  
c/o COMPOSITES ONE, LLC  
4 Minturn Farm Road  
Bristol RI 02809

Assessor's Plat 047, Lot 0028  
JACKYS REALTY, LLC  
383 Metacom Ave.  
Bristol, RI 02809

Assessor's Plat 046, Lot 0014  
William St. Vincent, Jr.  
13 Weetamoe Farm Dr.  
Bristol RI 02809

Assessor's Plat 046, Lot 0015  
The Maria A. Neves  
Irrevocable Trust  
10 Casey Dr  
Bristol, RI 02809

Assessor's Plat 171, Lot 0115  
VK PROPERTIES, LLC  
360 Metacom Ave  
Bristol, RI 02809

Assessor's Plat 171, Lot 0026  
SAINTGOBAIN PERF PLASTICS  
c/o RYAN, LLC  
13155 Noel Rd, Ste. 10  
Dallas TX 75240

Assessor's Plat 171, Lot 0028  
OUTERLIMITS REALTY, LLC  
323 Manley Street  
West Bridgewater, MA 02379

Assessor's Plat 046, Lot 0012  
VICTORY REALTY, LLC  
PO Box 436  
Bristol, RI 02809

Assessor's Plat 046, Lot 0009  
David, Jr. & Sarah McGovern  
365 Metacom Ave  
Bristol, RI 02809

Assessor's Plat 046, Lot 0005  
Riley Kitchen and Bath Co., Inc.  
369 Metacom Ave  
Bristol, RI 02809

Assessor's Plat 171, Lot 0030  
MINTURN METACOM, LLC  
370 Metacom Ave.  
Bristol, RI 02809

Assessor's Plat 046, Lot 0010  
JOMA REALTY CO  
670 Metacom Avenue  
Warren, RI 02885





9489 0090 0027 6343 5919 97

9489 0090 0027 6343 5920 00

Assessor's Plat 171 Lot 0093  
R.P. ASSOCIATES, INC.  
c/o COMPOSITES ONE, LLC  
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Bristol RI 02809

Assessor's Plat 171, Lot 0026  
SAINTGOBAIN PERF PLASTICS  
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9489 0090 0027 6343 5919 1

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Bristol. RI 02809

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West Bridgewater, MA 02379

9489 0090 0027 6343 5919 59

Assessor's Plat 046, Lot 0010  
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670 Metacom Avenue  
Warren, RI 02885

9489 0090 0027 6343 5919 73

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Bristol RI 02809

9489 0090 0027 6343 5919 66

Assessor's Plat 046, Lot 0012  
VICTORY REALTY, LLC  
PO Box 436  
Bristol, RI 02809

9489 0090 0027 6343 5919 42

Assessor's Plat 046, Lot 0015  
The Maria A. Neves  
Irrevocable Trust  
10 Casey Dr  
Bristol, RI 02809

9489 0090 0027 6343 5919 35

Assessor's Plat 046, Lot 0009  
David, Jr. & Sarah McGovern  
365 Metacom Ave  
Bristol, RI 02809

9489 0090 0027 6343 5919 11

9489 0090 0027 6343 5919 28

Assessor's Plat 171, Lot 0115  
VK PROPERTIES, LLC  
360 Metacom Ave  
Bristol, RI 02809

Assessor's Plat 046, Lot 0005 -  
Riley Kitchen and Bath Co., Inc.  
369 Metacom Ave  
Bristol, RI 02809

9489 0090 0027 6343 5918 98

9489 0090 0027 6343 5919 04

Parcel ID: 171-114

JANUARIO FAMILY REALTY, LLC

374 METACOM AVE

BRISTOL RI 02809

9489 0090 0027 6343 5918 81

## LEGAL NOTICE

### TOWN OF BRISTOL PUBLIC HEARING ON PETITION TO AMEND ZONE USE MAP UNDER THE ZONING ORDINANCE

The Bristol Town Council will hold a public hearing on Wednesday evening, August 3, 2022, at 7:00 PM in the Bristol Town Hall, Council Chambers, 10 Court Street, Bristol, Rhode Island for an amendment to the Bristol Zoning Map. The amendment is to change the zone of approximately 2.04 acres of land located at 374 & 380 Metacom Ave, Assessor's Plat 171, Lots 27 and 114 from "M" - Manufacturing to "MMU" - Metacom Mixed Use.

Property and map described as follows: A specific area of property belonging to Januario Family Realty LLC., located on the easterly side of Metacom Avenue at the northeast corner of Minturn Farm Road as indicated on the following map:



All interested parties may review and examine a copy of the proposed zoning map amendment at the Bristol Town Clerk's Office and the Office of Community Development between the hours of 8:00 AM and 4:00 PM, Monday-Friday. A copy of the proposed amendment can be obtained from the Town Clerk's Office at no cost.

The proposal shown here may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study, or because of the views expressed at the public hearing. Any such alteration of amendment must be presented for comment in the course of said hearing.

Per Order of the Town Council  
Melissa Cordeiro  
COUNCIL CLERK

Individuals requesting interpreter services for the hard of hearing must notify the Town Clerk's Office at 253-7000 72 hours in advance.

July 14, 21 & 28, 2022



## TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street  
Bristol, RI 02809  
Tel. 401-253-7000  
Fax. 401-253-2647  
Email: Mcordeiro@bristolri.gov

### MEMORANDUM

Date: June 14, 2022

From: Melissa Cordeiro  
COUNCIL CLERK

Re: Application for Zoning map Change of Steven Januario,  
Managing Member, Januario Family Realty, LLC for 374 & 380  
Metacom Avenue - M (Manufacturing) to MMU (Metacom Mixed Use  
designation),

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It has come to this office's attention that the petitioner's  
legal counsel is requesting to reschedule the July 13, 2022,  
public hearing for August 3, 2022.

Thank you for your attention on this matter. Should you  
have any questions, please do not hesitate to contact my  
office.

:lh

