



Town of Bristol, Rhode Island

Planning Board

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PLANNING BOARD DECISION

OWNER/APPLICANT: Unity Park, LLC and 214 Franklin Street LLC
ADDRESS: 500 Wood Street and 214 Franklin Street
PLAT AND LOT: Plat 29, Lots 1 and 54
APPLICATION: Major Land Development Master Plan for Phase 1 and 2
Preliminary Plan for Phase 1

The Planning Board finds that:

1. The subject property consists of the historic mill buildings that have been repurposed into an industrial park campus known as “Unity Park” at 500 Wood Street as well as a two-family residential dwelling on 214 Franklin Street.
2. The proposal is a multi-phased proposal. Phase 1 is the construction of a 2-story office, production and warehouse addition to Unit 320 in Building Group 3 with 12,305 square feet on the first floor and 2,516 square feet on the second floor; rehabilitation of 11,800 square feet of Building Group 3 for production space; and creation of surface parking to the south side of Building Group 3 with the removal of the bedrock outcropping. Phase 2 is surface parking to the rear of 214 Franklin Street and a parking structure to the south side of Building Group 3. Phase 2 will also include an administrative subdivision to create a separate 10,000 square foot lot for the 2-family residential dwelling at 214 Franklin Street and combine the rest of the parcel with 500 Wood Street along with a change of zone from Residential 6,000 to REHAB LDP.
3. The proposed development is consistent with the general purposes stated in Article 1 of the Planning Board’s subdivision and development review regulations.
4. The proposed development is consistent with the Comprehensive Plan.
5. The proposed Phase 1 of the development is in compliance with the standards and provisions of the zoning ordinance for the 500 Wood Street property which is zoned REHAP LDP. The 214 Franklin Street property is zoned Residential 6,000 and Phase 2 will include a petition to the Town Council to change the zoning on the south portion of the property to REHAB LDP.
6. The proposed development has adequate and permanent physical access to Wood Street and Franklin Street.
7. The Board has considered any testimony at the Public Hearing.
8. There will be no significant negative environmental impacts from the proposed development, with any conditions of approval.

Master Plan and Preliminary Plan approval for Phase 1 is granted and Master Plan approval is granted for Phase 2 as shown for the Major Land Development Plan for Unity Park campus by JHL Texture dated as revised July 25, 2025 entitled General Planning Drawings:

And further, the Planning Board recommends to the Town Council a change of zone on the south portion of 214 Franklin Street from Residential 6,000 to REHAP LDP to facilitate the creation of additional surface parking for the Unity Park campus.