



Town of Bristol, Rhode Island

Department of Community Development

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

May 20, 2024

TO: Steven Contente, Town Administrator
FROM: Diane M. Williamson, Director
RE: **The Club House - Tupelo Street –
Petition for Modification of Dancing and Entertainment License**

Review

2024 MAY 21 AM 9:33

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

The Department has reviewed the above petition and the plans submitted. We have also reviewed this with the Town Solicitor's office.

Based on this review, the Zoning Officer has determined that the expansion is prohibited since it is an expansion and intensification of a nonconforming use. See attached letter from the Zoning Officer.

Therefore, I would have to recommend that this petition be denied.

Steven Contente
STEVEN CONTENTE
Town Administrator



Town of Bristol, Rhode Island
Department of Community Development

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May 20, 2024

TO: Diane M. Williamson, Director of Community Development
FROM: Edward M. Tanner, Zoning Officer *EMT*
RE: *Petition for Modification of Dancing and Entertainment License*
Kevin Francis, The Club House
115 Tupelo Street

2024 MAY 21 AM 8:33
TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

I have reviewed the petition for a Modification of the Dancing and Entertainment License at "The Club House", 115 Tupelo Street. I have also visited the property and discussed the proposed modification and use of the property with Mr. Francis. This property is located within the Manufacturing (M) zoning district. The Club House restaurant and bar use has occupied a portion of the existing building on this site for several decades, and it is considered a nonconforming use as restaurant, tavern, and bar uses are not permitted in the M zone. Existing dancing and entertainment, and liquor licenses for this establishment limit seating and activities to the interior of the building as well as the front covered deck area.

After reviewing the site sketch submitted with the original Petition to the Town Council, discussing proposed uses with Mr. Francis, and reviewing the most recent plat titled *The Clubhouse Occupancy Calculation* plan (dated May 5, 2024) provided by Mr. Francis; I have determined that the proposed expansion of seating and entertainment to the outdoor patio area in front of the building would be an expansion and an intensification of a nonconforming use. Section 28-218 of the Zoning Ordinance regulates nonconforming uses. This section clearly states that the expansion and intensification of nonconforming uses is prohibited. Thus, it is my opinion that the proposed outdoor patio with seating and a potential entertainment / band area is prohibited.

ML
5-21-24