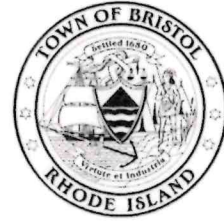


# TOWN OF BRISTOL, RHODE ISLAND

## PLANNING BOARD MEETING



Meeting Agenda  
Thursday, February 9, 2023  
at 7:00 PM

Bristol Town Hall - 10 Court Street, Bristol, RI 02809

- A. Pledge of Allegiance
- B. Minutes - Approval of Minutes - January 2023
- C. New Business

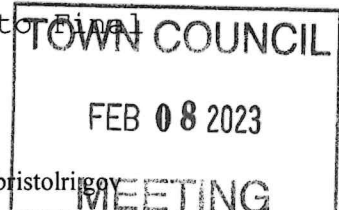
**C1. Bristol Yarn Mill (aka Robin Rug)** - Public Hearing and Action on requested waivers from the Bristol Subdivision and Development Review Regulations ("Regulations") prior to the Preliminary Plan review stage and Review and Action to defer CRMC approval to Final Plan review, as a condition of Preliminary Plan approval for the re-development of the Robin Rug mill to be known as "Bristol Yarn Mill" at 125 Thames Street. In 2022, the Planning Board granted Master Plan approval for this Major Land Development Project consisting of 127 residential apartment units and approximately 6,300 square feet of commercial space.

The Applicant has requested waivers of certain State permits that are required for submission at the Preliminary Plan stage of review pursuant to state law and the Regulations. Specifically, in accordance with Section 5.4(a) of the Regulations, the Applicant has requested to proceed to Preliminary Plan review with the following permits to be provided as conditions of approval to be submitted prior to Final Plan review:

(1) Rhode Island Department of Environmental Management (RIDEM) Water Quality Certification and (2) RIDEM Stormwater Construction Permit. Note that pursuant to Section 5.4(a) of the Regulations, CRMC approval may be allowed as a condition of Preliminary Plan approval, so no waiver is required for the corresponding request to defer this approval to Final

2023 FEB - 1 PM 12:10

TOWN CLERK'S OFFICE  
BRISTOL, RHODE ISLAND



Plan review.

**THIS PUBLIC HEARING WILL BE RESTRICTED TO THE REQUEST FOR WAIVERS.** If the requested waivers are approved by the Planning Board, a public hearing on the Preliminary Plan application will be held at a later date after further notice in accordance with the Regulations, and if granted, the State permits would be required as conditions of Preliminary Plan approval to be submitted prior to Final Plan Review.

Property is zoned Waterfront Planned Unit Development with conditions, Waterfront, and Downtown Zones and is also within the Bristol Historic District Overlay Zone.

Plat: 10, Lots 41,42,43,44,49,50,60,61,62,68,71,73,74 and 76

Owners: Russ-Russ Realty Co., Russell Karian, Sentier Realty, and Karian Realty Co. Applicant: Brady Sullivan Properties, LLC

**D. Adjourn**

Date: February 1, 2023

Posted by: mbw