



TOWN OF BRISTOL
BUILDING INSPECTION DEPT.

235 High St.
Bristol, RI 02809
(401) 253-7000

DATE November 4, 2024

David Ramos
Ramos Landscaping LLC
156 Bayview Avenue
Bristol, RI 02809

RE: Assessor's Plat 128, Lots 15 and 16

STOP-WORK ORDER

Dear Mr. Ramos,

This letter is to follow up regarding our meeting at your property on Metacom Avenue, (referenced above). Along with Town Planner, Diane Williamson and Zoning Officer, Ed Tanner, I met you to discuss the new structures that had been built along with the related sitework. The structures in question include 2 fabric structures, one set on large blocks and the other on shipping containers. Also present were a trailer with an attached deck. All this work was done without a required Town Building Permit.

Pursuant to the RI State Building Code 23-27.3-123.0 you are hereby issued a **Stop-Work Order**. All work must be immediately stopped and shall not resume until a Building Permit is issued.

You have (10) ten days from receipt of this letter to respond to this notice. The owner of the property may:


1. Deny in writing that the violation exists and request reconsideration, citing specific reasons for the request.
2. Cause the violation to be cured.

A fee will be added for work performed without a permit.

This matter requires your prompt attention. Please file a Building Permit through the online permitting portal. Town Zoning and Planning requirements will be communicated separately.

Very truly yours,

TOWN OF BRISTOL, RI


Stephen Greenleaf, Building Official

Cc: Diane Williamson, Town Planner, Raymond Falcoa, CCC, Edward Tanner, Zoning Officer, Amy Goins, Town Solicitor.



Town of Bristol, Rhode Island

Department of Community Development

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

November 26, 2024

David Ramos
Ramos Landscaping LLC
156 Bayview Avenue
Bristol, RI 02809

**RE: Assessor's Plat 128, Lots 15 and 16
Zoning Violation and Violation of Subdivision and Development Review Regulations**

Dear Mr. Ramos:

This is to confirm our site meeting with you on Monday, November 25, 2024 which the Building Official, Zoning Officer and myself attended at the above mentioned property.

As discussed, improvements were made to Lot 15 without the necessary building permits, specifically the construction of a structure comprised of two relocatable containers connected with a plastic membrane roof and a permanent concrete foundation. The Building Official will follow up with you directly regarding the building permits needed for this structure.

The improvements also intensified the existing business operation, which was in existence as a pre-existing non-conforming use, for your contract construction business, Ramos Landscaping. This is a violation of the Zoning Ordinance since a contract construction business requires a Special Use Permit in the General Business Zone. In addition, the location on Metacom Avenue in the Metacom Avenue Overlay triggers review by the Planning Board as a Land Development Project. In accordance with the new laws, a project that triggers both a Special Use Permit and a Land Development Review is a Unified Development that the Planning Board has jurisdiction over.

You have twenty (20) days from the date of the letter to reply in writing that you will comply by filing a complete application for a Minor Land Development/Unified Development application by February 1, 2025. The application must include both lots 15 and 16 on Assessor's Plat 128 since both of these contiguous lots are being used for the contract construction business. Failure

to submit an application by the date will result in additional enforcement action unless an extension of time is requested and granted.

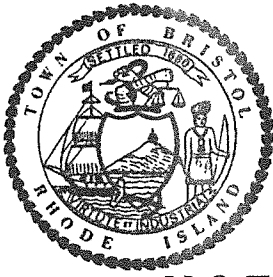
You may appeal this violation within twenty (20) days of the date of the letter by filing an appeal with the Zoning Board of Appeals.

Sincerely,

Diane M. Williamson, Director of Community Development

Edward M. Tanner, Zoning Enforcement Officer

cc: Town Council
Planning Board
Town Administrator
Building Official



TOWN OF BRISTOL
DEPARTMENT OF COMMUNITY DEVELOPMENT
10 Court Street • Bristol, Rhode Island 02809

12/10/2024
10:18:58 AM
2 Pages
VIOLATION
Bk: 2266 Pg: 167
Instr: 2024-2844

NOTICE OF VIOLATION – ZONING ORDINANCE

DATED: December 10, 2024

VIA CERTIFIED & REGULAR US MAIL

David J. Ramos
12 Ruth Avenue
Bristol, RI 02809

Ramos Landscaping, LLC
156 Bayview Avenue
Bristol, RI 02809

***Re: Violation of Ordinances of the Town of Bristol at
670 Metacom Avenue
Bristol, Rhode Island
Plat 128, Lot 15
Zoning District: General Business (GB) / Metacom Avenue Overlay***

Dear Mr. Ramos,

The Notice is a follow up to our site meeting with you on Monday, November 25, 2024 at the above mentioned property which the Building Official, Director of Community Development and myself attended. As discussed during this meeting, certain improvements have been made to Lot 15 relating to the operations of Ramos Landscaping, LLC without the necessary building permits. Specifically, the construction of a structure comprised of two prefabricated storage containers connected with a metal framed plastic membrane roof and a solid concrete slab floor; and the installation of an office trailer. These structures were constructed and installed without first applying for or obtaining building permits from the Town of Bristol. This is a violation of Article XI., Section 28-402 of Bristol's Zoning Ordinance which requires submittal of plans and the issuance of a permit for any new construction. In addition, these improvements have intensified the existing nonconforming landscaping contract construction business operation at this site, which was in existence outdoors within a limited area of the property as a pre-existing non-conforming use. This is a violation of Section 28-218(7) of Bristol's Zoning Ordinance as a contract construction service business use requires a special use permit within the General Business (GB) Zoning District.

In addition to the intensification of a nonconforming use, the construction of new commercial structures on this property requires prior review by the Planning Board as a Land Development Project pursuant to Article VI. of Bristol's Zoning Ordinance due to the property's location on Metacom Avenue within the Metacom Avenue Overlay. In accordance with recently adopted state-wide land use legislation, a project

that triggers both a Special Use Permit and a Land Development Review is considered a Unified Development that the Planning Board has jurisdiction over. Accordingly, you are hereby directed to bring your property into compliance by removing the offending structure and office trailer on or before **December 31, 2024** (hereafter the 'compliance date').

Alternatively, you may reply in writing by the compliance date indicating that you will comply with zoning requirements by filing a complete application for a Minor Land Development/Unified Development application on or before **February 10, 2025**. The application must include both lots 15 and 16 on Assessor's Plat 128 since both of these contiguous lots are being used for the contract construction business. Failure to remove the offending structure or to respond in writing by the compliance date will result in additional enforcement action.

In the event that this violation is not corrected or a timely appeal has not been filed by the compliance date, I will have no choice but to assess a fine in accordance with R.I. Gen. Laws § 45-24-60(a) and Sec. 28-407 of the Zoning Ordinance. The Town may then choose to pursue this matter in the Municipal Court, at which time we will seek an order compelling you to comply with the Zoning Ordinance, in addition to fines for failure to comply. You may appeal this Notice of Violation to the Zoning Board by filing the appropriate application on or before **December 31, 2024**, as provided in Sec. 28-410 of the Zoning Ordinance.

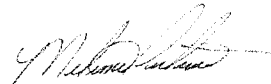
Your cooperation in correcting the violations noticed herein is expected. Please feel free to contact me to discuss the resolution of this matter.



Edward M. Tanner
Zoning Enforcement Officer

cc: Town Administrator
Town Solicitor
Code Compliance Coordinator

Received for record at Bristol, RI
12/10/2024 10:18:58 AM



NOTICE: A copy of this notice has been recorded in the Land Evidence Records of the Town of Bristol as of the date and time stamped above



TOWN OF BRISTOL

DEPARTMENT OF BUILDING INSPECTION

235 High St., Bristol, Rhode Island 02809
Tel: (401) 253-7000 sgreenleaf@bristolri.gov

April 10, 2025

David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

**RE: Assessor's Plat 128, Lot 15
670 Metacom Avenue**

NOTICE OF VIOLATION – BUILDING CODE

Dear Mr. Ramos:

This is a follow-up to the formal Stop Work Order issued after the 11/25/24 visit to your property at 670 Metacom Avenue in which Diane Williamson, Ed Tanner and I observed illegal building and site improvement activity. As instructed, you followed this by applying for a Building Permit (60222) on 11/29/24.

The Zoning Officer then issued a Violation Notice on 12/10/24 (the "Zoning Violation Notice"). As you know, you appealed the Zoning Violation Notice to the Zoning Board. On April 7, 2025, you withdrew the appeal, indicating to the Zoning Board that you would file the required applications as outlined in the Zoning Violation Notice. Building Permits require Zoning approval and until those Violations are resolved, your application for a Building Permit will not be processed. While the Zoning Violation Notice remains pending, I am issuing this Violation Notice to clarify the position of the Building Department in this matter, especially regarding your use of the non-permitted structures.

1. Pursuant to the RI State Building Code 23-27.3-122.1 you are hereby issued a **Notice of Violation**. All work must be stopped immediately and shall not resume until a Building Permit is issued. This applies to a total of four (4) structures, including: two (2) fabric structures, one set on large blocks and the other on shipping containers; a mobile construction trailer; and an attached deck. This order extends to occupying any part of the newly constructed or installed structure(s) prior to the issuance of a Certificate of Occupancy by this office.

§ 23-27.3-122.1. Notice of violation.

The building official shall serve a notice of violation or order on the owner or person responsible for the erection, construction, alteration, extension, repair, removal, demolition, use, or occupancy of a building or structure in violation of the provisions of this code, or in violation of a detail statement or a plan approved thereunder, or in

violation of a permit or certificate issued under the provisions of this code; and the order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

§ 23-27.3-113.1. When permit is required.

It shall be unlawful to construct, enlarge, alter, remove, or demolish a building, or change the occupancy of a building from one use group as defined in this code to another; or to install or alter any equipment for which provision is made or the installation of which is regulated by this code, without first filing an application with the building official in writing and obtaining the required permit therefor; except that ordinary repairs as defined in § 23-27.3-102.0 which do not involve any violation of this code shall be exempt from this provision.

2. Pursuant to the RI State Building Code 23-27.3-124.1 Unsafe Conditions, you are hereby determined to be Unsafe and occupancy of these structures must cease immediately. As a thorough Plan Review or Inspection was not performed, the extent of the unsafe conditions has not been completely established. Some issues applying to the large membrane structure include the lack of a frost protected foundation, the lack of proper hurricane tie downs and the lack of required toilet facilities. The construction trailer must be properly certified and inspected and cannot be used as a permanent structure under the RI SBC-1. The Deck appears to be constructed under residential standards not appropriate in this Commercial facility. It must also not be secured to the trailer. Finally, the installation of the small tent structure was not inspected and its compliance with the Codes and Ordinances has yet to be determined.

§ 23-27.3-124. (11). Unsafe Conditions.

A building, sign, or structure shall be declared unsafe by the building official if any one of the following conditions exists upon the premises: The use or occupancy of the building is illegal or improper because the building does not comply with the allowable areas, height, type of construction, fire resistance, means of egress, live load, or other features regulated by the code in effect at the time of construction.

§ 23-27.3-124.2. Notice of unsafe condition.

When the whole or any part of any building, sign, or other structure shall be declared to be in an unsafe condition, the building official shall issue a notice of the unsafe condition to the owner of record describing the building or structure deemed unsafe, and an order either requiring that the building, sign, or structure be made safe or be demolished within a reasonable, stipulated time. All notices and orders shall be in writing and shall be delivered to the owners of the building by the building official or his or her designated agent or shall be sent by registered or certified mail to the last known address of the owner or owners. Orders to demolish any building, a sign, or structure shall also be issued to all mortgagees of record. If any owner or mortgagee cannot be located after due and diligent search, the notice and order shall be posted upon a conspicuous part of the building or structure, and the procedure shall be deemed the equivalent of personal notice. When a building or structure is ordered secured for any reason by the building official, the owner shall board the building or structure in accordance with § 23-27.3-124.6 within seven (7) days, or the building official may cause the necessary work to be done to secure the building or structure. The cost of the work shall be billed to the owner and be a lien against the real property as provided in § 23-27.3-125.7. You must provide all information requested by this office. Your application will be reviewed to determine compliance with the Building Code and Zoning Ordinance. Once your

application is approved and the Zoning Violation is addressed, a Building Permit will be issued.

You have thirty (30) days from the date of this letter to respond to this notice. The owner of the property may:

1. Deny in writing that the violation exists and request reconsideration, citing specific reasons for the request.
2. Cause the violation to be cured.

§ 23-27.3-127.2. Local Board of Appeals

An aggrieved party as defined in § 23-27.3-127.1(b)(2)(i) — (b)(2)(vi) may appeal an interpretation, order, requirement, direction, or failure to act under this code by a local official of a city or town charged with the administration or enforcement of this code of any of its rules and regulations, to the local board in that city or town. A fee will be added for work performed without a permit.

Any person who violates any provision of the Building Code shall be punished by a fine of not more than five hundred dollars (\$500.00) for each violation. Each day during which any portion of a violation continues shall constitute a separate offense.

This matter requires your prompt attention. Your anticipated cooperation is expected.

Very truly yours,

Stephen Greenleaf
Building Official



Cc: Raymond Falcoa, Code Compliance Coordinator,
Diane Williamson, Director of Community Development,
Edward Tanner, Zoning Officer,
Amy Goins, Town Solicitor.



Bristol Police Department
Incident Report

Page: 1
04/24/2025

Incident #: 25-518-OF
Call #: 25-10967

Date/Time Reported: 04/16/2025 1642
Report Date/Time: 04/16/2025 1723
Occurred Between: 04/16/2025 1630-04/16/2025 1655
Status: Incident Open

Reporting Officer: Sergeant TIMOTHY GALLISON

Signature: _____

#	OFFENSE (S)	ATTEMPTED	TYPE
	LOCATION TYPE: Other/Unknown RAMOS EXCAVATING AND LANDSCAPING 674 METACOM AVE BRISTOL RI 02809	Zone: 06	
1	BUILDING OFFICIAL COMPLAINT	N	Not Applicable
	OCCURRED: 04/16/2025 1630 SUSPECTED OF USING: Not Applicable		

#	PERSON (S)	PERSON TYPE	SEX	RACE	AGE	SSN	PHONE
1	FERNANDES, CHRISTOPHER A 43 LISA LN BRISTOL RI 02809 DOB: 02/14/1982	REPORTING PARTY	M	W	43	025-62-9704	508-889-9355
	CONTACT INFORMATION: Home Phone (Primary)	508-889-9355					

NARRATIVE FOR SERGEANT TIMOTHY GALLISON**Ref: 25-518-OF**

Entered: 04/16/2025 @ 2129 Entry ID: GALT
Modified: 04/16/2025 @ 2157 Modified ID: GALT

On 4/16/25 at approximately 1642 hours, Christopher A. Fernandes (2/14/82) reported to Bristol Police that employees of Ramos Landscaping located at 674 Metacom Ave. were utilizing the white tent structure located on the north side of the property. Fernandes advised Dispatcher Smith that employees on site were not allowed to access the structure per order of the Town Building Inspector.

At this time I responded to Ramos Landscaping and upon arrival I activated my body worn camera. On scene I observed two employees of Ramos Landscaping walking in and out of the tent structure. I was advised that they were aware that the building inspector had advised them to longer utilize the structure but they were now entering and exiting the structure "At their own risk". They were advised that the matter would be documented.

David J. Ramos (12/09/96), the owner of the company was not on scene.



TOWN OF BRISTOL

DEPARTMENT OF BUILDING INSPECTION

235 High St., Bristol, Rhode Island 02809

Tel: (401) 253-7000

sgreenleaf@bristolri.gov

April 17, 2025

David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

**RE: Assessor's Plat 128, Lot 15
670 Metacom Avenue**

NOTICE OF VIOLATION – BUILDING CODE

DISREGARD OF UNSAFE NOTICE

Dear Mr. Ramos:

This is a follow-up to the Notice of Violation issued on 4/10/25. We have received multiple complaints that the buildings cited in that Notice are still being used and occupied. Please be advised that continued use of these structures will result in the need to order the structures physically secured. Failure to take this action immediately will result in my causing these structures to be secured as stated in Section § 23-27.3-124.2. of RI State law, provided below.

§ 23-27.3-124. (11). Unsafe Conditions.

A building, sign, or structure shall be declared unsafe by the building official if any one of the following conditions exists upon the premises: The use or occupancy of the building is illegal or improper because the building does not comply with the allowable areas, height, type of construction, fire resistance, means of egress, live load, or other features regulated by the code in effect at the time of construction.

§ 23-27.3-124.2. Notice of unsafe condition.

When the whole or any part of any building, sign, or other structure shall be declared to be in an unsafe condition, the building official shall issue a notice of the unsafe condition to the owner of record describing the building or structure deemed unsafe, and an order either requiring that the building, sign, or structure be made safe or be demolished within a reasonable, stipulated time. All notices and orders shall be in writing and shall be delivered to the owners of the building by the building official or his or her designated agent or shall be sent by registered or certified mail to the last known address of the owner or owners. Orders to demolish any building, a sign, or structure shall also be issued to all mortgagees of record. If any owner or mortgagee cannot be located after due and diligent search, the notice and order shall be posted upon a conspicuous part of the building or structure, and the procedure

shall be deemed the equivalent of personal notice. When a building or structure is ordered secured for any reason by the building official, the owner shall board the building or structure in accordance with § 23-27.3-124.6 within seven (7) days, or the building official may cause the necessary work to be done to secure the building or structure. The cost of the work shall be billed to the owner and be a lien against the real property as provided in § 23-27.3-125.7. You must provide all information requested by this office. Your application will be reviewed to determine compliance with the Building Code and Zoning Ordinance. Once your application is approved and the Zoning Violation is addressed, a Building Permit will be issued.

You have thirty (30) days from the date of this letter to respond to this notice. The owner of the property may:

1. Deny in writing that the violation exists and request reconsideration, citing specific reasons for the request.
2. Cause the violation to be cured.

§ 23-27.3-127.2. Local Board of Appeals

An aggrieved party as defined in § 23-27.3-127.1(b)(2)(i) — (b)(2)(vi) may appeal an interpretation, order, requirement, direction, or failure to act under this code by a local official of a city or town charged with the administration or enforcement of this code of any of its rules and regulations, to the local board in that city or town. A fee will be added for work performed without a permit.

Any person who violates any provision of the Building Code shall be punished by a fine of not more than five hundred dollars (\$500.00) for each violation. Each day during which any portion of a violation continues shall constitute a separate offense.

This matter requires your prompt attention. Your anticipated cooperation is expected.

Very truly yours,



Stephen Greenleaf
Building Official

Cc: Raymond Falcoa, Code Compliance Coordinator,
Diane Williamson, Director of Community Development,
Edward Tanner, Zoning Officer,
Amy Goins, Town Solicitor.



TOWN OF BRISTOL

DEPARTMENT OF BUILDING INSPECTION

235 High St., Bristol, Rhode Island 02809

Tel: (401) 253-7000 sgreenleaf@bristolri.gov

July 23, 2025

David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

**RE: Assessor's Plat 128, Lot 15
670 Metacom Avenue**

Temporary Permit for the Membrane Structure

Dear Mr. Ramos:

This is a follow-up regarding the status of the illegal membrane structure as discussed during the July 10, 2025 Bristol Planning Board meeting and the subject of multiple Town Violation Notices. The Building Department has allowed this structure to remain in place, with conditions, while discussions proceed regarding your proposed Minor Land Development/Unified Development. The following items discussed at that meeting require clarification.

1. The removal of the front wall of the structure does not render it any safer in terms of the current health and safety violations.
2. You have promised to remove the structure multiple times and this office is no longer willing to consider such promises legitimate without additional tangible action.
3. In effect, you have asked that a Permit be issued for the Membrane Structure to remain in place temporarily. From the meeting minutes, "that he, (Mr. Ramos), was going to ask for the possibility of getting a temporary permit so that at least it was permitted. He said that if he could get it approved, he would be ready to break ground in October and complete the project by next June. Chairman Millard then asked if Mr. Ramos wanted to keep the tent up until next June. Mr. Ramos said that he would like to, even if it had to come down then get a 90 day permit for the winter months." Mr. Ramos also offered that removal of the membrane structure could be a condition of a CO, (Certificate of Occupancy).

Mr. Ramos request for the Membrane Structure to stay in place temporarily is hereby denied.

Basis for denial per RI State Law

§ 23-27.3-124. (11). Unsafe Conditions.

A building, sign, or structure shall be declared unsafe by the building official if any one of the following conditions exists upon the premises: The use or occupancy of the building is illegal or improper because the building does not comply with the allowable areas, height, type of construction, fire resistance, means of egress, live load, or other features regulated by the code in effect at the time of construction.

§ 23-27.3-124.2. Notice of unsafe condition.

When the whole or any part of any building, sign, or other structure shall be declared to be in an unsafe condition, the building official shall issue a notice of the unsafe condition to the owner of record describing the building or structure deemed unsafe, and an order either requiring that the building, sign, or structure be made safe or be demolished within a reasonable, stipulated time. All notices and orders shall be in writing and shall be delivered to the owners of the building by the building official or his or her designated agent or shall be sent by registered or certified mail to the last known address of the owner or owners. Orders to demolish any building, a sign, or structure shall also be issued to all mortgagees of record. If any owner or mortgagee cannot be located after due and diligent search, the notice and order shall be posted upon a conspicuous part of the building or structure, and the procedure shall be deemed the equivalent of personal notice. When a building or structure is ordered secured for any reason by the building official, the owner shall board the building or structure in accordance with § 23-27.3-124.6 within seven (7) days, or the building official may cause the necessary work to be done to secure the building or structure. The cost of the work shall be billed to the owner and be a lien against the real property as provided in § 23-27.3-125.7. You must provide all information requested by this office. Your application will be reviewed to determine compliance with the Building Code and Zoning Ordinance. Once your application is approved and the Zoning Violation is addressed, a Building Permit will be issued.

The State Building Code addresses Temporary Structures as follows:

RI SBC-1 SECTION 3103.0 TEMPORARY STRUCTURES

3103.0 General:

Pursuant to a variance granted by the Board of Appeals the Building Official shall issue a permit for temporary construction as approved by the Board of Appeal. Such permits shall be limited as to time of service but such temporary construction shall not be permitted for more than one (1) year.

The building official shall be permitted to issue permits for temporary construction limited to buildings of less than four hundred (400) square feet and all construction trailers. Such permits shall be limited as to time of service but no such construction shall be permitted to remain in place for more than one (1) year or the time scheduled for the construction project.

3103.2 Special Approval

All temporary construction, when intended to be occupied by the owner, employee, or general public shall conform to structural strength, fire safety, means of egress, light,

ventilation and sanitary requirements of the Code necessary to insure the public health, safety and general welfare.

3103.3 Termination of Approval

The building official is hereby authorized to terminate such special approval and to order demolition and/or removal of any such construction at his discretion.

Add the following new section to Chapter 31

You have thirty (30) days from the date of this letter to respond to this notice by either removing the structure or filing an appeal.

§ 23-27.3-127.2. Local Board of Appeals

An aggrieved party as defined in § 23-27.3-127.1(b)(2)(i) — (b)(2)(vi) may appeal an interpretation, order, requirement, direction, or failure to act under this code by a local official of a city or town charged with the administration or enforcement of this code of any of its rules and regulations, to the local board in that city or town.

This matter requires your prompt attention. Your anticipated cooperation is expected.

Very truly yours,

Stephen Greenleaf
Building Official

Cc: Raymond Falcoa, Code Compliance Coordinator,
Diane Williamson, Director of Community Development,
Edward Tanner, Zoning Officer,
Amy Goins, Town Solicitor.
Matthew Landry, Esq.