

# **PLANNING BOARD MEETING AGENDA**

**May 13, 2014**

**10 Court Street, Bristol, Rhode Island**

**7:00 p.m.**

**1. Pledge of Allegiance**

**2. Minutes**

**3. Town Administrator Business**

**a. Town Council Business - Recommendation on Proposed Zoning Ordinance Amendment**

**regarding Development in areas of Special Flood Hazard (Per FEMA requirement).**

**4. Lucia M. Resendes– Preliminary Review of Minor Subdivision to create 2 lots on the north side of Bayview Avenue, one lot improved with existing 2-family dwelling and one vacant lot. Recommendation to the Zoning Board on lot width variance. Plat 48 Lot 53 Owner: Lulcia M. Resendes/ Applicant: Gary Leitao Zoned R-10**

**5. Bristol Industrial Park – Public Hearing and Preliminary Plan Review for the proposed Bristol Industrial Park Major Land Development Proposed application to allow a mix of commercial and manufacturing uses within the redevelopment proposal. Bristol Industrial Park, located at 500 Wood Street, Plat 29, Lot 1. Owners: Mosaico Business and Community Development Corporation, Bristol Properties Associates, LLC, and ZRL, Inc. Applicants: Mosaico**

**Business and Community Development Corporation. Zone: REHAB  
LDP**

**6. Roger Williams University – Public Hearing and Preliminary Plan Review for an amendment to the Roger Williams University Master Plan for the construction of an 6,300 square foot Sailing Center at the main campus of Roger Williams University, One Old Ferry Road, Bristol, Rhode Island. Zoned EI – Educational Institutional. Owner/Applicant: Roger Williams University**

**7. Estate of Jane P. Bodell – Public Information Meeting and Master Plan Review for Major Subdivision (reclassified from a minor subdivision) to create a total of 5 lots- 4 lots for future residential development and 1 lot for open space. Property located on the west side of Poppasquash Road and south side of Clam Shell Road. Plat 178 Lot 93 Owner/Applicant: Estate of Jane P. Bodell Zone: R40 with conservation subdivision overlay. Waiver requested creating new lot on a private road and modification requested for amount of open space in a conservation subdivision.**

**8. The Mount Hope Trust in Bristol - Final Review of the proposed Major Subdivision for The Mount Trust in Bristol. Proposal to create 2 lots as follows: One improved with existing structure containing 35,947 square feet of land and one vacant lot containing 29,626 square feet of land. Property located at the north end of the cul-de-sac of Heritage Court. Property Zoned Residential – 15,000**

**(R15). Plat 41 Lot 39. Proposed access via driveways from cul-de-sac at Heritage Road, with waiver requested for creating lots with less than required frontage on a public street. Owner/Applicant: The Mount Hope Trust in Bristol.**

**9. Dunkin Donuts – Preliminary Review for the Development Plan to convert existing building into a 2,000 square foot Dunkin Donuts with drive-thru and 2,000 square feet of office space. Special Use Permit pending with Zoning Board of Review. Property Located at 381 Metacom Avenue on the northeast corner of Metacom and Franklin Street. Plat 46, Lot 10. Zoned GB-General Business. Owner: Rholenty, LLC /Applicant: Joma Realty, Co.**

**10. Deer Run Developers – Request for Release of Performance And Maintenance Guarantee for Deer Run Subdivision.**

**11. Thompson, MacLeod, Juckett – Review and clarify motion of the Planning Board on final approval relative to the requirement for cisterns. Property located at east side of Poppasquash Road.**

**12. Adjourn**

**Date: May 7, 2014**

**Posted by: dmw**