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# Board gets update on Bongi’s renovations

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calls for a remodel of the existing 2,583 square foot retail space, located at 414 Kingstown Way, which was built in 1960. When completed, the building will be a low one-story structure with a clapboard finish on the sidewall, PVC trim and a colonial windowsill identical to what is already on the building. The structure will be finished off with an asphalt architectural roof.

The main entrance of the retail space is being moved to the left side of the building, adjacent to the parking lot, where an eight-foot concrete sidewalk will get customers in and out of the building safely. The kitchen, complete with new more efficient ovens, is being moved to a 40x40 square structure to be connected off of the back of the building, ensuring the day-to-day cooking and all hot foods will remain in the one building. The outdated and inefficient coolers and freezers at the front of the store, which are prone to breaking down, are being demoed.

All of these changes are designed to aid efficiency, both of the equipment and the retail operation. “If you know Bongi’s than you know it’s very tight and cramped in the front of the store,” said the representative from ABC construction

who presented the plan. “The distance from the front wall to the display cases is less than five feet, which is not efficient to get people through there.” The changes will alleviate the problem, he said.

While the new plan does not include any changes to the traffic flow to and from the building, there will be a redesigned parking lot, consisting of 15 spaces, with handicapped accessible parking on the left side of the building. The lot will be paved although, in the back, there will be a line where it will change from paved to gravel. Employee parking has been moved to the new building area.

The lighting and landscaping will be kept simple, with grass reaching to the edge of the pavement. Lighting will consist of light packs similar to what is already on the existing building. The exterior lighting will only be used in the winter months, since retail operations end nightly, Monday-Saturday, at 6:30 p.m. year round.

This marks the third time the Planning Board has approved a site plan for Bongi’s. They received approval to construct a 999 square foot addition in 2006, which was ultimately never built. The second plan, approved on June 28, 2017, called for the construction of a new 5,985

square foot building to be located 10 feet to the south (left) of the current building, which would have been demolished. Changes to the flow of traffic, which included curb cuts and added signage, were also approved at that time.

The plan approved last year was set to move forward until the applicant, Tom Pierce, who owns Bongi’s, went out

for bids and the cost of construction skyrocketed. To keep the cost down, the plan was ultimately abandoned, leading to the redesigned site plan presented last week.

“I don’t personally see any reason to not want these guys to get going with their project sooner than later,” said Chairman Scott Casagrande. “Sounds like it’s been on the

agenda for a couple of years for them to get going.”

The Planning Board approved the site plan unanimously, since all the necessary documents, including lighting, landscape, and architectural renderings had been submitted. No specific timetable for construction was discussed at the meeting.




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