



BRISTOL PLANNING BOARD

FEBRUARY 9, 2023 MINUTES

TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401-253-7000

Held: February 9, 2023 in person

Present:

Anthony Murgo, Vice Chairman; Armand Bilotti, Secretary; Member Steve Katz; Member Brian Clark

Also Present:

Edward Tanner, Zoning Enforcement and Principal Planner; Andrew M Teitz Esq., Assistant Town Solicitor

Not Present:

Charles Millard, Chairman; Alternate Member Richard Ruggiero; Alternate Member Michael Sousa

Vice Chairman Murgo called the meeting to order at 7:02pm and led the assembly in the Pledge of Allegiance.

The Board agreed to make one amendment to the January meeting minutes. On page 2, the last sentence of paragraph 6 will be stricken from the record.

A motion was made (Clark/Katz) to accept the January meeting minutes as amended.

In favor: Bilotti, Clark, Katz, Murgo

Opposed: None

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 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 Plan review. Planning Board Meeting February 09, 2023.

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 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.

John McCoy and Chris Reynolds presented.

John McCoy explained that the request is for approval for the DEM water quality and storm water construction permits to be waived. These are tied together with the CRMC permit, so the request is for those two permits to align with the timing of the CRMC permit.

Member Katz asked why they are looking to defer. John McCoy responded that the two go together with the CRMC permit, so to bifurcate them wouldn't work.

Member Katz asked if the Bristol ordinance on regulating this is incorrect. John McCoy responded that it isn't incorrect, but may be incomplete.

Assistant Town Solicitor Teitz suggested the board ask questions after the applicants have presented their case.

Chris Reynolds explained that the regulations allow for the CRMC to be part of the final approval. Not every project requires a water quality approval and stormwater approval. Due to the size of this project, we need a water quality approval, but we cannot get a water quality approval without the CRMC approval. No other waivers are being requested.

Vice Chairman Murgo asked what the benefit is of asking for the waivers. Chris Reynolds responded that the benefit is just time, and they are looking to get the process rolling as soon as possible. John McCoy added that all of these things will need to be done, but the applicant is looking to get them done expeditiously.

Secretary Bilotti asked if the board originally approved the CRMC deferral, or if that request is being made now. Chris Reynolds responded that they are asking for that approval tonight.

Secretary Bilotti added that the February letter states that the application has not been certified complete. John McCoy responded that the Planning Director has to certify it, which hasn't been done.

Secretary Bilotti mentioned that in a communication in December, Director Williamson had stated that she would not recommend a waiver, but she did support the waivers in the February letter. Assistant Town Solicitor Teitz responded that originally, in December, there were 26 items that were incomplete, and several waivers were being requested. There was a meeting with the applicants, in which it was determined that these two waivers being requested are legitimate. Based on that, Director Williamson supports the current request.

Assistant Town Solicitor Teitz added that there are two types of waivers: one type is a request to no longer have to provide something, and the second type is a request for a timing change. This request is the

latter. He added that if these waivers are granted, the final plan would not be administrative, but would be approved by the Planning Board.

Member Katz asked if there is any precedent in the town for granting waivers or deferrals for past projects. Ed Tanner responded that he has definitely seen many waivers in the past; maybe not for this type of development or scale, but waivers are not unprecedented.

A motion was made (Clark/Katz) to open the meeting up for the public to comment.

In favor: Bilotti, Clark, Katz, Murgo

Opposed: None

Vice Chairman Murgo mentioned that the public comments should only be related to the topics on the agenda.

Alayne White of 11 Constitution Street stated that the request seems reasonable, as it includes the condition that they will provide it at the time of final plan.

Jessalyn Jarest 183 High Street echoed Alayne White's comments. She noted that the storm water management is important to this project, and requested that it not be overlooked as development continues.

A motion was made (Murgo/Bilotti) to close the public hearing.

In favor: Bilotti, Clark, Katz, Murgo

Opposed: None

A motion was made (Katz/Bilotti) to grant the applicants' request for the two items to be waived until final plan, on the condition that, if it passes through preliminary, the final plan is approved by the Planning Board and not administratively.

In favor: Bilotti, Clark, Katz, Murgo

Opposed: None

Assistant Town Solicitor Teitz asked for a separate vote on the CRMC approval.

A motion was made (Bilotti/Murgo) to defer CRMC approval to the final plan, conditioned upon the fact that final plan would not be administrative, but approved by the Planning Board.

A motion was made (Katz/Clark) to adjourn the meeting.

In favor: Bilotti, Clark, Katz, Murgo

Opposed: None

Meeting adjourned at 7:22pm

Respectfully submitted by Doran Smith, Recording Secretary

Date Approved: _____ Planning Board: 