

PLANNING BOARD MEETING MINUTES

Held Thursday, October 13, 2022 at 7pm at the Bristol Town Hall, 10 Court Street, Bristol, R.I.

Present:

Charles Millard, Jr., Chairman; Member Steve Katz, Member Anthony Murgo, Member Brian Clark, Alternate Member Richard Ruggiero

Absent: Armand Bilotti

Also Present: Diane M. Williamson, Administrative Officer; Andrew M. Tietz Esq., Assistant Town Solicitor; Edward Tanner, Principal Planner / Zoning Officer

Chairman Millard called the meeting to order at 7:01 p.m. and led the assembly in the Pledge of Allegiance.

Approval of Minutes- September 2022:

A **motion** was made (Ruggiero/Clark) to accept the meeting minutes of September 8, 2022.

In favor: Millard, Katz, Clark, Murgo, Ruggiero

Opposed: None

Town Council Business:

C1 – A recommendation was made to the Town Council on potential uses for the Metacom Mixed Use (MMU) Zone. Notes from the September 2022 meeting were reviewed. A microbrewery; and wood & lumber producers/manufacturers were recommended to add as permitted uses in the MMU. Other uses were discussed for that zone. Marijuana retail was discussed as an “N” in MMU.

A **motion** was made (Katz/Murgo) to make recommendations to the Town Council with two changes as discussed.

Voting In favor: Millard, Katz, Clark, Murgo, Ruggiero

Opposed: None

Applications:

D1 - Public Hearing and Action by the Planning Board on the preliminary phase of the major land development & minor subdivision proposal for re-development of property located at 180 Mount Hope Avenue as follows. The property is currently improved with a former restaurant building, former commercial building, a former mixed use building, and a daycare that is currently operating. The development proposal is to subdivide the property into 2 lots and construct a three-story self-storage facility with a total of 67,375 square feet of area (30,885 square feet of area on each floor) on proposed Lot #1 which will

have an area of 281,623 square feet of land and the existing day care will be relocated to a new building on proposed Lot #2 which will have 20,000 square feet of land. All other buildings on the site to be demolished. Property located at 180 Mount Hope Avenue: Plat 41, Lot 4. Owner: Mount Hope LLC/Applicant: DXD SS F1 Land, LLC Property located in the General Business zone.

Michael Monti, Esq. for DXD presented. The Zoning Board has approved the special use permit for the storage facility along with variances for the signage. RIDEM approved and issued an insignificant alteration permit for wetland and stormwater work. There are seven acres total. They will subdivide 2 conforming lots, 20,000 sq ft and 280,000 sq ft with the daycare being placed on the smaller of the two lots. Storage building will be on the largest lot. Wetlands will be restored on the property. Runoff will flow to interior of site within in natural areas.

Lynn Small from North East Engineering presented. She reviewed details of the site plan and engineering as well as the proposed drainage design. She is recognized as an expert in civil engineering. She described the site. Demolition of the existing buildings will occur. The wetlands will be restored. RIDEM approved the work. Proposal to demo the existing buildings. Buildings will conform to zoning dimensional requirements. Pavement will be reduced. Runoff will be controlled and treated prior to flow to wetlands. There was discussion about the streetscape design and landscaping. The main entrance from Mt. Hope Avenue around the site to Dewolf Avenue will have two way traffic in the driveway. A gate will be added to the Dewolf Avenue driveway for after hours with a sliding fence gate. Stormwater flow will be handled by sheet flow and swales directed to treatment areas prior to flow into wetlands. Roof drains & pavement will flow to pre-treatment. Parking for daycare center will have signage for dedicated parking during peak usage hours. Additional parking will be provided behind the storage facility. Water and sewer will service the site. Lighting plan is "dark sky" compliant. Plans conform to all previous Planning Board and Zoning Board conditions. A sand filter stormwater treatment system is detailed on the plans and was discussed. Depth was also discussed with a maximum depth of 12-18", to handle the "first flush" of stormwater runoff only. There will be no detention basin or retention basin. There will be a reduction in peak runoff from existing conditions. Grass swale to sand filter with runoff flowing to wetlands. Same drainage pattern as today, but less runoff and it will be treated. A stormwater management maintenance agreement will be required. It has been already reviewed by the Town Solicitor.

James Hamilton, 1716 Central Ave SW, Albuquerque, NM (representing DXD) presented. Construction sequencing for daycare and storage building will be done prior to the daycare accepting students. The driveway gate will be open most of the day. The exterior of both buildings will be monitored by security cameras.

Perry Petrillo, Architect, licensed in the state of RI presented. Discussed the building design plans. He reviewed design of buildings. Designed of the daycare was with input from daycare operator. Described the design of building exterior form, scale, rooflines, and materials. The facade of the storage building has not changed from previous rendering. Materials are to be determined, but look is to remain the same. There will be sidewalks in front of the entire property. The Technical Review Committee (TRC) has recommended a condition that the façade

of the buildings stay as currently proposed, and any changes must be approved by the Planning Board.

A **motion** was made (Clark/Ruggiero) to open the public hearing.

Voting in favor: Millard, Katz, Clark, Murgo, Ruggiero

Opposed: None

Cynthia Esposito of 186 Mt Hope Avenue is an abutter to the west side of the site. She expressed questions about the site plan. The fence shown is 10' tall all around the property. She wants an 8' tall fence on the Dewolf Ave (south) side. She discussed temporary barrier during construction. If trees are damaged during construction, they should be replaced. Asking that the fence be maintained by the owner and that no certificate of occupancy be granted for the building until the fence is installed. She asked for open communication. The sidewalk in front of her house needs to be repaired or replaced by the town. She mentioned traffic.

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

All in favor: Millard, Katz, Clark, Murgo, Ruggiero

Opposed: None

Deliberation among board members. They are in favor of the project and they are happy with the runoff improvements. The sidewalk is a town issue and they should fix/repair it. The neighbor's (Ms. Esposito) concerns are understandable, but the Planning Board cannot uphold a certificate of occupancy. The final plan will show an 8 foot fence per neighbor's request. A traffic study has been conducted and the results show better conditions with a reduction in traffic than from existing uses.

A **motion** was made (Murgo/Katz) to grant preliminary plan approval incorporating conditions and recommendations of the TRC regarding stormwater maintenance agreement and the review/approval of any façade changes by the TRC; the addition of a temporary fence around Ms. Esposito's property until construction is completed; and Final plan approval by the TRC.

Voting in favor: Millard, Katz, Clark, Murgo, Ruggiero

Opposed: None

D2 - Preliminary Plan Review and Action by the Planning Board for Minor Subdivision of property at 47 Broadcommon Road, on the southwest corner of Broadcommon Road and Bristol Wood Drive. Subdivision to create two lots – one lot with 37,573 square feet of land improved with existing East Bay Kennel business and one vacant lot with 58,679 square feet of land. Property located in the Manufacturing Zone. Owner/Applicant: Karl Correia/Edward J. Mack, II, 55 Broadcommon, LLC. Plat 103, Lot 8.

Edward Mack, 11 Hope Street, Bristol, presented. Mr. Mack is looking to purchase a portion of the lot, which is located across from his existing manufacturing building. The lot will be split in

two with East Bay Kennels at the east end. The west portion of the property would continue to be used for employee parking and future development.

A **motion** was made (Clark/Murgo) to accept the preliminary plan for a minor subdivision with findings of fact included in the draft motion. Final plan review to be handled administratively.

Voting in favor: Millard, Katz, Clark, Murgo, Ruggiero

Opposed: None

E. Referral from the Administrative Officer:

E1 - Administrative Subdivision to move the property line between the properties located at 1 Alan Drive and 2 Alan Drive to convey approximately 4,000 square feet of land from 2 Alan Drive to 1 Alan Drive. Owners/Applicants: Jo-ann F. Wilbur, Trustee, Jo-ann F. Wilbur Living Trust and Louis Francis, Jr. Plats 108, Lots 35 and 36. Property located in an R-15 Zone.

Louis Francis, Jr. of 1 Alan Drive presented. He would like to purchase 4,000 sq ft from his neighbor at 2 Alan Drive, which abuts the north end of his property. It is a wooded area with wetlands at the north end of the property. The subdivision creates an interior angle greater than 270 degrees, but it is not a flag lot. There will be no construction proposed on the new lot (50'x80' in size) and the new lot will be merged into lot 35 of 1 Alan Drive. Mr. Francis wants to plant apple trees there.

A **motion** was made (Clark/Katz) to approve the administrative subdivision as proposed with conditions that 2 Alan Drive will have no construction on the new lot of conveyance; and that any activity within the 4,000 square feet area of conveyance is subject to review by RIDEM since wetlands appear to be present.

Voting in favor: Millard, Katz, Clark, Murgo, Ruggiero

Opposed: None

Motion to adjourn (Ruggiero/Millard) at 8:15pm.

Voting In Favor: Millard, Katz, Clark, Murgo, Ruggiero

Date Approved: 12/13/2022

Planning Board Secretary: A. Billette