



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Thursday, August 24, 2023 at 10:00 AM

**Community Development Conference Room, 235 High Street, 1st
Floor, Bristol, RI 02809**

A. Pledge of Allegiance

B. Pre-Application/Concept Review 12 Brookwood Road

B1. Proposal is for construction of a detached garage on the property that is improved with a single-family dwelling. The property also has frontage on Fenmore Road. The portion of Fenmore Road in front of this property is an unimproved paper road. The applicants have two concept proposals for consideration: one to create a driveway from the paved portion of Fenmore Road to access the proposed garage and one to extend the pavement on the end of Fenmore Road and create a driveway from the extension. An application is also pending with the Zoning Board of Review for a dimension variance for the garage. TRC to review concepts and send comments/recommendations to the Zoning Board and Planning Board. Owners/Applicants: Lillian and Daniel Lesser, Plat 79, Lot 452.

C. Adjourn

Date: August 10, 2023

Posted by: mbw

APPLICATION FORM AND SUBMISSION CHECKLIST FOR PREAPPLICATION CONFERENCE AND CONCEPT REVIEW

Pre-Application Conference - An initial meeting between developers and the Town which affords developers the opportunity to present their proposals informally and to receive comments and directions from the Town and other agencies.

Concept Plan - A drawing with accompanying information showing the basic elements of a proposed land development plan or subdivision as used for pre-application meeting and early discussions, and classification of the project within the approval process.

The following completed application form and Items A, B, and C from the attached checklist shall be submitted to the Administrative Officer for a meeting with the Technical Review Committee (TRC).

Date of Submission: 7/24/2023 TRC Meeting Date: _____

APPLICATION FORM

TOWN OF BRISTOL
COMMUNITY DEV.
2023 JUL 24 PM 2:59

1. Name, address, and telephone number of the property owner:


Lillian and Daniel Leaser
12 Brookwood Rd
Bristol, RI
508-641-0659

2. Name, address and telephone number of the applicant (If different from owner, a written, notarized confirmation from the property owner authorizing the applicant to make this submission shall also be submitted):
3. Assessor's plat and lot number(s): Plat 79, Lot 452
4. Zoning district(s), including any special Town or State overlay districts (i.e. Historic District, CRMC Jurisdiction, etc.): R-10 (not in a flood zone)
5. Area of the parcel: .1285 Acres
6. Proposed number of buildable lots, dwellings or other proposed improvements: 1
7. Name and owner of existing streets or rights-of-way adjacent to the parcel:

Brookwood Rd

Fenmore St

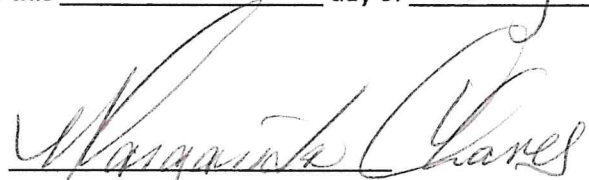
A list showing the names and addresses of all abutting and adjacent property owners shall be attached to this application.

Signature of Owner/Applicant: 

Date: 7/27/2023

Notarized:

Subscribed and sworn to me before this 24th day of July, 2023.


NOTARY PUBLIC

Margarida Chaves
Notary Public
State of Rhode Island ID# 758309
My Comm. Expires: 11/8/25

SUBMISSION CHECKLIST
PREAPPLICATION CONFERENCE AND CONCEPT REVIEW

	Applicant ✓	Date & Town Initials
A. Plan of Existing Conditions - Five (5) blueline or photocopies of the subject property no larger than 24" x 36" as it currently exists including locations and dimensions of existing lots if the proposed subdivision constitutes a replat or if the development consists of several lots and all natural features such as existing contours at five (5) foot intervals.	See Figure 1	
B. Concept Plans - Five (5) blueline or photocopies no larger than 24" x 36" of the concept plan for the development showing, at a minimum, the following information:	See Figures 2 and 3	
1. Name of proposed subdivision or development;		
2. Name and address of the property owner and applicant;		
3. Name, address, and telephone number of preparer;		
4. Date plan prepared, with revision date(s) (if any):		
5. Graphic scale and north arrow;		
6. Assessor's Plat and lot number(s) of the subject property;		
7. Zoning district(s) of the subject property. If more than one district, zoning boundary lines must be shown;		
8. Perimeter boundary lines of the entire tract under the applicant's ownership;		
9. Area of the subject property and proposed number of buildable lots, dwellings or other proposed improvements;		
10. Location, names, and pavement and right-of-way widths of existing streets adjacent to the subject property;		
11. Names of abutting property owners and property owners immediately across any adjacent streets;		
12. Location and dimension of existing easements and rights-of-way adjacent to or within the subject property, if any;		
13. Notation of existing ground cover and approximate location of wooded areas (if any);		
14. Approximate location of wetlands, watercourses or coastal features, and other significant natural or manmade features (i.e. stonewalls) within and immediately adjacent to the subdivision parcel, if any;		
15. Location and approximate size of existing buildings on or immediately adjacent to the subject property, if any; including, historic designation, if applicable;		
16. Proposed improvements including streets, lots, lot lines with approximate lot areas and dimensions and building envelopes;		
17. A notation of the existing on-site utilities (gas, water, sewer, electric), if any;		
18. Proposed connections with existing water supply and sanitary sewer systems, or a notation that wells and ISDS are proposed;		
19. Provisions for collecting and discharging stormwater;		

20. Notation on the plan if the subject property is located within any of the following areas: Town Overlay Districts, Special Flood Hazard Areas, or Coastal Resources Management Council jurisdiction.		
C. Supporting Materials -		
1. One (1) copy of a narrative report providing the general description of the existing physical environment and existing use(s) of the property; and, the general description of the uses and type of development proposed by the applicant;	See Attached Appendix A	
2. A reduced copy of plans required in Items A and B above (minimum size 8 1/2" x 11", maximum size 11"x 17");		
3. Completed Application Form		

List of Abutting and Adjacent Property Owners (100 foot radius)

KENNEY, CHRISTOPHER P & KENNEY, AWATIF TE
305 WAPPING RD PORTSMOUTH, RI 02871

MELROSE COTTAGE, LLC
21 HAWTHORNE DR SEEKONK, MA 02774

RINALDI, RICHARD & RINALDI, EILEEN TRUSTEES
80 SHERRY AVE BRISTOL, RI 02809

RELLE, ROBERT E LIFE ESTATE & TRUSTEE-ROBERT E RELLE LIV TRS
5 MELROSE RD BRISTOL, RI 02809

POLULAK, MYRON & JOANN TE
16 BROOKWOOD RD BRISTOL, RI 02809

MCCABE, MARION L.
10 FALES RD BRISTOL, RI 02809

KRUSHNOWSKI, ERIC JOHN & CAROL LEE TRUSTEES
9 FENMORE RD BRISTOL, RI 02809

TROMP, THOMAS A & ZAMPARELLI, TIJA TE
13600 MARINA POINTE DR # 312 MARINA DEL RAY, CA 90292

SCHULZE, ROBERT M. ET UX MICHELLE TREMBLY SCHULZE
P.O. BOX 46 BRISTOL, RI 02809

COHN, PETER S & JUDITH C TE
11 BROOKWOOD RD BRISTOL, RI 02809

CRISAFULLI, SALVATORE A & DEBORAH G. GREENLEAF TRUSTEES
9 BROOKWOOD ROAD BRISTOL, RI 02809

Appendix A

Narrative Report

There is currently a single family dwelling located at 12 Brookwood Rd Bristol that sits on the corner of Brookwood Rd and Fenmore Rd. The portion of Fenmore Rd in front of this property is unimproved. It is currently grass.

The homeowners would like to add a detached garage to the property. The concern is access to the garage. The homeowners are proposing to create a driving path from the entrance of the garage to the paved section of Fenmore Rd.

The homeowners were in front of the planning board TRC in March. The primary objections to their original proposal (Figure 2) was this situation would permit access to an unimproved section of Fenmore and that this type of access has not been allowed in Bristol and would set a precedence.

Through a very quick search in the local area, the applicants found at least one example where an unimproved paper road is used for access to a driveway. (See Appendix B). By no means was this an extensive search and the applicants have not tried to ascertain the number of such instances. Instead the existence of this one example proves that the planning board would NOT be setting a precedence by approving this proposal as other such situations exist.

The applicants wish to propose two options:

Option 1:

Recommend to the planning board the original application.

(See Figure 2 for drawing of proposal and Appendix B which shows an unimproved paper road being used for access to a driveway) This option seems reasonable and is preferred as the main objection by the TRC that this would be setting a precedence has been refuted.

Option 2:

The home owners propose extending the paved portion of Fenmore Road by 15 feet to the west to allow access to the drive way.

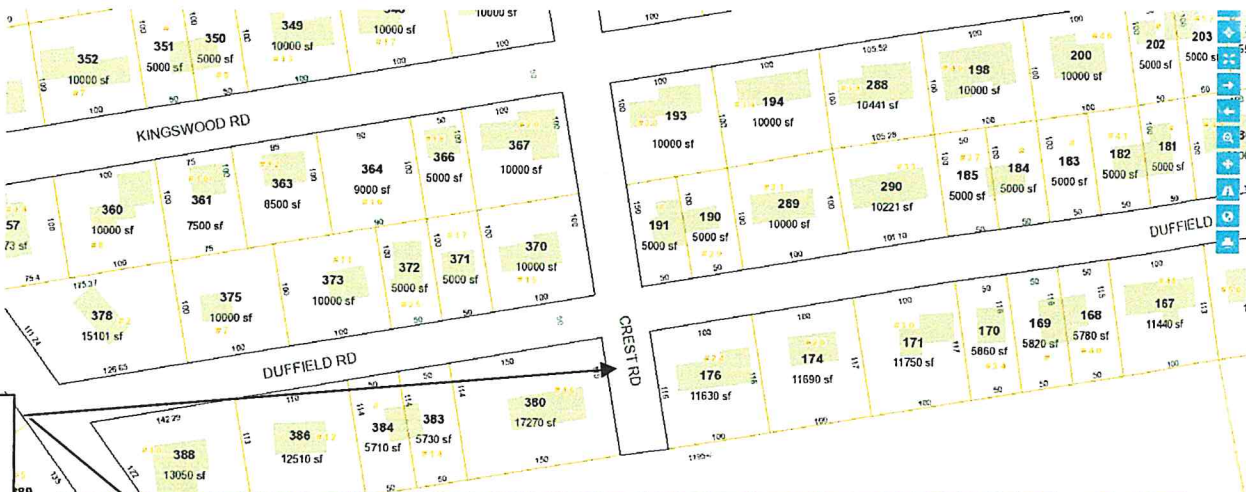
This would provide access to an improved portion of Fenmore Road. (See Figure 3 for drawing and Appendix C which shows other examples in the local area of roads being extended to accommodate driveways).

The homeowners have also applied for a variance from the Zoning Board as they will need relief from the 30 foot set back requirement from Fenmore Rd for the garage. A similar variance was applied for and granted in 2019 when a remodel to the house was performed.

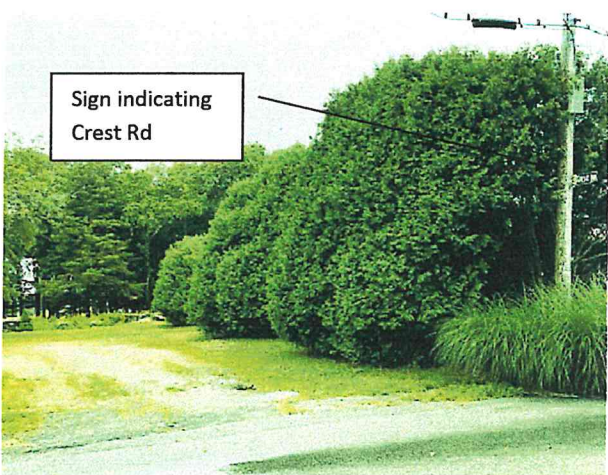
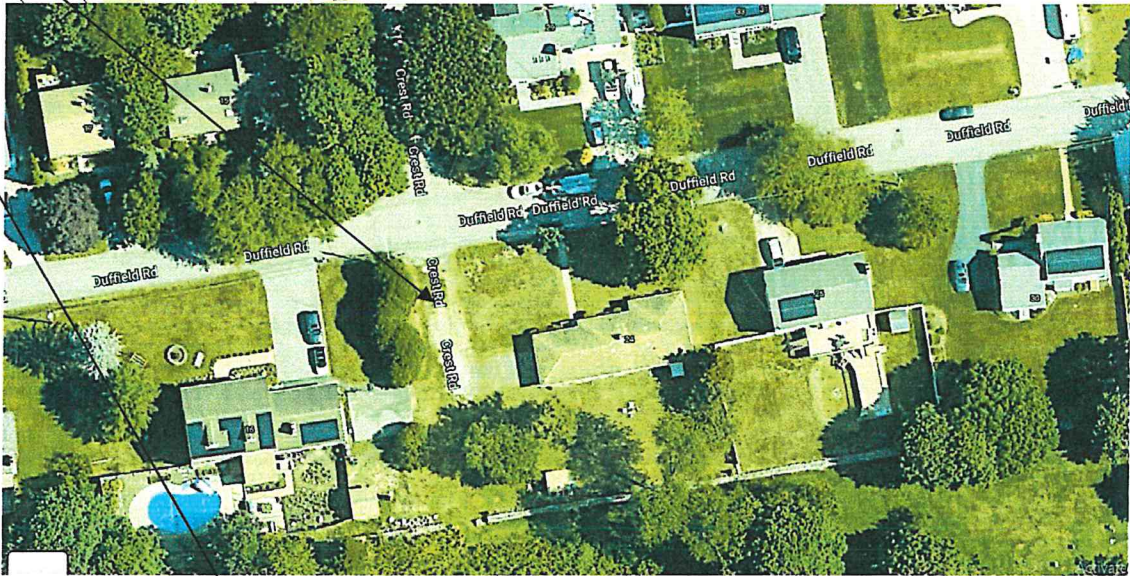
The homeowners respectfully request from the TRC that they recommend to the Planning Board the right to access the paved section of Fenmore Road as it currently is constructed or to extend the paved portion of Fenmore Road by 15 feet (to the west) and access the garage from this newly paved portion of Fenmore Rd.

Appendix B

Example of Unimproved Paper Road used to access Driveway in Local Area



Crest Road is an unimproved paper road but still allows access to the Driveway



Appendix C

Examples of Paper Roads and Dead Ends Extended to Accommodate Driveways in Local Area



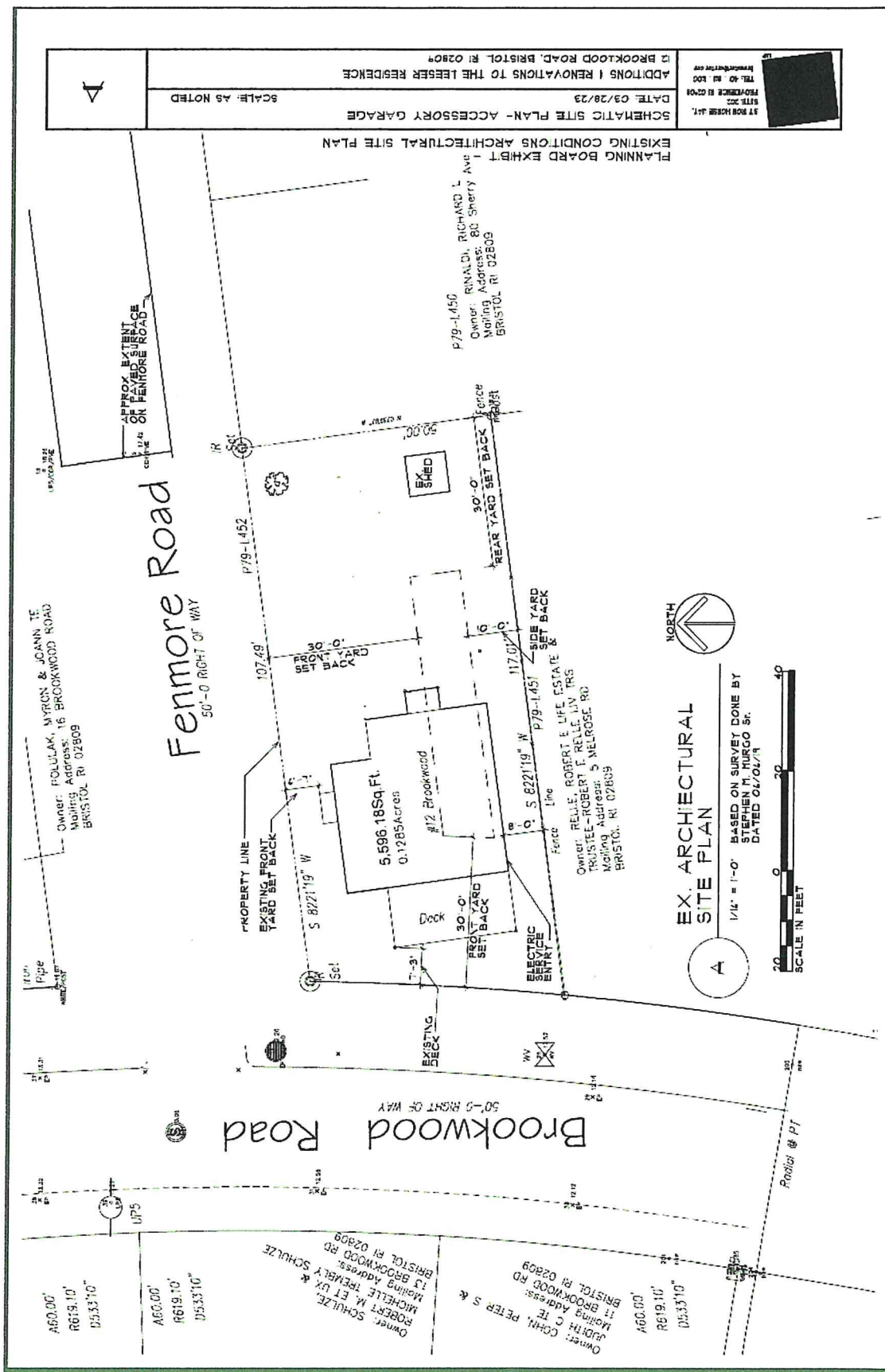
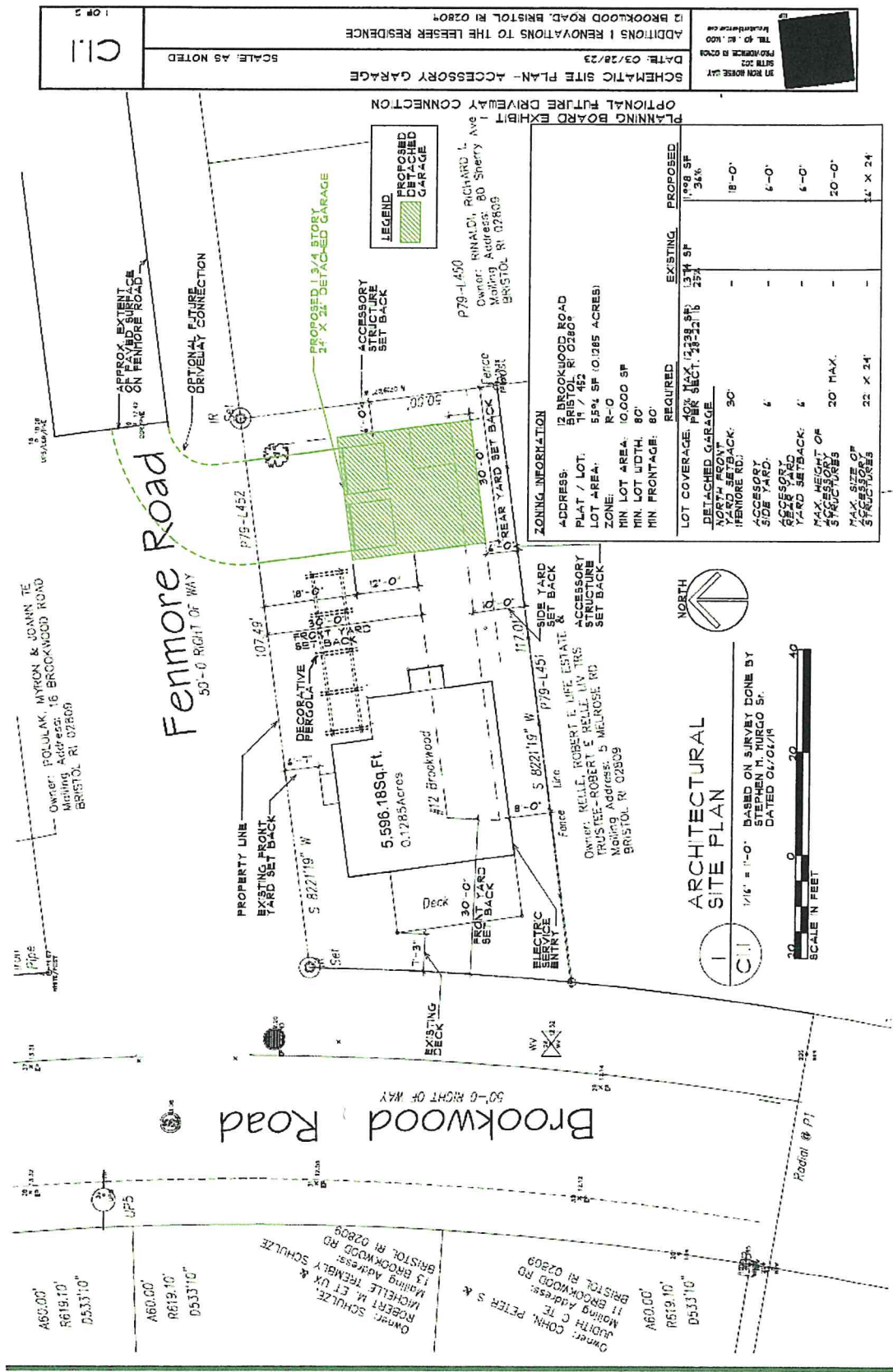


Figure 2. Concept Plan (Option 1 - Original Proposal)



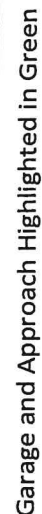
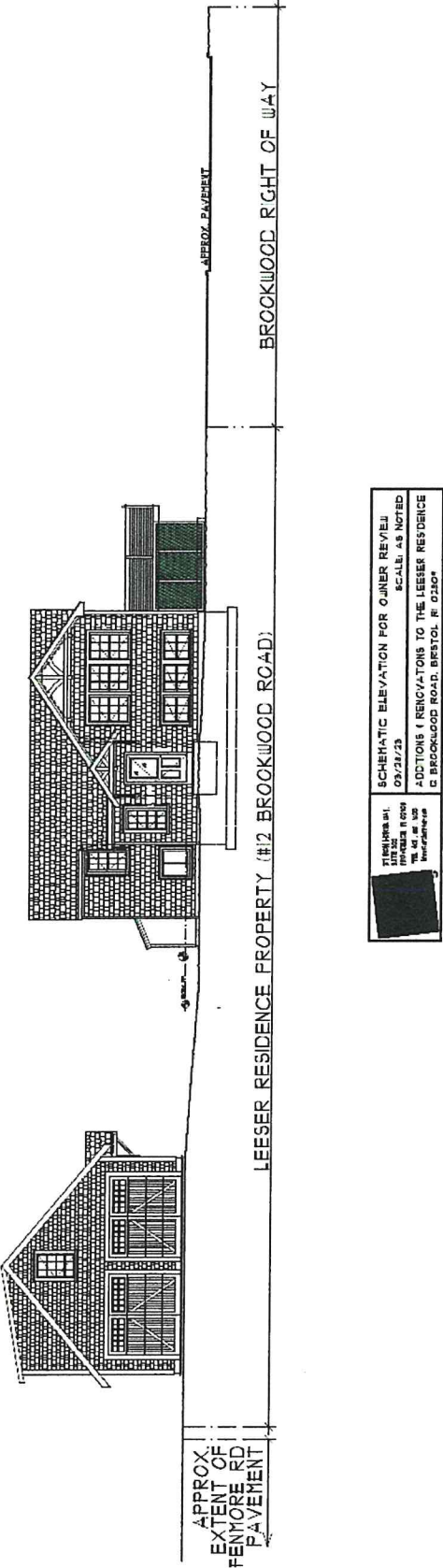


Figure 4. Concept Plan





Town of Bristol, Rhode Island

Department of Community Development

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

TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on Tuesday, **May 2, 2023** at 10:00 am
at 235 High Street, 1st Floor Conference Room, Department of Community Development
The Technical Review Committee held a meeting for the purpose of review of the application
for **Pre-Application/Concept Review 12 Brookwood Road**

Present:

Diane Williamson, Administrative Officer
Edward M. Tanner, Zoning Officer/Principal Planner
Chris Parella, Director of Department of Public Works
Charles Millard, Planning Board Chairman
Brian Clark, Planning Board Member

Also Present:

Daniel Leeser, Applicant
Lillian Leeser, Applicant

Agenda: Pre-Application/Concept Review 12 Brookwood Road – Proposal is for construction of a detached garage on the property that is improved with a single-family dwelling. The property also has frontage on Fenmore Road. The portion of Fenmore Road in front of this property is an unimproved paper road. The applicants propose to create a driveway from the paved portion of Fenmore Road to access the proposed garage. An application is also pending with the Zoning Board of Review for a dimension variance for the garage. Owners/Applicants: Lillian and Daniel Lesser, Plat 79, Lot 452.

Recommendation on Zoning Board application for variance for proposed detached garage. Garage proposed on east end of lot with access proposed from Fenmore Road. Gravel driveway access proposed from Fenmore Road 'dead end'. Grass 'paper road' area would be gravel for access driveway.

Applicant is currently in front of the Zoning Board for dimensional variances for garage size and setbacks. Zoning Board sent application to the TRC as this is Planning Board review issue if new road area gets paved and 'improved'.

The history of the lot and paper road issues were reviewed.

Existing drainage from Fenmore Road is a concern. Existing drain catch basin at driveway will need to be reviewed and designed.

Applicants do not wish to pave the road and would prefer to drive over it as is. They are looking to build the garage and get access.

The TRC reviewed the pros and cons of the proposal and issues with the neighborhood.

Discussion regarding idea for swapping one driveway for the other driveway and the need for a license to maintain town property from the Town Council.

Snow plowing issues were discussed at end of Fenmore Road including drainage and the potential future development at other lots on Fenmore Road.

Discussed responsibility for improving road - applicant or the Town? Planning Board could recommend road paving. If this becomes a town project it will need to be designed.

The DPW will be repaving Brookwood Road this year but that is not necessarily an issue as improvements to Fenmore would not impact that work. TRC would recommend that the road be improved but it would be up to the Town Council.

Discussed Zoning Board process and the steps both with a new improved road or not.

Motion made by Charles Millard, 2nd by Brian Clark. Recommend to Zoning Board that if the proposed garage is approved, the applicants should pave Fenmore Road paper street for access. The street should be improved. All were in favor.

Meeting adjourned at 10:50 am.

Notes by Ed Tanner