



# **TOWN OF BRISTOL, RHODE ISLAND**

## PLANNING BOARD MEETING

### Planning Board Meeting Agenda

Thursday, January 09, 2025 at 7:00 PM

Community Development Office, 235 High Street, 1st Floor,  
Bristol, RI 02809

**A. Pledge of Allegiance**

**B. Approval of Minutes - November 14, 2024**

**C. Old Business**

**C1. Housing Element Update from Horsley Whitten** (continued from November 2024 meeting)

**C2. Review Draft Updates from the Solicitor's Office for Zoning Ordinance** per revised State Law and make recommendations to the Town Council and finding of Consistency with the Comprehensive Plan and General Purposes of Zoning

**D. New Business**

**D1. Massasoit Subdivision - Request for Second Reinstatement:** Review and Action on request for second re-instatement of expired minor subdivision preliminary plan which was initially approved with conditions in January 2018. The first reinstatement was approved in March 2023. Minor Subdivision is to subdivide 1.839 acres of vacant land resulting in 4 vacant lots of 15,000 square feet each with public water and sewer and improvement of paper roads of Massasoit Avenue and Abilio Drive. Property located on Massasoit Avenue, Beatrice Lane and Abilio Drive. Zone R-20 SP (SP conditions - lots sizes 15,000 square feet with public water and sewer), Plat 158 Lots 20 & 25. Owner/Applicant: A.G. Construction, Inc.

**E. Correspondence**

**E1. Resilient Route 114 Plan Regional Public Workshop:** In partnership with the Towns of Barrington, Warren, and Bristol, a summary of findings will be presented, including strategies to improve resilience along Route

114. This workshop will give members of the public the opportunity to provide feedback ahead of the finalized plan. The Bristol workshop will be held on Tuesday, January 21st at 7pm at Bristol Town Hall.

**F. Adjourn**

Date Posted: January 3, 2025

Posted By: mbw



# Town of Bristol, Rhode Island

*Department of Community Development*

10 Court Street  
Bristol, RI 02809  
[bristolri.gov](http://bristolri.gov)  
401-253-7000

January 3, 2025

TO: Planning Board

FROM: Diane M. Williamson, Director

A handwritten signature in cursive script, appearing to read "Diane W.", is written over the "FROM:" line.

**RE: Draft Housing Element Update for the Comprehensive Plan**

Following the November meeting, the consultant has made some edits to the draft Housing Element update.

If the Board is in support of the draft as provided, my recommendation is to forward it to Statewide Planning so they can review and provide any comments. It is anticipated that this element will be adopted as part of the upcoming full Comprehensive Plan update.

Thank you.

# Bristol Comprehensive Plan

Draft Housing Chapter

For Town Review January 2025

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## Introduction

The Town of Bristol is home to a culturally and economically diverse population. The quality of life in Bristol attracts homebuyers from across the region. The Town's community spirit encourages pride and long-term commitment to the community, including people's homes and neighborhoods.

The Town of Bristol recognizes that adequately maintaining and constructing a diverse array of homes is vital for the quality of life in our community and the health of our local economy. It is also critically important for making sure the children and grandchildren of our families with deep roots in the community are able to make their homes here into the future and continue the Town's tradition of pride. The whole town benefits when people have access to a variety of housing types and prices that meet their needs at various stages of life.

Bristol also recognizes that it has limited land and environmental issues, including low-lying lands subject to flooding, that will continue to constrain how many new homes are built and where in town they can best be accommodated. Fortunately, Bristol already has one of the most diverse housing stocks in Rhode Island outside the urban core, with single-family homes of various sizes, two-families, three-families, and both small and larger-scale apartments and condominiums. Unfortunately, the cost of housing is increasingly out of reach for the average household in town, even for more modest housing in traditionally working-class neighborhoods.

Having housing that is safe and affordable is important in order to keep the younger generations in Town, help provide Town services such as the volunteer Fire Department and have a strong workforce. The Town is also aging, and in great need of more independent and assisted living opportunities for seniors as well as support services to help people better age in place. What is good for the growing elderly population is actually good for all residents, such as making streets more pedestrian friendly.

In this challenging situation, the overarching goal is to develop housing policies that meet the needs of our residents and employers, support our neighborhoods, make efficient use of our existing infrastructure, and protect our remaining natural resources today and into the future. There are no easy solutions left, and every decision the Town will make regarding housing will have tradeoffs. This Housing Chapter lays out local policies and implementation actions to provide a range of housing choices, recognizing the local, regional, and statewide housing needs of people at a range of income levels and all stages of life.

One of the major objectives of the Housing Chapter is to reassess the Town's existing strategies to facilitate the development and maintenance of at least 10 percent of the Town's housing stock as subsidized affordable housing as defined by the Rhode Island Low and Moderate Housing Income Act. However, this Housing Chapter also recognizes that market rate housing development and renovation of the existing housing stock are just as important for meeting the long-term housing needs of the community.

## Low or Moderate Income Housing

The State’s definition of “low or moderate income housing” includes:

‘any housing whether built or operated by any public agency or any nonprofit organization or by any limited equity housing cooperative or any private developer, that is subsidized by a federal, state, or municipal government subsidy under any program to assist the construction or rehabilitation of housing affordable to low- or moderate-income households, as defined in the applicable federal or state statute, or local ordinance and that will remain affordable through a land lease and/or deed restriction for ninety-nine (99) years or such other period that is either agreed to by the applicant and town or prescribed by the federal, state, or municipal government subsidy program but that is not less than thirty (30) years from initial occupancy’ ([www.rilin.state.ri.us](http://www.rilin.state.ri.us)).

Low to moderate income (LMI) households in Bristol are defined as those reporting incomes below 80 percent of the median household income for the Providence-Warwick Metropolitan Statistical Area (MSA).

Throughout this chapter, the term “**LMI Housing**” or “**Low-Moderate Income Housing**” will refer to subsidized housing units that count toward the Town’s low or moderate income housing goals. The term “**affordable housing**” will refer to any home that is generally affordable to the occupant, whether market rate, subsidized, owner-occupied, or renter-occupied.

## Community Engagement

This chapter was updated with input from many stakeholders, as summarized below. First, several key stakeholders were interviewed to get a sense of how the Town’s housing needs have changed since the last comprehensive plan was adopted. Interviewees included the Bristol Housing Authority, the East Bay CDC, local developers, and the Town Administrator. Next, Town staff discussed the latest housing data and trends with the Planning Board and reviewed the existing Goals, Policies, and Actions for housing, considering what has been accomplished, what is in progress, what has not been accomplished, and what might be missing. The Town hosted a public meeting on May 22, 2024, where residents were asked to provide their thoughts on the Town’s current housing actions and how they might be updated. Participants were also asked three big-picture questions:

**Question #1:** What is working well with the housing supply and market in Bristol?

**Question #2:** What needs are not being met? Discuss issues that you, your family, your friends, or your neighbors have had in trying to find the types of housing you need at a price you can afford.

**Question #3:** What are your big ideas? Be creative! What do you think the community can do to tackle these issues together?

After this discussion, the meeting became an open house. Participants were invited to walk around and look at informational display boards, including:

- Goal and Policy Boards – Modified existing Goals and Policies
- Existing Action Boards – Participants were asked to place dots on the board indicating whether they support, support with changes, or do not support an action.
- Potential Action Boards – The same dot exercise was used to evaluate potential new actions.
- Big Ideas Board
- Zoning Map of Bristol – Where should LMI housing be encouraged?

The first part of the meeting was live-streamed online. In addition, the Town prepared an online survey that replicated many of the same questions discussed in person. In total, approximately 120 people participated in the public meeting and/or the online survey. The Goals, Policies, and Actions presented below were all informed by this feedback.



# Bristol Housing Data and Trends

## Snapshot

Below is a quick snapshot of some of the key housing statistics for Bristol. The data come from the 2022 American Community Survey.

### HOUSING UNITS

9,432

Existing housing units in Bristol.  
This number is up 8.4% since 2000

### HOUSING OCCUPANCY

86%

Occupied  
housing units

14%

Vacant  
housing units

### YEAR-ROUND vs. SEASONAL

9,095

Year-round

337

Seasonal

### HOUSING TENURE

70.2%

Owner-  
occupied

29.8%

Renter-  
occupied

### HOUSING TYPES

70.2%

Single-Family

11.9%

Two-Family

17.9%

Multi-Family (3+ units)

In brief, the housing stock in Bristol has been rising steadily, if slowly, since 2000. These increases are minimal compared with the growth experienced from the 1950s through the 1980s. The calculated vacancy rate is quite high, but it is likely that much of this reflects the increasing number of seasonal homes and properties used as short-term rentals. While only 337 seasonal vacancies were calculated, this is probably an undercount. The owner occupancy rate is just above 70%, much higher than neighboring Warren (54.9%) and Rhode Island overall (59.4%) and much lower than neighboring Barrington (87.0%). About 70% of the Town's homes are single-family units, whether attached or detached, which is much higher than Warren (58.1%) and Rhode Island overall (60.8%) and much lower than Barrington (93.6%).

## Housing Costs

**Table 1. Bristol Median Home Price Trends, 2019-2024.**

Year End	August 2024	January 2024	January 2023	January 2022	January 2021	January 2020	August 2019
Median Sales Price	\$600,000	\$625,000	\$520,000	\$500,000	\$385,000	\$368,000	\$345,000

Source: "Bristol, RI Housing Market," Redfin, 2024, <https://www.redfin.com/city/35723/RI/Bristol/housing-market>. (January 2019 data unavailable.)

**Table 2. Bristol Median Rental Prices, 2023-2024.**

Year	1-Bedroom Unit	2-Bedroom Unit	3-Bedroom Unit
January 2023	\$2,200	\$2,400	\$2,100
January 2024	\$1,650	\$1,950	\$2,400
October 2024	\$1,900	\$2,200	\$2,550

Source: "Bristol, RI Rental Market," Zillow, updated: October 26<sup>th</sup>, 2024, <https://www.zillow.com/rental-manager/market-trends/bristol-ri/>.

According to US Census data, for the 2018 to 2022 period, Bristol's median household income was \$91,382 and the median value of owner-occupied housing units was \$426,000. For comparison, for that same period, the figures for Rhode Island as a whole were \$81,370 and \$343,100, respectively. Broadly speaking, of course, those figures indicate that Bristol residents generally have both higher housing costs and more financial means to meet those costs (although certainly not always - a point later subsections will revisit).

Beyond US Census data, a look at real estate prices online shows a starker picture. For example, the median price for a house in Bristol on Redfin as of August 2024 was \$600,000 (<https://www.redfin.com/city/35723/RI/Bristol/housing-market>).

In 2023, according to an article from East Bay RI<sup>1</sup>, Bristol had the highest price increase (28%) in real estate sales of any community in Rhode Island's East Bay region. Bristol also joined the top ten towns and cities with the highest single-family home values in Rhode Island.

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<sup>1</sup> East Bay RI, "Bristol and Warren lead the region in '23 price increases." Posted January 10, 2024. <https://eastbayri.com/east-providence/stories/bristol-and-warren-lead-the-region-in-23-price-increases,118967>

In 2021, the average construction value per permit for a single-family house was \$264,000, compared to \$120,400 in 2000. However, the average cost has varied substantially, going as high as \$662,000 in 2008.<sup>2</sup>

## Housing Trends

### Age and Condition of Housing Units

According to the 2022 American Community Survey, Bristol has a relatively old housing stock, with 32.5% of housing units built before 1949 and just 2.7% between 2010 and 2019. The decades from the 1950s through the 1980s are each responsible for over 10% of Bristol’s housing stock, with the median home in Bristol constructed in 1966. In other words, many of Bristol’s homes have long histories, and the benefits and challenges that come with age.

Older homes can be a wonderful part of a community’s heritage and a financial boon for a community if those properties attract tourists or enthusiastic homebuyers. They may also bring maintenance and upkeep costs, not associated with their newer counterparts (for example, if old, unsafe materials, such as lead, need to be removed).

The majority of owner-occupied houses have five to seven rooms. By contrast, most renter-occupied apartments have four to five rooms. Most owner-occupied homes have three bedrooms, whereas most renter-occupied homes have one to two bedrooms.

The chart below shows the proportions of different types of homes in Bristol. As can be seen, Bristol currently has a fairly wide array of housing types, with nearly 40% of homes being alternatives to single-family detached homes.

**Table 3. Number of Housing Units by Type, 2022.**

Single Family Detached	Single Family Attached	2-Family	Multifamily 3-4 Units	Multifamily 5+ Units
5,755 – 61.2%	378 – 4.0%	1,289 – 13.7%	672 – 7.1%	1,318 – 14.0%

Source: American Community Survey 2022

### Housing Construction

As the previous subsection discussed, a very large proportion of Bristol’s housing units were constructed before the 1990s. Proportionally, according to the Rhode Island Department of Housing, the years following 1990 saw less housing construction. The years from 2000 to 2022, were responsible for just 12% of owner-occupied housing units, compared to 29% between 1980 and 1999. For renter-occupied housing units, only 7% were built between 2000 and 2022.

The relatively low amount of housing construction during the 2000 to 2022 period might be less surprising in light of population trends. In 2000, Bristol’s population was around 22,500, before

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<sup>2</sup> “Bristol, Rhode Island,” City-Data, last accessed: October 28<sup>th</sup>, 2024, <https://www.city-data.com/city/Bristol-Rhode-Island.html>.



shooting up to a peak for that period of around 24,500. The population then declined and rarely increased above 22,500 between 2010 and 2022. Additionally, the average household size remained almost the same between 2010 and 2022, at 2.31 and 2.32, respectively.

Permitting and construction completion data speaks to a tendency toward building single-family homes, rather than multifamily homes. In 2023, 11 new single-family units were completed, whereas no multifamily units were.<sup>3</sup> Of the 24 total housing units permitted in 2022, 16 were single-family units and 8 were multifamily units. This tendency is worth being aware of because it may affect factors like population density, availability of land, and construction and housing costs.

## Occupancy

As of 2022 there were 8,065 occupied housing units in Bristol, 5,700 (or 70.2%) of which were occupied by the homeowners. Renters occupied 2,414 (or 29.8%) of the units. There were no vacancies among owners, but the rental vacancy rate was 8.2%. As a point of comparison, the nationwide vacancy rate for homeowners and renters was 0.8% and 5.8%, respectively.

There are many factors that can affect occupancy rates. One factor is age of homes. Many of the homes that renters live in are older. Sixty-one percent of renter-occupied housing units were built before 1960 (compared to 33% of owner-occupied housing units).

Another factor is short-term rentals. According to a 2023 report from the Rhode Island Foundation, Bristol had 106 units listed on short-term rental websites, outpaced by municipalities like Narragansett (784) and Providence (313), but well above municipalities like Warren (42), Cranston (41), and East Greenwich (8).<sup>4</sup>

Academic institutions like Roger Williams University can be another factor. Some housing units may be unoccupied during transition periods in the academic calendar, and students compete for in-town rental housing with local families and working age adults.

## Framework for Housing

### Zoning for Residential Uses

The Town of Bristol is divided into 18 base zoning districts, of which 12 districts allow for one or more types of standard residential use. Compared with many of its neighbors, Bristol's zoning

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<sup>4</sup> Rhode Island Foundation. *Housing Supply and Homelessness in Rhode Island*. April 2023. <http://assets.rifoundation.org/documents/RI-Foundation-Coalition-x-BCG-Final-Report-June-2023-vF-1.pdf>.

allows for a wide range of housing types. Notably, Bristol has five zoning districts in which multi-household dwellings are allowed by right.

**Table 4. Types of Residential and Mixed-Use Zoning Districts and the Types of Housing They Allow, 2024.**

Name of District	Types of Housing Allowed	Minimum Lot Size (in Square Feet)	Notes
R-80 Zone	Single Household Dwelling	80,000	
R-40 Zone	Single Household Dwelling	40,000	
R-20 Zone	Single Household Dwelling; Two-Household Dwelling	20,000	Two-Household Structures allowed if at least one unit is deed restricted LMI housing.
R-15 Zone	Single Household Dwelling; Two-Household Dwelling	15,000	Two-Household Structures allowed if at least one unit is deed restricted LMI housing.
R-10 Zone	Single Household Dwelling; Two-Household Dwelling	10,000	
R-10SW Zone	Single Household Dwelling; Two-Household Dwelling	10,000	
R-8 Zone	Single Household Dwelling; Two-Household Dwelling	8,000	
R-6 Zone	Single Household Dwelling; Two-Household Dwelling; Multi-Household Dwelling	6,000	6,000 square feet for the first dwelling unit and 4,000 square feet per additional dwelling unit where public water and sewer required.
LB Zone	Single Household Dwelling; Two-Household Dwelling; Multi-Household Dwelling		
MMU Zone	Multi-Household Dwelling		Residential on upper floors of buildings only.
D Zone	Single Household Dwelling; Two-Household Dwelling; Multi-Household Dwelling		
W Zone	Single Household Dwelling; Two-Household Dwelling; Multi-Household Dwelling		Ground floor commercial uses are required for larger-scale multi-household dwellings.



## Bristol’s Housing Agencies and Programs

The Bristol Housing Authority (BHA) works to make affordable housing opportunities available to Bristolians. The BHA oversees Benjamin Church Manor, an affordable housing complex of 130+ units for the elderly. As of 2024, there are over 300 people on the waitlist. The BHA also manages the Town’s participation in the RI Centralized Waiting List Portal for the Housing Choice Voucher Rental Assistance Program. These vouchers help subsidize rents in private rental homes.

The East Bay Community Development Corporation (EBCDC) is a nonprofit organization that has been working for over 30 years to build and preserve affordable housing for low to moderate income residents in Bristol, Barrington, and Warren. The EBCDC is currently responsible for over 300 apartment units in those three towns and Franklin Court Independent Living and Franklin Court Assisted Living (both in Bristol). Originally called the Bristol Foundation, the East Bay CDC was born in 1989, the result of a study the Town of Bristol had commissioned. Its inception was initially focused on revitalizing the neighborhood around the Kaiser Mill Complex. The Kaiser Mill Complex is now home to Franklin Court Assisted Living.

The Housing Network of Rhode Island (HNRI) is an association of the state’s Community Development Corporations (CDC). To help make housing more affordable for Rhode Islanders, HNRI advocates for state policies, connects first-time homebuyers and landlords with classes on home buying, and provides housing-specific informational resources to homebuyers, homeowners, tenants, and member organizations. HNRI is also affiliated with the Community Housing Land Trust of Rhode Island (CHLT), a nonprofit which works with developers and municipalities across Rhode Island to develop affordable housing. After construction, they also work with different stakeholders to ensure the property is compliant with deed restrictions requiring it to be affordable. HNRI plays this role for many properties in Bristol.

Bristol has tax exemptions for seniors, which can ease the financial burden of living in Bristol. The table below details the annual exemptions, per the Bristol Town Code.

**Table 5. Bristol’s Tax Exemptions for Seniors By Age, 2024.**

Ages 65-69	Ages 70-74	Ages 75 and Older
\$15,000	\$ 17,500	\$ 20,000

Source: Bristol, RI Town Code., § 27-9. - Entitlements and amounts (2024).

Bristol has a Home Repair Program funded by Community Development Block Grant (CDBG) funds and managed by Church Community Housing. The Town started the program in order to help residents, notably those with limited financial means, improve their homes. To receive support through this program, applicants must meet certain income requirements determined each year by the U.S. Department of Housing and Urban Development (HUD).<sup>5</sup>

<sup>5</sup> For more information about the Town’s program, visit: <https://bristolri.gov/330/Bristol-Home-Repair-Program>.

## Issues and Opportunities

### Cost Burden

One of the best sources of data on local housing needs and problems, including cost burden, is the Comprehensive Housing Affordability Strategy (CHAS) developed by U.S. HUD. Cost Burden refers to any household paying more than 30% of its income on housing. Severe Cost Burden refers to any household paying more than 50% of its income on housing. Table 6 below summarizes cost burdened households of various kinds within Bristol.

The fact that nearly 1/3 of all households in Bristol are cost burdened should be a concern for the Town. Whether people choose to or are forced by circumstances to spend more than 30% of their incomes on housing, this means they have less disposable income to spend both on other necessities such as food and health care, and at local shops, restaurants, and service providers. In other words, the entire economy is impacted.

It should come as no surprise that LMI households (making less than 80% of the Area Median Income) have much higher rates of cost burden than the average household. About 2/3 are cost burdened, and over 1/3 are severely cost burdened, significantly limiting the amount of income they have available for other expenses. It is also no surprise that while just under 30% of Bristol residents live in rental households, over half of cost burdened LMI households do. That said, a significant number of cost burdened LMI households are homeowners, perhaps reflecting retirees on a fixed budget or people who choose to live where they do in spite of the burden on their incomes.

**Table 6. Bristol CHAS Data, 2017-2021: Cost Burden**

	Number of Households	Percent
Number of Cost Burdened Households	2,514	31.2% of total households
Number of Severely Cost Burdened Households	1,125	14.0% of total households
Number of LMI Cost Burdened Households	1,770	66.7% of LMI households
Number of LMI Severely Cost Burdened Households	905	34.1% of LMI households
Number of LMI Cost Burdened Households that are renting	920	52.0%
Number of LMI Cost Burdened Households that own their home	850	48.0%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2017-2021

## Local Needs

CHAS data tracks four different housing problems: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. Table 7 captures households with at least one such problem, organized by renters vs. owners and by household income. The acronym “HAMFI” - HUD Area Median Family Income - is calculated by HUD for each jurisdiction and will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made by the agency. The numbers in the “Percent” column represent the percent of households in each category with at least one housing problem. For example, in the first row of statistics in Table 7, “485” represents 89% of all renter households earning less than 30% HAMFI.

**Table 7. Bristol CHAS Data, 2017-2021.**

Household Income	Households with at least 1 Housing Problem		Percent
<b>RENTERS</b>			
≤ 30% HAMFI	485		89%
> 30% - ≤ 50% HAMFI	285		95%
> 50% - ≤ 80% HAMFI	150		28%
> 80% - ≤ 100% HAMFI	40		14%
> 100% HAMFI	10		1%
<b>Total</b>	<b>970</b>		<b>38%</b>
<b>OWNERS</b>			
≤ 30% HAMFI	245		89%
> 30% - ≤ 50% HAMFI	235		72%
> 50% - ≤ 80% HAMFI	370		55%
> 80% - ≤ 100% HAMFI	175		46%
> 100% HAMFI	340		9%
<b>Total</b>	<b>1,365</b>		<b>25%</b>

Source: “Consolidated Planning/CHAS Data,” Department of Housing and Urban Development Office of Policy Development and Research, last accessed: October 30<sup>th</sup>, 2024, <https://www.huduser.gov/portal/datasets/cp.html#year2006-2020>.

It is no surprise that income generally correlates with housing problems. The lower a household’s income, the more likely it is to have at least one housing problem. The one notable exception is that renter households making less than 30 percent of the HAMFI are a little less likely to experience housing problems than households making between 30 percent and less than 50 percent HAMFI. One possible explanation is that a greater portion of very low-income renters are receiving some sort of housing subsidy, giving them access to higher-quality homes. Also of interest is that LMI homeowners (those making less than 80% HAMFI) are far more likely to experience housing problems than LMI renters. For renters, households making over 100 percent HAMFI have very little exposure to housing problems. However, nearly 10% of owner households making that income do.

## Homelessness

Before providing an overview of homelessness in Bristol, it is worth briefly discussing two factors related to homelessness: evictions and foreclosures. According to [the Eviction Lab](#), over the last year, Bristol County had relatively few eviction filings (123) compared to other Rhode Island counties, most notably Providence County (6,169) and Kent County (960).<sup>6</sup> As of mid-September of 2024, Bristol County’s number of filings has also decreased by 27% from the average year (for the 2016-2019 period).<sup>7</sup> This year, Bristol County also had relatively fewer foreclosure rates. It had the second lowest number of foreclosures per housing unit (Newport County had the lowest), per Social Finance, LLC in 2024<sup>8</sup>.

Another metric that can help assess homelessness levels is the number of homeless children in school. The table below indicates how many children identified as homeless were enrolled in the Bristol Warren Regional School District in different school years.

**Table 8. Number of Children Identified as Homeless in the Bristol Warren Regional School District, 2008-2023.**

Years	Number of Children Identified as Homeless
2022-2023	27
2021-2022	17
2020-2021	22
2019-2020	37
2018-2019	35
2017-2018	24
2016-2017	11
2015-2016	17
2014-2015	18
2013-2014	17
2012-2013	15
2011-2012	13
2010-2011	9
2009-2010	3
2008-2009	3

Source: Rhode Island KIDS COUNT Factbooks 2010 - 2024 “Publications,” Rhode Island KIDS COUNT (2024), <https://rikidscount.org/archives/>.

<sup>6</sup> Numbers are found by hovering the cursor over each county.

<sup>7</sup> Percentage is found by selecting “Relative to Average” among the options next to the map and then hovering the cursor over each county.

<sup>8</sup> Social Finance, LLC, “Foreclosure Rates for All 50 States in March 2024.” Posted April 15, 2024. <https://www.sofi.com/learn/content/foreclosure-rates-for-50-states/>

# Low and Moderate Income Housing

## Low and Moderate Income Housing Data and Trends

The Low and Moderate Income Housing Act (R.I.G.L. 45-53), mandates that Towns that do not conform to the Act find ways to encourage low-moderate income (LMI) housing development, with a goal of maintaining at least 10 percent of the total housing stock for low-moderate income households.

The Town adopted its Low and Moderate Income Housing Plan in 2005. The plan contained strategies for achieving the 10% LMI threshold as required under the Low and Moderate Income Housing Act (Act). These strategies were later incorporated into this housing chapter of the Town's Comprehensive Community Plan.

Why should the Town care to reach the 10 percent goal? If reached, Bristol would no longer be subject to housing development through Comprehensive Permits. Such developments currently may be allowed to override local zoning if they provide a certain percentage of LMI housing. By achieving 10%, Bristol would have more control over local land use decisions in the future. To reiterate, "LMI" refers to "Low-Moderate Income" households, or those making 80% of the Area Median Income or less. Of course, maintaining the 10 percent goal requires additional work – as new market rate units are built new LMI units are needed to keep up. Tools such as Inclusionary Zoning (discussed below) are a good way to maintain the 10 percent goal over time.

### Current LMI Count

As of 2023, Bristol has 529 LMI units, or 5.69% of Bristol's total year-round units identified in the 2020 US Census. Below is a summary of all the LMI homes in Bristol that count towards the 10% LMI threshold as of 2023. After several years of steady progress, the number of LMI units in Bristol has been fluctuating since 2019 but has remained largely steady overall. The Rhode Island Veterans Home eliminated 15 units in approximately 2021, and a few others have been added. As shown in the table below, over 2/3 of the Town's LMI units are reserved for seniors and over 80% are available as rentals.

Currently, there are only a handful of potential new LMI units in the development pipeline. The Bristol Yarn Mill will provide or pay a fee in lieu of 26 LMI units (20% of 127 total units), ten built on site, three in residential units across the street from the mill, and through a fee in lieu that the Town intends to leverage to create at least 13 LMI units elsewhere. In addition, the redevelopment of the Oliver School is likely to produce two new LMI units. This would add 15 LMI units in the near future (and potentially many more in the later future depending on how the fee in lieu is leveraged) for a total of 544. The calculations throughout the remainder of this chapter assume a baseline of 544 LMI units.

### Spotlight on the Bristol Yarn Mill

The Bristol Yarn Mill is a unique case for Bristol. The fee in lieu was based on a negotiation with the Town Council in exchange for a zoning change. The Town worked with a consultant team to explore ways to use the fee in lieu to finance the development of at least 13 LMI units. The most likely solution would be to use the \$520,000 generated by this fee as a matching grant for a non-profit developer to help finance the purchase and renovation of the Almeida Apartments, currently owned by Roger Williams University, into affordable and LMI housing. This has the potential to produce far more than 13 LMI units. See more under the LMI Housing Strategies below.

**Table 9. Low-Moderate Income Homes, 2023.**

Housing Type	# of Units
Elderly	357 (67.5%)
Family	104 (19.7%)
Special Needs	68 (12.9%)
Ownership	50 (9.5%)
Rental	437 (82.6%)

Source: “Welcome,” State of Rhode Island Department of Housing, 2024, <https://housing.ri.gov/>.

### Low and Moderate Income Housing Policy

In an effort to clarify Bristol’s position on affordable housing, the following policy statement was developed for the 2009 Comprehensive Plan and re-affirmed with the last plan update as well as this plan update. Bristol supports the development of housing that helps to meet the needs of all Bristol’s “local residents”. Bristol is also willing to do its share to assist in meeting the housing needs of the regional population, but within the context of a broad, cooperative, fair share policy that involves all of Bristol’s neighboring Towns. Bristol has great concerns over pursuing housing strategies based on past theories of public housing provisions, specifically the development of large projects for specific socioeconomic groups.

Bristol is a town that has always had a rich mixture of housing types blended together within the downtown. The outlying single-family neighborhoods have developed in a variety of lot sizes and development patterns. Bristol has never created large multifamily developments that then deteriorated causing yet more problems for residents and non-residents alike. Bristol shall not pursue that strategy in the future. In order to guide affordable housing development in Bristol, the following development standards were adopted.

Affordable housing in Bristol shall:

1. Be integrated with market price units.
2. Be dispersed throughout town rather than being congregated in specific areas or projects. It shall be developed in areas that are suitable for any type of housing development.
3. Be designed so as to physically blend with surrounding market price units in terms of height, massing, site design, and architectural treatment.
4. Be designed to give residents and neighbors pride in their homes.
5. Be developed to give residents the opportunity to share in the ownership of at least some of the units where feasible given the particular needs.

## Low and Moderate Income Housing Projected Target

There are several ways to calculate the LMI housing target for the Town. Below is an update using the methodology from the Town's 2016 comprehensive plan as well as an alternate and perhaps more accurate methodology based on recent housing starts. Both methodologies surmise what can be achieved by 2040 (15-year horizon).

### Update Using 2016 Methodology

The housing target is calculated as follows:

**Current population** = 22,493 per the 2020 Census.

**2040 population projection** = 23,771 per Rhode Island Statewide Planning Program population projections.

**Average Household Size** = 2.57 owner occupied (70.2% of occupied housing units), 1.71 renter occupied (29.8% of occupied housing units) per American Community Survey 2022.

**Current housing units** = 9,629 per the 2020 Census.

**2040 housing unit projection** = 6,493 owner-occupied and 4,143 rentals (10,636 units total). Calculated by dividing the 2040 population projection between 70.2% owner occupants and 28.8% renters and then dividing those portions respectively by the average household size for owners and renters.

**Forecasted 10% threshold** = 1,064 (calculated by multiplying the 2040 housing projection by 10%)

Existing affordable units = 544 (as of 2023 + expected 15 units)

**Forecasted to need by 2040** = additional 520 units (1,064 10% threshold – 544 current LMI units)

Per the assumptions above, just over 1,000 additional units of housing will be needed to accommodate Bristol's population growth in the next 15 years. This assumption is also in line with the trend in smaller household sizes, which means that more units are needed to accommodate the same number of people. For example, a single-family house might have housed seven people 20 years ago (two parents, four children, and a grandparent, for example) but today those seven people are more likely to be split into multiple households (say, two parents and one child, a childless couple, and two adults living on their own). "New" units may come from the subdivision/redevelopment of existing buildings as well as brand new construction.

### Revised Methodology

That said, population projections are a loose art, at best. Basing future development on population projections is potentially less realistic than basing it on development trends. As Bristol is largely built out, new housing unit starts are very low. The average number of new housing units built between 2018 and 2022 was 18.6 per year. At that rate, it would take over 54 years to develop 1,000 new units. This also means that in the next 15 years, only about 279 new units of housing can be expected, barring some large developments. In addition, there are 127 permitted units at the Bristol Yarn Mill and 11 at the former Oliver School, for an additional 138 units.

**Revised housing unit projection** = 279 units (projected) + 138 units (permitted) + existing 9,629 units = 10,046 units

**Re-Forecasted 10% threshold** = 1,005 units (calculated by multiplying the revised projection by 10%)

**Forecasted to need by 2040** = additional 461 units (1,005 10% threshold – 544 current LMI units)



## Low and Moderate Income Housing Strategies

As required by the Rhode Island Low and Moderate Income Housing Act, the Town has identified specific strategies to make progress toward the ten percent goal for low and moderate income (LMI) housing. This section presents a detailed explanation of the strategies along with quantitative estimates of the number of LMI housing units expected to be generated by each strategy over the next 15 years and beyond.

### Inclusionary Zoning (IZ)

IZ is the most significant tool in the municipal toolbox for LMI housing. However, in a situation where the Town is largely built out and many new units will come from renovations or redevelopment, this will produce fewer units than in less built out communities. It is also reliant on new market rate development, which the Town can encourage and enable, but not control. Nevertheless, it is a vital tool toward making progress.

If 279 new units can be expected over the next 15 years, how many of those can realistically be LMI under inclusionary zoning? Given that the Town is largely built out, and that opportunities for single-family subdivisions are limited, it is probably fair to assume that most new development will be individual infill single-family homes or small-scale multi-family housing (new or redevelopment) moving forward. If the Town reinstates IZ with a trigger of five units, it might be reasonable to assume that half of all proposed units will be subject to IZ, or about 140 units. The calculation below assumes an IZ policy that requires 15% of all housing development of five or more units to be LMI housing. (*Note: This does not include the 13 LMI units at the Bristol Yarn Mill and two at the former Oliver School, but only developments approved after the IZ ordinance is reinstated.*)

IZ at 15% = 21 LMI units (140 x 0.15)

### Comprehensive Permits

“Comp” Permits are the other major tool for LMI housing. Again, while municipalities can proactively partner with non-profit developers and property owners to encourage comp permits in certain areas, they do not have direct control over development proposals. Comp permits generally fall under one of two categories:

- “Friendly” Comp Permits – Sites identified and encouraged by the Town. Partnerships with local CDCs or “friendly” private developers.
- Other Comp Permits – Developer driven - can be proposed anywhere.

This Comprehensive Plan continues to make assumptions about potential LMI units based on specific properties where Comp Permits could be encouraged or expected. While some of the properties on this list may not be ripe for housing development today, it is important to plant the seeds. A project that is untenable today may unfold in the future with persistent work and negotiation with property owners.

To calculate the potential under this tool, the Town has included 1) properties where future development will be encouraged, and 2) Assumptions about the outcomes of partnering with East Bay CDC and/or other local developers to proactively look for other opportunities, large and small, to invest in LMI housing (including through the reuse or sale of town-owned property). Such proactive partnerships could be part of the role of an Affordable Housing Committee.

The following is a list of properties with long term potential for future comp permit development/redevelopment:

1. Ferreira on Bayview Avenue (Concept Review / Pre Application in process)
2. Almeida Apartments on Bayview Avenue (currently owned by Roger Williams University)
3. Francis property on Bayview Avenue
4. Gooding Plaza shopping center (2<sup>nd</sup> floor addition and/or additional mixed-use development)
5. Second floor addition on vacant Bristol Toyota building at Metacom Avenue
6. Perry Property at Metacom Avenue across from Chestnut Street
7. King Phillip Hotel, reuse
8. Columban Fathers Monastery at Ferry Road - Future reuse of dormitory building
9. Unity Park former industrial buildings
10. St. Elizabeth's Church school - Reuse of vacant school building.

If the Town remains aggressive with this strategy, it may be possible to reasonably assume 75 new LMI units in the next 15 or so years, or an average of about five per year. However, such developments will likely occur sporadically, so there will be some years where this strategy produces no units at all and others where it may produce far more than five.

### Condition of Variances or Zoning Changes

This has been a successful strategy on a small scale. The Town can pursue this more aggressively, particularly with properties that take advantage of the Metacom Mixed Use zoning district (MMU). Several properties along Metacom Avenue are called out in this comprehensive plan as being appropriate for rezoning for higher density mixed-use, but the zoning is not actually changed until requested by the property owner and agreed to by the Town. Of course, any such development will be subject to Inclusionary Zoning, but the Town can negotiate with property owners to secure even more LMI units in the case of a variance or zoning change. Realistically, on average, this is unlikely to produce more than 1 unit per year, or about 15 units over 15 years.

## Deed Restricting Existing Housing Stock

This is a strategy that many municipalities would like to see work on a larger scale. This could involve outright purchasing of existing properties by the Town or a non-profit developer (for example, East Bay CDC is always on the lookout for such opportunities); providing tax incentives or cash payments for property owners willing to deed restrict their properties; or obtaining existing buildings through tax sales. If the Town more aggressively partners with East Bay CDC, Habitat for Humanity, and other non-profit developers, it might be reasonable to expect perhaps that 2 existing units could be deed restricted each year, for a total of 30 units over 15 years.

## Potential LMI Housing Progress

Based on the assumptions above, the following may be a realistic expectation of Bristol's progress towards 10% LMI housing by 2040.

Inclusionary Zoning: 21 units

Comprehensive Permits: 75 units

Condition of Variances or Zoning Changes: 15 units

Deed Restricting Existing Housing Stock: 30 units

Maximum Total: 141 units

Total LMI Housing by 2040: 685 (141 + 544)

**Percent LMI Housing by 2040:** 6.8% (685 / 10,046 Revised housing unit projection for 2040)

At current rates of development and given the current resources available to renovate and deed restrict existing buildings, Bristol can make good progress toward reaching 10% in the next 15 years, but it is likely to take several more decades before the target is reached. Looking further into the future, if the Town continues to steadily apply these strategies, the 10% target is more likely to be achieved in the next 50 years. Assuming a 50-year target of 2075, the following is possible:

**Revised housing unit projection** = 930 new housing units (18.6 units per year x 50 years) + existing 10,046 units = 10,976 units

**Re-Forecasted 10% threshold** = 1,098 units (calculated by multiplying the revised projection by 10%)

Forecasted to need by 2075 = additional 554 units (1,098 – 544)

Inclusionary Zoning: 70 units

Comprehensive Permits: 250 units

Condition of Variances or Zoning Changes: 50 units

Deed Restricting Existing Housing Stock: 100 units

Total: 470 units

Total LMI Housing by 2075: 1,014 (470 + 544)

**Percent LMI Housing by 2075:** 9.2% (1,014 / 10,976 - Revised housing unit projection for 2075)

## Housing Goals, Policies, and Strategies

Housing policies must support a broad range of housing opportunities so that Bristol can continue to provide housing that is affordable to its traditionally diverse population and to ensure that all neighborhoods are livable places. Based on the critical issues described in this chapter and the overarching housing policies stated above, this section presents the goals, policies, and strategies developed by the Town of Bristol to guide its homes and neighborhoods.

The goals and policies are listed first, followed by the strategies. The strategies are inclusive of the LMI strategies discussed above.

### Housing Goals and Policies

**Goal H1: Work for a continued range of housing opportunities so that Bristol can continue to be home to our traditionally diverse population.**

Policy H1.1: Prioritize Town efforts to address local housing needs that the private market is not meeting on its own, whether market rate or LMI, owner or rental, etc. This could include things such as senior housing, assisted living, smaller scale apartment buildings, or housing affordable to individuals or families making less than the Town's median income.

Policy H1.2: Address the needs of Bristol's special demographic groups, to include: working families, single parent families, parents whose children are grown, persons living alone, and the elderly.

Policy H1.3: Make sure that housing programs first meet the needs of Bristol residents.

Policy H1.4: Encourage a broad range of housing costs, with special emphasis on creating and maintaining houses and apartments that are affordable to working individuals and families making less than the Town's median income.

Policy H1.5: Continue programs to help elderly and others on fixed incomes stay in their homes.

Policy H1.6: Encourage coordination among public agencies and community organizations to leverage their resources and generate new programs that can better meet local housing needs.

**Goal H2: Ensure that neighborhoods are livable places.**

Policy H2.1: Continue to pursue the expansion of the historic district per the findings of the historic district survey, prioritizing properties with the greatest historical and architectural value.

Policy H2.2: The Town is encouraged to investigate new urbanism techniques such as form-based zoning regulations to guide the design of significant mixed-use redevelopment and design guidelines for infill development to maintain characteristics of existing residential neighborhoods and Bristol's historic downtown.

Policy H2.3: Sidewalks are encouraged for safety and sustainability purposes in new residential and mixed-use developments.

Policy H2.4: Connectivity must be maintained between neighborhoods as essential to quality of life, as well as for safety and convenience.

Policy H2.5: Address the issue of exterior lighting for public and private development, balancing the need for adequate lighting with the need to avoid excessive lighting on nearby residences.

Policy H2.6: Provide adequate water supply and pressure.

Policy H2.7: Buffer neighborhoods from incompatible land uses.

Policy H2.8: The Town should continue to call for adequate buffer zones between incompatible uses (i.e. between adjoining industrial and residential areas).

Policy H2.9: Take into account existing land use patterns when designing new zoning regulations.

Policy H2.10: Promote good design in all future developments that is appropriate to Bristol and to surrounding homes.

Policy H2.11: Require that new developments stay within a scale that is appropriate to Bristol and to surrounding homes.

Policy H2.12: Strengthen the services and amenities that make Bristol a good place to live.

**Goal H3: Create affordable housing opportunities and diversify the housing stock.**

Policy H3.1: Create a diversity of housing types that meets the current and future needs of low-moderate income residents, employees, and special needs populations. While Bristol does currently have housing for the elderly, families, single persons, and special needs populations, the majority of housing being built in Bristol is out of the reach of the low-mod populations. The housing gap this causes will continue to grow unless Bristol continues to actively and aggressively pursue the development of affordable housing within the town.

Policy H3.2: Meet 10% Goal for Low and Moderate Income (LMI) housing.

Policy H3.3: Provide housing opportunities for the Town’s special needs populations. Achieve or maintain, whenever possible, at least a few housing units that will provide opportunities to households of one or more of the groups that have been identified as being of particular need in Bristol. Include careful and creative decisions about how the public purpose of expanded housing opportunity can be combined with other public purposes on any given site.

Policy H3.4: Revise the zoning ordinance to promote affordable housing and housing that meets the needs of all Bristol citizens.

Policy H3.5: Identify potential locations for LMI housing development.

Policy H3.6: Strengthen partnerships and build community support for affordable housing development.

Policy H3.7: Identify existing and new resources for affordable housing development.

Policy H3.8: Encourage public/private partnerships for the creation of LMI housing which will provide additional funding opportunities such as grants.

## Housing Strategies

H1. Adopt a **public advertising campaign** to educate residents on the need for the creation of LMI housing units.

Misinformation and a lack of information can be major barriers to LMI housing. Throughout the public outreach process, participants noted it would be beneficial to educate people about what LMI units are, who needs them, and what is involved in creating them. An advertising campaign could be one approach to significantly educate the public.

H2. Build an **Affordable Housing Trust Fund** to help give the Town a tool to invest in creating and maintaining the types of LMI housing most needed by the community in the places where it makes most sense to have it.

This program would provide financial assistance to initiatives that are directly aimed at creating more affordable or LMI housing units. On top of the fee in lieu from the Bristol Yarn Mill development, the Town may choose to seed such a fund through future negotiated fees in lieu, grant funds, or general Town revenues.

H3. Work with **RWU** to encourage **more on-campus student housing** and agree on a right of first refusal to partner with a non-profit housing developer to turn the **Almeida Apartments**

into general rental or senior housing (with some or all the units as LMI housing) over time. Funds from an Affordable Housing Trust Fund could be used to help provide a downpayment for this and other large properties, or to help provide gap financing.

Encouraging more on-campus student housing could reduce the number of students who compete with non-students for housing not provided by the university.

H4. Re-institute the **Affordable Housing Committee** to help identify affordable housing opportunities, advocate for / educate about affordable housing needs, and explore more creative ways to achieve affordable housing goals.

The Town had an Affordable Housing Committee (AHC) that helped draft the initial housing strategies back in 2005. Once this was completed, the AHC disbanded. A revived AHC could help create content for a public education campaign on affordable housing, manage the Affordable Housing Trust Fund (in an advisory capacity, should the Town establish a longer term financing source for the Fund), and otherwise support Town staff in implementing the strategies of this chapter.

H5. Develop a program with the Bristol Housing Authority to **educate landlords** and encourage them to participate in the **Section 8 Housing Choice Voucher** program.

Through the Section 8 Housing Choice Voucher program, the U.S. Department of Housing and Urban Development (HUD) provides funding to public housing agencies (PHAs), in this case the Bristol Housing Authority (BHA). The PHA then passes on the funds as rental assistance to eligible people (very low-income families, the elderly, and the disabled) who can find rental units owned by participating landlords. There are currently more recipients than apartments available. Expanding the number of landlords willing to accept vouchers will make more of the existing housing stock affordable to more people.

H6. Formalize agreements with East Bay Community Development Corporation and the Housing Network of Rhode Island to serve as the **monitoring agents** for privately owned LMI housing units and enforce the policy that any new LMI housing units in Bristol are deed restricted for 99 years.

The Town currently has had this arrangement informally with the East Bay Community Development Corporation, a nonprofit focused on affordable housing, and the Housing Network of Rhode Island. Formalizing these arrangements could involve the Town signing Memorandums of Understanding (MOUs) with these organizations and, as part of those agreements, requiring a tracking system for when deed restrictions are set to expire as well as a deed restriction time period of 99 years. That tracking system would alert Town staff and the AHC (if reestablished)



when they need to start working with property owners well in advance to find financing or other mechanisms to extend deed restrictions.

H7. Utilize the services of the **RWU's Community Partnerships Center** to develop creative ways to provide affordable and LMI housing.

RWU's Community Partnerships Center's mission is to undertake and complete projects that will benefit local communities within Rhode Island and Southeastern Massachusetts, while providing RWU students with knowledge in real-world projects that deepen their academic experiences." The Town of Bristol is already a community partner with the center, as is Benjamin Church Manor, which provides affordable housing to Bristol seniors. Town staff and the AHC should approach the Center to assist with any research needed to implement the strategies of this chapter.

H8. Continue and expand the Town's Community Development Block Grant (CDBG) **home repair and home maintenance grant and loan programs**.

With CDBG funding from the U.S. Department of Housing and Urban Development (HUD), Bristol runs a Home Repair Program aimed at helping residents who may have limited financial means to make improvements to their homes. This program has helped many individuals and families, and could be expanded from other sources, including the Affordable Housing Trust Fund.

H9. Consider the best use or reuse of **town-owned property** to include LMI housing and/or a portion from the sale to be applied to a housing trust or first-time homebuyer program.

The Town should maintain a running list of properties it owns and annually evaluate which uses would best serve the community. While there may be limited opportunities with this strategy in the foreseeable future, it is a valuable process to evaluate this annually. Note that the former schools on the Town Common must remain in general public use per the grand deed, and may not be converted to housing. (See LMI Housing Strategies for greater detail.)

H 10. Work with the General Assembly to **broaden the definition of LMI housing** to include modestly priced and locally affordable units within the community.

The Town will continue to advocate for this strategy. Certain landlords charge tenants less than the upper limit that officially defines a unit as LMI. In other words, those units could be defined as LMI because they are affordable (would represent 30% or less of a household's income) for

people making 80% or less of the area median income (LMI). Many landlords are reluctant to voluntarily take on a 30+-year deed restriction, which is what guarantees long term affordability and is a requirement for most homes to count as LMI. Further, landlords would need to be willing to verify annually the rents they are charging and the incomes of their tenants.

H 11. Continue to participate in the **Community Rating System (CRS) of the National Flood Insurance Program**. Advocate for and explore options to raise the Town’s credit for increased discounts on Flood Insurance Policies.

The Federal Emergency Management Agency (FEMA) oversees the CRS, a voluntary incentive program that rewards National Flood Insurance Program (NFIP) Communities for doing floodplain management activities that go beyond the minimum NFIP requirements. In exchange for performing those activities, the community receives discounts on flood insurance premiums. This approach saves money, which can benefit the community, and reduces the flood risks the community faces.

The Town is now at a Class 7 CRS rating, meaning that Bristol residents who purchase or renew their flood insurance policies for properties in a Special Flood Hazard Area in Bristol will have their flood insurance premium discounted by 15%. The Town can continue to implement actions that will help improve its ratings under the CRS Program even further.

H12. To provide incentive for creating and maintaining LMI housing, the Town will proactively **reach out to property owners of deed restricted units** to inform them they are eligible to limit the property taxes on the LMI unit to 8% of the gross income received from the unit.

Many Bristol property owners who are eligible for this tax incentive do not take advantage of it. One barrier could be that many property owners are simply not aware that the tax incentive exists. Others are wary of the paperwork it would take to verify their eligibility. To address that barrier, the Town can work to inform property owners about this, including through the public advertising campaign described for strategy 1. In addition, the Town can work with the Housing Network of Rhode Island to provide support to property owners to maintain and submit their paperwork.

H13. Continue to identify locations where the Town would like to proactively encourage the development of LMI housing through **“friendly” comp permits**.

Under Rhode Island law, an applicant proposing to build housing that qualifies as at least 25% low- or moderate-income may apply for a comprehensive (comp) permit, instead of submitting separate applications to different local boards. In other words, the permit allows the developer to move through the approval process more quickly and have a higher density of units in the

proposed property. Bristol has identified several properties that may have the potential for friendly comp permits either now or in the future. (See LMI Housing Strategies for more details and a list of the potential properties.)

H14. Require or continue to negotiate LMI units as a **condition for zoning relief**, and changes of zone that include residential uses.

The Town currently often negotiates with developers to provide more LMI units in exchange for zoning relief. The Town could set a policy requiring developers to produce a certain number of LMI units in exchange for zoning relief. Alternatively, the Town could continue to negotiate with developers, adjusting the number of LMI units they request on a case-by-case basis. (See LMI Housing Strategies for greater detail.)

H15. Create an **information packet for for-profit developers** to help promote the creation of LMI housing.

The Town could create the packet by adapting resources from Rhode Island and Massachusetts municipalities and from Rhode Island state agencies, such as Rhode Island Housing and the Rhode Island Department of Housing. The packet could include information about income limits and prices for LMI units/rentals, contact information for the monitoring agency, a draft deed covenant, preferred areas for LMI housing development, and references to Bristol's zoning ordinance and historic preservation standards.

H16. Create **design standards for infill development** of multi-family housing to help them blend into the character of existing residential neighborhoods.

Infill development means building on underutilized or unutilized lands within an existing developed area. For example, if someone were to build a triple-decker house on an abandoned lot between several triple-decker houses on a street, they would be practicing infill development. Design standards or form-based code can help ensure that a building looks compatible with its surroundings regardless of what is happening inside. For example, design standards can ensure a building envelope, basic roof shapes, building width and depth, garage placement, etc. look compatible whether the inside hosts one unit or four. So long as the required parking can be accommodated on site, small-scale multi-family can fit into many neighborhoods with the right design.

H 17. The Town will work with local homeless agencies to **track homeless individuals** or families who may have resided within the Town and try to connect them with support services.

Organizations the Town could work with include: East Bay Coalition for the Homeless, Riverwood Mental Health Services, and East Bay Community Action Program.

H18. Mitigate the effects of **Short-Term Rentals** on housing market competitiveness.

The Town will explore bolstering its registration process for short-term rentals in order to better track their locations and understand their impacts (being sure short-term rental permits are tracked separately from year-round, longer-term rentals). Where short-term rentals prove to have a negative impact on year-round rental housing, particularly for working class and middle class residents, the Town may consider requiring longer-term leases (12 months or more) – at least for properties where an owner occupant is not present.

H19. Explore allowing more diverse housing types in more zones. For example . . .

- Allow up to four-family dwellings in the R-8 and R-10 districts.
- Allow two-family dwellings in the R-15 within a ½ mile walking radius of any commercial or mixed-use zoning.
- Explore zoning options for allowing clusters of small-scale cottages or “tiny homes” on single parcels.

Paired with the design standards discussed in H16, allowing a greater diversity of housing in certain zones may be an effective way to introduce housing diversity and more naturally occurring affordable housing in a way that is compatible with existing development.

H20. Explore more options for **Senior and Accessible Housing** that would allow seniors to downsize from their single-family homes. Explore requirements for universal design and accessibility in new construction or major renovations. The Almeida Apartments may present a good opportunity for additional senior and accessible housing.

H21. Explore cooperating with the Housing Network of RI’s (HNRI) **Community Housing Land Trust (CHLT)** where HNRI owns the land while the homeowner owns the home. This would reduce the price of a home by removing the land value. HNRI’s existing CHLT can accept donations of land, including with existing housing, and manages the long-term affordability of such properties by setting an affordable resale price. Partnering with this existing entity would provide the Town with all the advantages of a CHLT without the administrative hassles of running one itself.

H22. Proactively foster **Local and Regional Partnerships** and regularly meet with partners to learn from each other. Communities all over the state and New England are dealing with the same issues.

H23. Amend and reinstate the Town's former **Inclusionary Zoning** policy that certain developments must provide a percentage of new residential homes as LMI. Inclusionary zoning should apply to any development of five or more units and at least 15% of units should be LMI. (See LMI Housing Strategies for greater detail.)

H24. Encourage the Development of **Accessory Dwelling Units (ADUs)**.

ADUs refer to smaller independent residential units that are on the same lot as a single-family home. At a minimum, the Town will comply with all state laws related to ADUs.

H25. The Town will continue to track **tax sale properties** as they become available and will consider acquiring appropriate properties and then working with local non-profit developers to renovate them as needed and then deed restrict them for LMI housing. (See LMI Housing Strategies for greater detail.)

*Note: Once Town staff and the Planning Board are comfortable with a final set of actions, HW will prepare an amended implementation matrix with responsible agencies and time frames.*



# Town of Bristol, Rhode Island

*Department of Community Development*

10 Court Street  
Bristol, RI 02809  
[bristolri.gov](http://bristolri.gov)  
401-253-7000

January 3, 2025

TO: Planning Board

FROM: Diane M. Williamson, Director

A handwritten signature in blue ink, appearing to read "Diane W.", is written over the "FROM:" line.

**RE: Draft Zoning Ordinance Amendments and Subdivision and Development Review Regulations per revised State Laws.**

As you are aware, there were recent State Laws enacted that require the Town to amend the Zoning Ordinance and Subdivision and Development Review Regulations.

The attached drafts are provided for your review and Amy Goins, Esq. will be present at the meeting to discuss with you.

The Board will be asked to make a recommendation to the Town Council on these drafts and also a finding that they are consistent with the Comprehensive Plan and the General Purposes of Zoning.

Thank you.

Bristol – Regulations – Definitions

**ARTICLE 10**

**DEFINITIONS**

**10.1. TERMS DEFINED**

Where words or terms used in these Regulations are defined in the Zoning Ordinance, they shall have the meanings stated therein. In addition, the following words shall have the following meanings.

\* \* \*

**Development Plan Review (DPR).**

Design or site plan review of a development of a permitted use. A municipality may utilize development plan review under limited circumstances to encourage development to comply with design and/or performance standards of the community under specific and objective guidelines, for the following categories of developments ~~including, but not limited to:~~

(i) A change in use at the property where no extensive construction of improvements is sought;

~~(ii) An adaptive reuse project located in a commercial zone where no extensive exterior construction of improvements is sought;~~

~~(iii) An adaptive reuse project located in a residential zone which results in less than nine (9) residential units;~~

~~(iv) Development in a designated urban or growth center;~~

~~(v) Institutional development design review for educational or hospital facilities; or~~

~~(vi) Development in a historic district.~~

\* \* \*

**Final plan.** The final stage of land development and subdivision review or a formal development plan review application. See §§ 45-23-38, 45-23-39 and 45-23-50.

\* \* \*

**Minor land development project.** A land development project involving any one of the following:

- a. Seven thousand five hundred (7,500) gross square feet of floor area of new commercial, manufacturing or industrial development; or less, or
- b. An expansion of up to fifty percent (50%) of existing floor area or up to ten thousand (10,000) square feet for commercial, manufacturing, or industrial structures; or
- c. Mixed-use development consisting of up to six (6) dwelling units and two thousand five hundred (2,500) gross square feet of commercial space or less.
- d. Multi-family residential or residential condominium development of nine (9) units or less.
- e. An adaptive reuse project of up to twenty-five thousand (25,000) square feet of gross floor area located in a commercial zone where no extensive exterior

Bristol – Regulations – Definitions

- construction of improvements is sought.
- f. An adaptive reuse project located in a residential zone which results in less than nine (9) residential units.



## ARTICLE 4.1

### APPLICATION PROCEDURES AND REQUIREMENTS, DEVELOPMENT PLAN REVIEW

Development Plan Review ("DPR"), as set forth in Article VI of the Bristol Zoning Ordinance, shall be conducted pursuant to the procedures and time periods set forth below. ~~The permitting authority for development plan review shall be the Planning Board. Development plan review consists of two review processes, administrative and formal.~~

4.1.1. Applicability. The following categories of projects shall be subject to the provisions of this article:

1. A change in use at the property where no extensive construction of improvements is sought.

a. Permitting authority. The administrative officer shall serve as the permitting authority for administrative projects submitted and the Planning Board shall serve as the permitting authority for formal projects as described herein.

b. Development plan review consists of two review processes, administrative and formal.

1. Administrative development plan review consists of one stage of review and the authorized permitting authority is the administrative officer. The following activities are subject to administrative development plan review:

i. A change in use at the property where no extensive construction of improvements is sought, where the property is located in a non-residential zoning district and does not abut a residential zone or use.

2. Formal development plan review consists of the preliminary stage and final stage of review. The authorized permitting authority is the planning board. The following activities are subject to formal development plan review:

i. A change in use at the property where no extensive construction of improvements is sought, where the property is located in a residential zoning district and/or abuts a residential zone or use.

3. The administrative officer may combine the stages of review for formal development plan review, providing that the submission requirements of both stages of review are met by the applicant to the satisfaction of the administrative officer.

4.1.2. Waivers.

~~Administrative development plan review consists of one stage of review and the authorized permitting authority is the Planning Board. Residential uses that require development plan review shall be reviewed under this framework. The administrative officer may refer these applications to the Technical Review Committee.~~

~~1. Formal development plan review consists of the preliminary stage and final stage of review. The authorized permitting authority is the Planning Board. Non-residential uses that require development plan review shall be reviewed under this framework. The TRC shall review all such applications on an advisory basis, prior to review by the Planning Board.~~

~~2. The administrative officer may combine the stages of review for formal development plan review, providing that the submission requirements of both stages of review are met by the applicant to the satisfaction of the administrative officer.~~

### Waivers

- ~~a. Requirements for development plan approval may be waived where there is a change in use or occupancy and no extensive construction of improvements is sought. The waiver may be granted only by a decision by the Planning Board, finding that the use will not affect existing drainage, circulation, relationship of buildings to each other, landscaping, buffering, lighting and other considerations of development plan approval, and that the existing facilities do not require upgraded or additional site improvements.~~
- a. Requirements for development plan approval may be waived where there is a change in use or occupancy and no extensive construction of improvements is sought. The waiver may be granted only by a decision by the permitting authority identified in this article, finding that the use will not affect existing drainage, circulation, relationship of buildings to each other, landscaping, buffering, lighting and other considerations of development plan approval, and that the existing facilities do not require upgraded or additional site improvements.
- b. The application for a waiver of development plan approval review shall include documentation on prior use of the site, the proposed use, and its impact.
- c. The ~~Planning Board~~permitting authority may grant waivers of any design standards except the following: design standards set forth in F.1.C.2, Land unsuitable for development; F.1.I, Drainage; L., Erosion and sediment control; Surface and subsurface storm drainage structures and facilities construction standards; Appendix G, Part III-3.1, Building mass & scale.

#### 4.1.3. Applications requesting relief from the zoning ordinance.

1. Applications under this article which require relief which qualifies only as a modification ~~shall~~may proceed by filing an application and a request for a modification to the zoning enforcement officer. If such modification

is granted the application shall then proceed to be reviewed by the ~~Planning Board~~ administrative officer as to completeness as determined in this article. If the modification is denied or an objection is received as set forth in Sec. 28-152, such application shall proceed under unified development review and be reviewed by the Planning Board.

2. Applications under this section which require relief from the literal provisions of the zoning ordinance in the form of a variance or special use permit, shall be reviewed by the Planning Board under unified development review, and a request for review shall accompany the preliminary plan application.

#### 4.1.4. Submission requirements.

- a. Any applicant requesting approval of a proposed development under this chapter, shall submit to the administrative officer the items required by the applicable checklist.
- b. Requests for relief from the literal requirements of the zoning ordinance and/or for the issuance of special-use permits or use variances related to projects qualifying for development plan review shall be submitted and reviewed under unified development review.

#### 4.1.5. Certification.

- a. The application shall be certified, in writing, complete or incomplete by the administrative officer within twenty-five (25) days. If no street creation or extension is required, and/or unified development review is not required, the application shall be certified complete or incomplete by the administrative officer within fifteen (15) days.
- b. If an applicant also submits for a modification to the zoning enforcement officer, the running of the time period set forth herein will not begin until the decision on the modification is made as set forth in § 45-24-46. The running of the time period set forth in this section will be deemed stopped upon the issuance of a written certificate of incompleteness of the application by the administrative officer and will recommence upon the resubmission of a corrected application by the applicant. However, in no event will the administrative officer be required to certify a corrected submission as complete or incomplete less than ten (10) days after its resubmission.
- c. If the administrative officer certifies the application as incomplete, the officer shall set forth in writing with specificity the missing or incomplete items.

#### 4.1.6. Application review and decision.

- a. Administrative development plan review. An application shall be approved, denied, or approved with conditions within twenty-five (25) days of the certificate of completeness or within any further time that is agreed to in writing by the applicant and ~~Planning Board~~ administrative officer.
- b. Formal development plan review.
  - ~~1. The Technical Review Committee shall review applications subject to formal development plan review and provide an advisory recommendation to the Planning Board.~~
  - 2.1. Preliminary plan. Unless the application is reviewed under unified development review, the Planning Board will approve, deny, or approve with conditions, the preliminary plan within sixty-five (65) days of certification of completeness, or within any further time that is agreed to by the applicant and the permitting authority.
  - 3.2. Final Plan. For formal development plan approval, the permitting authority shall delegate final plan review and approval to the administrative officer. The officer will report its actions in writing to the Planning Board at its next regular meeting, to be made part of the record. Final plan shall be approved or denied within forty-five (45) days after the certification of completeness, or within a further amount of time that may be consented to by the applicant, in writing.
- c. Failure to act. Failure of the permitting authority to act within the period prescribed constitutes approval of the preliminary plan and a certificate of the administrative officer as to the failure to act within the required time and the resulting approval shall be issued on request of the application.
- d. Vested rights. Approval of development plan review shall expire two (2) years from the date of approval unless, within that period, a plat or plan, in conformity with approval, and as defined in this act, is submitted for signature and recording. Validity may be extended for an additional period upon application to the administrative officer or permitting authority, whichever entity approved the application, upon a showing of good cause.
- e. Modifications and changes to plans.
  1. Minor changes to the plans approved at any stage may be approved administratively, by the administrative officer, ~~whereupon final plan approval may be issued~~. The changes may be authorized without an

additional planning board meeting, ~~at the discretion of the administrative officer~~. All changes shall be made part of the permanent record of the project application. This provision does not prohibit the administrative officer from requesting recommendation from either the technical review committee or the Planning Board if the permitting authority is not the administrative officer. A minor change shall be hereby defined as any change that does not substantially impact the proposed development plan or any of the neighboring properties and that meets all of the following criteria:

- (1) There is no increase in the number of lots or dwelling units.
  - (2) There is no change to any dimension of the plan, including building envelopes, exceeding twenty five percent (25%).
  - (3) There is no change to the type of street or driveway.
  - (4) There is no change required to any public infrastructure.
2. Denial of the proposed change(s) shall be referred to the Planning Board for review as a major change.
    3. Major changes to the plans approved at any stage may be approved only by the permitting authority and must follow the same review and hearing process required for approval of preliminary plans, which shall include a public hearing, if originally required as part of the project's approvals. A major change shall hereby be defined as any change that does not qualify as a minor change as described herein.
    4. The administrative officer shall notify the applicant in writing within fourteen (14) days of submission of the ~~final plan application~~ written request for a change if the administrative officer determines that there has been a major change to the approved plans.
  - f. Appeal. A decision under this section shall be considered an appealable decision.

#### 4.1.7. Design Standards.

Standards for design of development for applications subject to development plan review are provided in Appendix F of these regulations.

**Floor Area Ratio – Bristol**

**Article I. In General.**

Sec. 28-1. Definitions.

*Amend as follows:*

\* \* \*

*Floor area ratio* is determined by dividing the gross floor area of all buildings on a lot by the area of that lot. Any portion of a basement as defined in RIGL § 45-24.3-5 shall be excluded from this calculation.

\* \* \*

## Inclusionary Zoning - Bristol

### Article IX. Land Development Projects and Special Zones.

#### Division 6. Low and Moderate Income Housing and Inclusionary Zoning.

\* \* \*

##### ~~Sec. 28-370. Inclusionary zoning.~~

~~(a) *Applicability.* This section shall apply to all subdivisions of five or more units and all land development projects including new development and redevelopment of existing buildings, with five or more dwelling units, as classified under Bristol's Zoning Ordinance and Subdivision and Development Review Regulations. This section shall not apply to any project filed after January 1, 2024.~~

~~When a subdivision or land development project that creates fewer than five new dwelling units is approved on a portion of a parcel of land, leaving another portion of the same parcel undeveloped, the portion left undeveloped shall not be subdivided or developed for residential use unless the undeveloped portion is subject to the inclusionary requirements of this chapter. The number of inclusionary units required in the later development shall be calculated as if the earlier development were part of it. This provision does not apply when an entire parcel receives master plan approval and is developed in phases.~~

~~(b) *Affordability requirement.* For all applicable projects as defined in subsection ~~28-370(a)~~, at least 20 percent of the units on site must qualify as affordable housing, as defined by this article. Fractions of a lot or dwelling unit shall be rounded up to the nearest whole number.~~

~~(c) *Design and building requirements.*~~

~~(1) All inclusionary units provided within a development shall:~~

- ~~a. Be reasonably dispersed throughout the development.~~
- ~~b. Be indistinguishable in appearance of quality of construction from the other units in the development.~~
- ~~c. Contain a mix of bedrooms, up to and including three-bedroom units.~~
- ~~d. Be compatible in architectural style to the market rate units within the project.~~
- ~~e. Be built and occupied prior to, or simultaneous with the construction and occupancy of any market rate units.~~
- ~~f. Where affordable housing units are proposed in the Metacom mixed use zone, these units shall not be located in a separate structure and must be located on the upper floors with commercial uses on the first floors.~~

~~(2) Any existing dwelling units proposed to be counted as inclusionary units must be in full compliance with all applicable construction and occupancy codes, and shall be sufficiently maintained or rehabilitated so that all major systems meet standards comparable to new construction.~~

## Inclusionary Zoning - Bristol

~~(d) Incentives.~~

~~(1) Reduction in minimum lot area.~~ All projects subject to this article shall be entitled to a density bonus allowing for reduction in the minimum lot area per dwelling unit in the development based upon the underlying zoning. The density bonus shall be 20 percent.

~~(2) Modification of lot dimensional requirements.~~ The density bonus shall correspond with a 20 percent decrease in the minimum front, rear and side yard setback requirements and a 20 percent decrease in the minimum frontage and lot width requirements of the Bristol Zoning Ordinance for the zoning district in which the property is located. Except in the R-6 zoning district where the front yard setback shall not be less than the average of the block.

~~(e) Reserved.~~

~~(f) Off-site option.~~

~~(1) Off-site options.~~ The planning board at its sole discretion may allow any developer of an inclusionary project to comply with the requirements of subsection ~~28-370~~(b) through one of the following off-site exactions:

~~a. Off-site rehabilitation of affordable units in existing buildings.~~

~~b. Off-site new construction of affordable units.~~

~~c. Donation of one or more parcels of land suitable for residential development to be held by the affordable housing trust fund.~~

~~(2) Conditions.~~ Use of an off-site option shall be subject to the following conditions:

~~a. Reserved.~~

~~b. Off-site inclusionary units shall have a certificate of occupancy prior to, or simultaneous with the occupancy of any market rate units.~~

~~c. New off-site units shall be compatible in architectural style to the existing units in the surrounding neighborhood.~~

~~d. Renovated off-site units shall be in full compliance with all applicable construction and occupancy codes, and shall be sufficiently maintained or rehabilitated so that all major systems meet standards comparable to new construction.~~

~~e. The planning board in its sole discretion may further condition the use of any off-site option.~~

~~(g) Preference of options.~~

~~(1) Reserved.~~

~~(2) Reserved.~~

~~(3) The following is the town's preferred progression of affordable housing options:~~

~~a. First preference. Affordable units developed on-site.~~



## Inclusionary Zoning - Bristol

b. Reserved.

~~c. *Second preference.* Off-site options:~~

~~1. Off-site rehabilitation of affordable units in existing buildings.~~

~~2. Off-site new construction of affordable units.~~

~~3. Donation of one or more parcels of land suitable for residential development to be held by the affordable housing trust fund.~~

~~(h) *Affordability requirements.* All affordable housing units constructed pursuant to this article must qualify as low and moderate income housing units as defined in RIGL Tit. 45, Ch. 53. To accomplish this, an applicant shall, at a minimum, make the following submission in conjunction with the final plan:~~

~~(1) A town approved monitoring service agreement, with a qualified organization; and,~~

~~(2) A town approved land lease and/or deed restriction that includes the town as a signatory, and grants to the town enforcement authority and the right to notice.~~

~~(3) A town approved marketing plan and residential selection plan for the low to moderate income units. The plan shall meet state and federal fair housing requirements and shall describe how the low or moderate income units will be marketed and potential homebuyers or tenants selected.~~

~~(4) *Local preference.* Priority shall be given in resident selection to local preference households for the low or moderate income units. "Local preference households" are to include those containing persons currently residing or employed in Bristol or hired to do so but not yet working within the town. They may include others such as persons having children, parents, or siblings who are residents of the town, if shown to be consistent with state and federal fair housing requirements.~~

~~(i) *Implementation of inclusionary unit provisions.* Implementation procedures, to be developed administratively by the town and approved by the planning board as part of the town's subdivision and development review regulations, shall further describe the submission requirements and review timelines for the inclusionary housing plan and inclusionary housing agreement.~~

~~(a) *Applicability.* This section shall apply to all subdivisions and land development projects resulting in five (5) or more housing units or lots.~~

~~(b) *Affordability requirements.* For all applicable projects, at least fifteen percent (15%) of the lots or units within the proposal must qualify as affordable housing, as defined by RIGL § 42-128-8.1. The total number of lots or units for the development may include less than fifteen percent (15%) affordable units after the density bonus described herein is determined. Where the required number of affordable units results in a fraction, the required number of affordable units shall be rounded up to the nearest whole number. A town-approved monitoring services agreement with a qualified organization is required.~~

## Inclusionary Zoning - Bristol

### (c) Off-site option.

(1) The planning board, at its sole discretion, may allow an applicant to comply with the inclusionary requirement by constructing inclusionary units on a site other than the project location. Off-site inclusionary units may be provided through off-site construction of affordable units and/or off-site rehabilitation of affordable units in existing buildings.

(2) Conditions. Provision of off-site inclusionary units shall be subject to the following conditions:

a. Off-site inclusionary units shall have a certificate of occupancy prior to, or simultaneous with, the occupancy of market-rate units.

b. New off-site units shall be compatible in architectural style to the existing units in the surrounding neighborhood in which they are being constructed.

c. Renovated off-site units shall be in full compliance with all applicable construction and occupancy codes and shall be sufficiently maintained or rehabilitated so that all major systems meet standards comparable to new construction.

### (d) Incentives.

(1) Density bonus. The number of housing units allowable on the site or sites involved shall be increased to one (1) two market rate unit for each affordable unit and the minimum lot area per dwelling unit normally required in the applicable zoning district shall be reduced by that amount necessary to accommodate the development.

(2) The total number of units for the development shall equal the number originally proposed, including the required affordable units, plus the additional units that constitute the density bonus. The permitting authority is authorized to allow dimensional reductions to lot size, lot coverage, density, and setbacks as determined necessary to accommodate the inclusionary units.

(3) Notwithstanding any other provisions of this chapter, an application that utilizes off-site construction or rehabilitation, or donation of land suitable for development of the required affordable units, shall not be eligible for the density bonus outlined in this section.

\* \* \*

This section shall take effect on January 1, 2025.

**Accessory Dwelling Units - Bristol**

**Article I. In General.**

Sec. 28-1. Definitions.

*Amend as follows:*

\* \* \*

*Accessory dwelling unit (ADU)* means ~~either an accessory dwelling unit that has been restricted by deed for the sole use as an affordable housing rental unit that meets the requirements of the Low and Moderate Income Housing Act or an accessory dwelling unit for the sole use of one or more members of the family or caretaker of the occupant or occupants of the principal residence, but neither type needing to have a separate means of ingress and egress.~~ a residential living unit on the same lot where the principal use is a legally established single-family dwelling unit or multi-family dwelling unit. An ADU provides complete independent living facilities for one or more persons. It may take various forms including, but not limited to: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled primary dwelling. (See section 28-151.)

\* \* \*

**Article V. Supplementary Regulations.**

\* \* \*

**Sec. 28-151. - Accessory dwelling units.**

~~(a) *Description.* This section authorizes the installation of accessory dwelling units in owner-occupied, single family houses. An accessory dwelling unit includes separate cooking and sanitary facilities and is also a complete, separate housekeeping unit. Accessory dwelling units may be dedicated as an affordable housing unit, for a caretaker, or for family members as an accessory family dwelling unit. Accessory family dwelling units shall only be occupied by family members. Family members, as defined in this chapter shall be limited to persons related by blood, marriage, or other legal means. An affordable housing accessory dwelling unit may be occupied by family members or nonfamily members and shall be restricted by deed and must qualify as a low to moderate income housing unit as defined in RIGL Tit. 45, Ch. 53.~~

~~(b) *Purposes.* The purposes of permitting accessory dwelling units include:~~

- ~~(1) Preserve and protect the family in American life by enabling multiple generations of family members to live together and care for one another while maintaining a degree of privacy and individual dignity through separate dwelling units.~~
- ~~(2) Protect stability, property values, and the residential character of a neighborhood by ensuring that accessory dwelling units are installed only in owner-occupied houses and under such additional conditions as specified herein.~~
- ~~(3) Provide for the development of low and moderate income housing within the Town of Bristol in accordance with the state mandate and to provide for a full range of housing choices throughout the town for households of all incomes, ages and sizes.~~

## Accessory Dwelling Units - Bristol

(4) Provide for public safety by ensuring that accessory dwelling units are created legally, and in accordance with all applicable local and state codes.

(5) Implement the Affordable Housing Production Plan.

~~(e) Where allowed. Accessory dwelling units shall be allowed as follows:~~

~~(1) Existing dwellings. For an owner-occupied, single-family dwelling which was completed before June 26, 1996 an accessory dwelling unit is permitted in accordance with the following:~~

~~a. Where there are no exterior changes proposed to the structure, an accessory dwelling unit shall be permitted, pursuant to the provisions of this section, in accordance with subsection 28-151(e)(1) if, and only if, all of the requirements and standards of this section are met.~~

~~b. Where exterior changes to the structure are proposed, an accessory dwelling unit shall be permitted if, and only if, all of the requirements and standards of this section are met; and shall also require development plan review approval from the technical review committee pursuant to subsection 28-151(e)(2) and the town subdivision and development review regulations in order to ensure that the requirements and standards of this section are met.~~

~~(2) Dwellings completed after June 26, 1996. An accessory dwelling unit shall be permitted for owner-occupied, single-family dwellings which were completed after June 26, 1996 if, and only if, all of the requirements and standards of this section are met; and, shall also require development plan review approval from the technical review committee pursuant to subsection 28-151(e)(2) and the town subdivision and development review regulations in order to ensure that the requirements and standards of this section are met.~~

~~(d) General requirements and standards. The following general requirements and standards shall apply to all accessory dwelling units:~~

~~(1) Only an owner, who is also an occupant, of a single household dwelling may apply for, and maintain, an accessory dwelling unit.~~

~~(2) Only one accessory dwelling unit shall be created on a lot.~~

~~(3) The owners of the residence in which the accessory dwelling unit is created shall occupy one of the dwelling units, except for bona fide temporary absences not exceeding 90 consecutive days nor 180 days in any single year.~~

~~(4) The accessory dwelling unit shall be designed so that the appearance of the structure remains that of a one-family residence. If possible, no additional exterior entrances should be added. If additional exterior entrances are required, they shall generally be located in the rear or side of the structure.~~

~~(5) The house size shall be at least 1,200 square feet. The accessory dwelling unit shall be a minimum of 300 square feet, but shall not occupy more than 33 percent of the gross floor area (as defined by this chapter) of the entire structure, including the accessory dwelling unit. The accessory dwelling unit shall have no more than two bedrooms.~~

### Accessory Dwelling Units - Bristol

~~(6) The design and size of the accessory dwelling unit shall conform to all applicable standards, including health regulations, building code requirements, and all other federal, state and local laws, rules and regulations, including the provisions of this chapter.~~

~~(7) A minimum of two off-street parking spaces (one off-street parking space in the W and rehab land development project zones) shall be provided and designated for the accessory dwelling unit, in addition to the off-street parking required for the principal dwelling unit. The parking requirements may be modified by the permitting authority, if the applicant can satisfactorily demonstrate in writing to the permitting authority that the resident of the accessory dwelling unit will not have a vehicle.~~

~~(8) The accessory dwelling unit shall be within or attached to the principal dwelling unit structure. There must be an interior connection between the units.~~

~~(9) The utilities for both the principal dwelling unit and the accessory dwelling unit shall be common to both (i.e. one electric service, one gas service, one oil tank, one water connection, and one sewer hook-up for the structure).~~

~~(10) On lots of less than 20,000 square feet, both the principal dwelling unit and the accessory dwelling unit shall be connected to both public sewer and water.~~

~~(11) On any lot serviced with an individual sewage disposal system (ISDS), if the accessory dwelling unit results in an increase in the total number of bedrooms, the applicant shall have the existing or any new system approved by RIDEM. If no increase in bedrooms results from the accessory dwelling unit, then the applicant shall be required to submit evidence furnished by a qualified professional that there is no visible evidence of failure of the existing ISDS system, and that such system qualifies for the use including the accessory dwelling.~~

~~(12) A certificate of occupancy shall state on its face that its validity is limited to the named owner/occupants only and that any change or subsequent owner or occupant shall be required to apply for a new certificate. Once the family member or members or qualified low to moderate income tenant departs the premises, the accessory dwelling unit shall cease to exist, unless further application is made to qualify under this section, pursuant to subsection 28-151(e)(4).~~

~~(13) Applications for accessory dwelling units must meet all requirements for the zoning district in which it is located, including all of the provisions of this section.~~

~~(e) *Application procedures.* The application procedures shall be as follows:~~

~~(1) An owner, who is also the occupant, of an existing single family dwelling, pursuant to subsection 28-151(e)(1)a. where no exterior changes are proposed, may apply for an accessory dwelling unit permit. The application shall be made to the zoning enforcement officer who shall grant the permit providing all of the requirements set forth in this section are met.~~

~~a. *Notice requirements.* Upon receipt of a complete application, which is in compliance with the standards set forth herein, the zoning enforcement officer shall notify the abutting property owners by certified mail. Such notice shall indicate that an accessory dwelling unit permit will be granted unless written objection is received within ten days of the mailing of such notice.~~

## Accessory Dwelling Units - Bristol

~~b. Referral to technical review committee. If written objection is received within ten days, the application for the accessory dwelling unit shall be referred to the administrative officer for review by the technical review committee pursuant to subsection 28-151(e)(2).~~

~~c. Decision. If no written objection is received within ten days, the zoning enforcement officer shall grant the accessory dwelling unit.~~

~~(2) An owner who is also the occupant of an existing single family dwelling where exterior changes are proposed, pursuant to subsection 28-151(e)(1)b. or a new single family dwelling pursuant to subsection 28-151(e)(2), may apply for an accessory dwelling unit permit. The application shall be made to the administrative officer for development plan review approval by the technical review committee in accordance with section 3.2 of the town subdivision and development review regulations, with a copy to the zoning enforcement officer. Public notice for the technical review committee meeting is required and shall be given at least seven days prior to the date of the meeting in a newspaper of general circulation within the town. Postcard notice shall also be mailed by the town to the applicant and to those in the notice area not less than ten days prior to the date of the meeting. The notice area is set forth in section 8.5C(3) of the town subdivision and development review regulations. The cost of all such notice shall be paid by the applicant.~~

~~(3) All applications shall include:~~

~~a. A sworn and notarized declaration from the owner stating that the owner of the property:~~

- ~~1. Will continue to occupy one of the dwelling units on the premises on a year-round basis;~~
- ~~2. Acknowledges that any monetary investment made as a result of the granting of a permit shall not be claimed as a hardship in any future applications to the zoning board of review;~~
- ~~3. Acknowledges that the right to use the accessory dwelling unit terminates upon transfer of title unless the unit is reapplied for; and~~
- ~~4. Identifies the family members who will occupy the accessory family dwelling unit.~~

~~b. An overall floor plan of the entire structure, which need not be drawn to scale, including the dimensions and descriptions of all of the rooms in the entire structure.~~

~~c. A detailed floor plan, drawn at a scale of one fourth inch to the foot, showing the floor(s) where the changes are proposed.~~

~~d. A site plan drawn to scale, showing structures, landscaping, and driveway/parking area.~~

~~e. An exterior elevation of the building facade from all sides.~~

~~f. A plan for integration of the accessory dwelling unit back into the primary dwelling.~~

~~g. A copy of the tax assessor's property card.~~

~~h. An application for certificate of occupancy.~~

## Accessory Dwelling Units - Bristol

~~i. Application fee per the fee schedule.~~

~~j. A list, with mailing labels, with the names and current addresses of abutting property owners.~~

~~k. Application to the technical review committee shall include a list, and mailing labels, with the names and current addresses of property owners within the notice area as provided in section 8.5 C(3) of the town subdivision and development review regulations.~~

~~(4) *Reapplication.* Where a permit for an accessory dwelling unit has been granted and the only change is a change in either the owner/occupant(s) of the principal dwelling or the owner/occupant(s) of the accessory dwelling unit, then the ZEO may issue a new accessory dwelling unit permit and the building inspector may re-issue a certificate of occupancy upon receipt and recording of a declaration pursuant to subsection 28-151(e)(3)a. which must be filed within 30 days of the transfer of title or occupancy.~~

~~(f) *Recording.* Upon issuance of a permit, the applicant shall record the permit and the declaration in the land evidence records. A copy of the permit shall also be placed on file with the zoning enforcement officer and the building official. A permit shall not be valid until recorded. An accessory dwelling unit permit shall expire if a building permit is not filed within one year from the date of issuance of the accessory dwelling unit permit.~~

~~(g) Reserved.~~

~~(h) *Failure to comply.* Failure to comply with any of the provisions of this section is considered a violation of this chapter, pursuant to section 28-407. In the event the zoning enforcement officer determines that the owner has failed to comply with any of the provisions hereunder, notice shall be first sent to the owner describing the noncompliance. In the event the owner does not cure such defects within 20 days following the date of such notice, the building official shall immediately revoke any certificates of occupancy or building permits and shall cite the property for a violation of this chapter.~~

~~(i) *Public records.* The zoning enforcement officer and administrative officer shall keep as public records all applications for accessory dwelling unit permits, and all permits issued or denied.~~

~~(j) *Technical review committee.* For the purposes of this section, the technical review committee shall include the building inspector who may also substitute for the planning board engineer.~~

~~**Note**—Without separate cooking and sanitary facilities, such unit is not a dwelling unit and does not come under the jurisdiction of this section.~~

(a) Eligibility. One accessory dwelling unit (ADU) per lot is allowed under the following circumstances:

1. On an owner-occupied property as a reasonable accommodation for family members with disabilities; or
2. On a lot with a total lot area of twenty thousand square feet (20,000 sq. ft.) or more for which the primary use is residential; or

**Accessory Dwelling Units - Bristol**

3. Where the proposed ADU is located within the existing footprint of the primary structure or existing accessory attached or detached structure and does not expand the footprint of the structure.

(b) Dimensional requirements.

1. All ADU's shall comply with the dimensional standards for an accessory structure in the same zoning district.
2. The maximum unit size for an ADU is as follows:
  - a. For a studio or one (1) bedroom ADU, 900 sq. ft. or 60% of the floor area of the principal dwelling, whichever is less.
  - b. For a two (2) bedroom ADU, 1200 sq ft or 60% of the floor area of the principal dwelling, whichever is less.

(c) Prohibition of short-term rental.

1. ADUs cannot be offered or rented for tourist or transient use (defined as occupancy less than 30 days) or through a hosting platform.

(d) Procedural requirements.

1. ADUs shall be allowed as part of applications for new primary dwelling units or subdivisions. For proposed ADUs that are part of a larger development proposal, such ADUs shall not be counted toward density of the proposal.
2. Any application that includes ADUs may be considered through a unified development review process.
3. An ADU that does not meet the requirements of this section shall be reviewed through an application for a variance.

\* \* \*



**Development Plan Review - Bristol**

**Article V. Supplementary Regulations**

\* \* \*

**Sec. 28-150. Special use permit standards for various uses.**

\* \* \*

*(d) Special use standards for wireless telecommunication towers.*

\* \* \*

(2) An application for a special use permit for a new wireless telecommunications tower shall only be accepted if all of the following requirements are met:

~~e. The town planning board has given its preliminary approval and its advisory recommendation following development plan review, pursuant to article VI of this chapter.~~

\* \* \*

*(k) Special use standards for compassion centers and cannabis retailers/hybrid cannabis retailers.*

(1) Compassion centers by special permit use in certain zones as set forth in Section 28, shall be subject to the requirements of subsection 28-409(c)(2), and all of the following additional requirements:

\* \* \*

~~j. Development plan review shall be conducted by the planning board.~~

\* \* \*

(2) Cannabis retailers/hybrid cannabis retailers by special permit use in certain zones as set forth in Section 28, shall be subject to the requirements of subsection 28-409(c)(2), and all of the following additional requirements:

\* \* \*

~~e. Development plan review shall be conducted by the planning board.~~

\* \* \*

(v) Special use permit standards for drug and alcohol rehabilitation facility.

\* \* \*

~~(7) Pre-application. Prior to application for zoning approval, the applicant shall undergo development plan review with the technical review committee (TRC) of the planning board.~~

\* \* \*

**Development Plan Review - Bristol**

(w) *Special use permit standards for halfway house.*

\* \* \*

~~(6) Pre-application. Prior to application for zoning approval, the applicant shall undergo development plan review with the technical review committee (TRC) of the planning board.~~

\* \* \*

**Article VI. Development Plan Review**

**Sec. 28-181. - Development plan review established.**

There shall be development plan review for uses that are permitted by right under the zoning ordinance, as provided for in this article.

**Sec. 28-182. - Permitting authority.**

The permitting authority shall be the administrative officer for administrative development plan review and the planning board for formal development plan review.

**Sec. 28-183. - Uses subject to development plan review.**

~~The following uses shall be subject to development plan review when any action is taken that requires the issuance of a building permit or certificate of occupancy, other than as excepted in section 28-185:~~

~~(1) *Nonresidential uses.* All nonresidential development, including, but not limited to, commercial, retail, industrial or institutional, calculated as to the entire development both existing and proposed, where any of the following apply:~~

Criteria	Downtown and Waterfront Zones	All Other Zones
The GFA is greater than:	10,000 s.f.	20,000 s.f.
Parking is either required or provided for more than:	25 vehicles	50 vehicles
The lot area of the entire parcel is equal to or greater than:	20,000 s.f.	40,000 s.f.

**Development Plan Review - Bristol**

<del>Gasoline service station:</del>	<del>All</del>	<del>All</del>
<del>Criteria</del>	<del>Downtown and Waterfront Zones</del>	<del>All Other Zones</del>
<del>A use that contains a drive-up window, including an ATM:</del>	<del>All</del>	<del>All</del>
<del>Any use serving food or alcohol (other than a fast food restaurant) that has a legal capacity equal to or exceeding:</del>	<del>80 people</del>	<del>150 people</del>
<del>Any fast food restaurant that has a legal capacity equal to or exceeding:</del>	<del>40 people</del>	<del>80 people</del>
<del>Wireless telecommunications antenna:</del>	<del>All</del>	<del>All</del>

~~(2) Residential use. Any residential use, calculated as to the entire development both existing and proposed, where any of the following apply:~~

<del>Criteria</del>	<del>Downtown and Waterfront Zones</del>	<del>All Other Zones</del>
<del>There are dwelling units equal to or more than:</del>	<del>6 D.U.</del>	<del>6 D.U.</del>
<del>There are rooming units equal to or more than:</del>	<del>6 R.U.</del>	<del>12 R.U.</del>
<del>For lots containing more than two dwelling units, the lot area of the entire parcel is equal to or greater than:</del>	<del>40,000 s.f.</del>	<del>80,000 s.f.</del>

~~(3) DPR required in certain zones. Any use that is located in the Metacom Avenue overlay zone or Metacom mixed use zone.~~

Development plan review shall be required for the following categories of developments: (i) A change in use at the property where no extensive construction of improvements is

## Development Plan Review - Bristol

sought.

An applicant shall not be required to obtain both land development and development plan review for the same project. Development plan review shall be conducted according to Article 4.1 of the Regulations.

### **Sec. 28-184. - Guidelines.**

The review by the planning board shall be based upon the specific requirements set forth in appendices E, F; and for those properties in the Metacom Avenue Overlay, appendix G of the regulations.

### **Sec. 28-185. - Exceptions to development plan review.**

The following actions shall be excepted from development plan review, but only upon application to and written decision by the administrative officer:

(1) *Change of use.* A use otherwise subject to development plan review is changed to another use that is permitted on the same legal basis as the prior use, and the new use is listed in the same category in table A—permitted use table (section 28-82).

~~(2) *Minor changes.* A use otherwise subject to development plan review is the subject of a minor change, as defined in the regulations.~~

### **Sec. 28-186. - Waivers of design standards.**

The planning board may grant waivers of design standards, as set forth in the regulations.

### **Sec. 28-187. – Appeal.**

A rejection of the decision shall be an appealable decision pursuant to RIGL § 45-23-71.

### **Sec. 28-1878—28-210. - Reserved.**

\* \* \*

## **Article VIII. Off-Street Parking and Loading Regulations.**

\* \* \*

### **Sec. 28-255. - Off-site parking; development plan review.**

~~Application may be made to the technical review committee (TRC) of the planning board, pursuant to the TRC development plan review procedures set forth in the town subdivision and development review regulations. The authorized permitting authority may approve proposed off-site parking. If the TRC authorized permitting authority determines that the construction of off-street parking facilities on the same lot as the main use is impractical and that the provision of off-site parking will be adequate to meet the parking needs of the use and will conform to good planning practice, then the TRC authorized permitting authority may approve such off site parking. Off-site parking shall be located a reasonable distance from the use unless evidence is presented that there will be a shuttle or valet service to the use. In any such instance, appropriate~~

## Development Plan Review - Bristol

deed restrictions shall be placed in the land evidence records for both the property on which the use is located and the property on which the parking is located.

\* \* \*

### **Article IV. Land Development Projects and Special Zones**

\* \* \*

#### **Division 4. Educational Institutional Zoning District (EI Zone)**

\* \* \*

##### **Sec. 28-352. - Permitted uses and dimensions.**

(a) Use of property owned or leased by a higher education institution (hereafter "institution") and located in an EI zone shall be governed by the provisions of this division. Specific permitted ~~principle~~ principal uses are identified in Table A—Permitted Use Table. Accessory uses that are normally accessory and subordinate to such permitted uses are also permitted in the EI zone.

(b) Specific dimensional requirements are identified in Table C—Dimensional Table, for the EI zone, provided however that for the Campus of Roger Williams University, east of Metacom Avenue, the EI zone shall be further divided into three subdistricts, based on the permitted height. These districts shall be: EI-35 (35-foot maximum height), EI-48 (48-foot maximum height), EI-65 (65-foot maximum height). The location of such subdistricts shall be based on those certain "sectors" shown on that certain map entitled "Roger Williams University Map, for Draft Institutional Master Plan, dated September 20, 2001", (the Roger Williams Draft Map) a copy which is in the custody of the town clerk and hereby incorporated by reference.

~~Dimensional requirements are hereby declared to be an integral part of the nature of the educational institution use and therefore any variance sought from the zoning board from dimensional requirements shall be deemed to be a use variance.~~

\* \* \*

##### **Sec. 28-354. - Institutional master plan requirement.**

All higher education institutions shall file an institutional master plan with the planning board, which institutional master plan shall be in compliance with the use and dimensional requirements of this division and the town's comprehensive plan and which shall be approved by the planning board as a ~~major land development project~~ through formal development plan review.

\* \* \*

(3) *Review and approval.* An institutional master plan shall be subject to the procedure for review and approval set forth in the subdivision and development review regulations of the Town of Bristol for a ~~major land development~~ formal development plan review. ~~(Note: An institutional master plan includes the entire process of a major land development, including the pre-application stage, the conceptual master plan stage and the preliminary plan stage the latter two of which may be combined by the planning board and the final plan stage.)~~

**Development Plan Review - Bristol**

\* \* \*

## Substandard Lots - Bristol

### Article VII. Nonconformance

*Amend as follows:*

#### **Sec. 28-221. Land nonconforming by area.**

(b) Notwithstanding the failure of a single substandard lot of record or contiguous lots of record to meet the dimensional and /or quantitative requirements of this zoning ordinance, and/or road frontage or other access requirements applicable to the district as stated in the ordinance, a substandard lot of record shall not be required to seek any zoning relief based solely on the failure to meet minimum lot size requirements of the district in which such lot is located. ~~The setback, frontage, and/or lot width requirements for a structure under this section shall be reduced and the maximum building coverage requirements shall be increased by the same proportion as the lot area of the substandard lot is to the minimum lot area requirement of the zoning district in which the lot is located.~~ For any structure proposed under this section on a substandard lot of record, the following dimensional regulations shall apply:

(1) Minimum building setbacks, lot frontage, and lot width requirements for a lot that is nonconforming in area shall be reduced by applying the building setback, lot frontage, and lot width requirements from another zoning district in the municipality in which the subject lot would be conforming as to lot area. If the subject lot is not conforming as to lot area in any zoning district in the municipality, the setbacks, lot frontage, and lot width shall be reduced by the same proportion that the area of such substandard lot meets the minimum lot area of the district in which the lot is located. By way of example, if the lot area of a substandard lot only meets forty percent (40%) of the minimum lot area required in the district in which it is located, the setbacks, frontage, and width shall each be reduced to forty percent (40%) of the requirements for those dimensional standards in the same district.

(2) Maximum lot building coverage for lots that are nonconforming in area shall be increased by the inverse proportion that the area of such substandard lot meets the minimum area requirements in the district in which the lot is located. By way of example, if the lot area of a substandard lot only meets forty percent (40%) of the required minimum lot area, the maximum lot building coverage is allowed to increase by sixty percent (60%) over the maximum permitted lot building coverage in that district.

All proposals exceeding such reduced requirement shall proceed with a modification request or a dimensional variance request, whichever is applicable.

\* \* \*



## Town of Bristol, Rhode Island

*Department of Community Development*

10 Court Street  
Bristol, RI 02809  
[bristolri.gov](http://bristolri.gov)  
401-253-7000

January 2, 2025

TO: Planning Board  
FROM: Diane M. Williamson, Administrative Officer  
RE: **Massasoit Subdivision – Request for 2<sup>nd</sup> Reinstatement**

The above mentioned subdivision was granted conditional preliminary approval in 2018. Due to inactivity on the subdivision construction, and the lack of request for extensions, that approval expired and was reinstated in 2023.

The development was then sold and the new owner is currently in the process of constructing the improvements to proceed to final; however, it has gone beyond the 1 year time frame allowed from preliminary to final as allowed in the regulations therefore it has again expired. The owner is asking for a second reinstatement of the preliminary approval.

Given that the applicant is in the process of construction, I would recommend that the Board grant the reinstatement on the subdivision as conditioned in 2018.



# A.G. CONSTRUCTION, INC.

P.O. Box 600, Portsmouth, RI 02871 ▪ 401-623-5900 ▪ Angelo@AGProp.net

January 2, 2025

Charles Millard  
Planning Board Chairman  
Department of Community Development  
Town of Bristol  
10 Court Street  
Bristol, RI 02809

RE: 0 Massasoit Avenue

Dear Mr. Millard,

I am writing to request a reinstatement of the development at 0 Massasoit Ave.

The development is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this subdivision or development.

These Regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of original application, as they would apply to this subdivision or development.

The Zoning Map designation for the subdivision or development has not changed substantially since the time of original application

No substantial change to the physical conditions of the subdivision or development of the neighboring property has occurred since the time of original application.

All of the underground utilities (water, sewer, drainage) have been completed. We are getting ready to put the binder coat on the road.

Sincerely,



Angelo Grilli  
President

2025 JAN -2 PM 1:35

TOWN OF BRISTOL  
COMMUNITY DEV.

# PRELIMINARY MINOR SUBDIVISION

## AP 158 LOTS 20 & 25

AND

## MASSASOIT AVENUE EXTENSION

IN

### BRISTOL, RHODE ISLAND

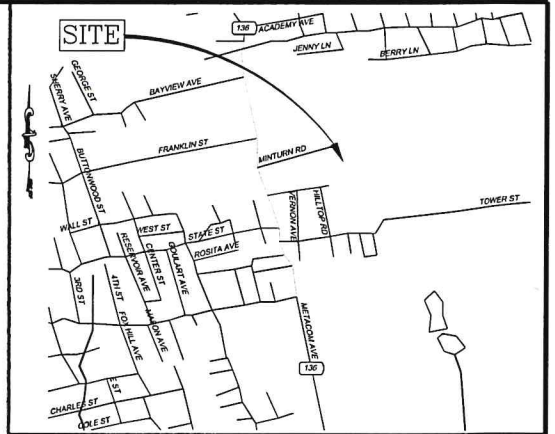
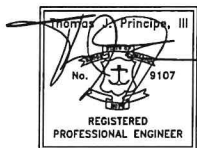
APPLICANT/OWNER:  
 NCD DEVELOPERS, INC.  
 C/O MICHAEL FONSECA  
 370 METACOM AVENUE  
 BRISTOL, RI 02809



PREPARED BY:  
**PRINCIPE COMPANY, INC.**  
 ENGINEERING DIVISION

PO BOX 298  
 TIVERTON, RHODE ISLAND 02878  
 401.816.5385  
 INFO@PRINCIPEENGINEERING.COM  
 WWW.PRINCIPEENGINEERING.COM

AUGUST 17, 2017  
 REVISED: 12/12/17  
 1/3/18  
 1/19/18



LOCUS MAP  
 NOT TO SCALE

LIST OF DRAWINGS

1. COVER SHEET
2. EXISTING SURVEY
3. SITE DEVELOPMENT LAYOUT
4. DRAINAGE AND GRADING
5. ROADWAY PLAN AND PROFILE
6. CONSTRUCTION DETAILS
7. CONSTRUCTION DETAILS
8. CONSTRUCTION DETAILS
9. CONSTRUCTION DETAILS

PLANNING BOARD NOTE:

IN LIEU OF HAVING A DEAD END STREET THE PLANNING BOARD APPROVED THE CONNECTION OF ABILIO DRIVE ON JAN. 11, 2018 FOR SAFETY REASONS. DO TO SITE CONSTRAINTS THE ONE INCH WATER QUALITY RUNOFF HAS BEEN MITIGATED AS REQUESTED BY THE PLANNING BOARD WITH THE USE OF A STONE DRAINAGE INFILTRATION SWALE AND CORRESPONDING CALCULATIONS AS SHOWN ON SHEET 4 OF 9.

SOILS ON THE SITE CONSIST ENTIRELY OF SOIL TYPE CcC - CANTON AND CHARLTON-FINE SANDY LOAMS, VERY ROCKY 3-8% SLOPES

THE SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 44001C0014H MAP REVISED ON JULY 7, 2014

REFERENCE:

EXISTING CONDITIONS PLAN MASSASOIT AVENUE EXTENTION ASSESSOR'S PLAT 158, LOTS 20 AND 25 SITUATED AT MASSASOIT AVENUE IN BRISTOL, RHODE ISLAND PREPARED BY STEPHEN M. MURGO SR. DATED DEC. 6th. 2017

SURVEY & TOPOGRAPHIC PLAN AP 158 LOT 20-28, 53 & 54 MASSASOIT AVENUE BRISTOL, RHODE ISLAND FOR ADRIANO ANDRADE 225 WOOD STREET BRISTOL, RHODE ISLAND 02809 PREPARED BY WATERMAN ENGINEERING DATED APRIL 26, 2005

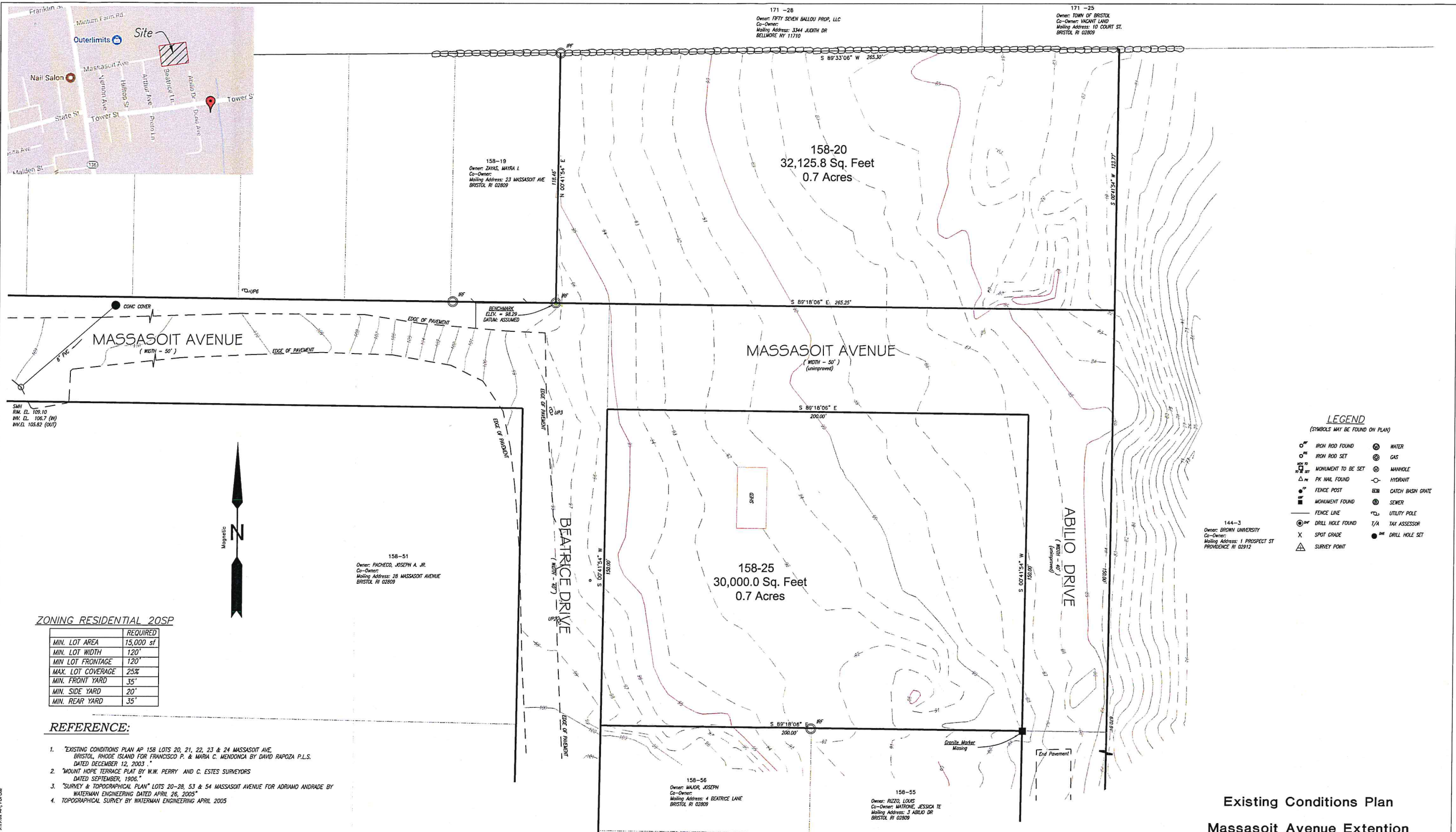
ZONING CRITERIA

R-20SP ZONING

MINIMUM LOT AREA	15,000 S.F. WITH TOWN SEWER & WATER
MINIMUM LOT WIDTH	120'
MINIMUM LOT FRONTAGE	120'
*MINIMUM FRONT YARD SETBACK	35'
*MINIMUM SIDE YARD SETBACK	20'
*MINIMUM REAR YARD SETBACK	35'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35'

Corner lot: A corner lot will have more than one front lot line, all of which shall meet the front yard setback. The yard setback of one of the rear lot lines may be reduced to side yard setback requirements.





**LEGEND**  
(SYMBOLS MAY BE FOUND ON PLAN)

○ <sup>IR</sup> IRON ROD FOUND	⊙ <sup>W</sup> WATER
○ <sup>IR</sup> IRON ROD SET	⊙ <sup>G</sup> GAS
⊙ <sup>MS</sup> MONUMENT TO BE SET	⊙ <sup>M</sup> MANHOLE
⊙ <sup>PK</sup> PK NAIL FOUND	⊙ <sup>H</sup> HYDRANT
⊙ <sup>F</sup> FENCE POST	⊙ <sup>CB</sup> CATCH BASIN GRATE
⊙ <sup>M</sup> MONUMENT FOUND	⊙ <sup>S</sup> SEWER
— <sup>F</sup> FENCE LINE	⊙ <sup>U</sup> UTILITY POLE
⊙ <sup>DR</sup> DRILL HOLE FOUND	⊙ <sup>T/A</sup> TAX ASSESSOR
X <sup>S</sup> SPOT GRADE	⊙ <sup>DR</sup> DRILL HOLE SET
△ <sup>S</sup> SURVEY POINT	

144-3  
Owner: BRIDEN UNIVERSITY  
Co-Owner:  
Mailing Address: 1 PROSPECT ST  
PROVIDENCE RI 02912

**ZONING RESIDENTIAL 20SP**

	REQUIRED
MIN. LOT AREA	15,000 SF
MIN. LOT WIDTH	120'
MIN. LOT FRONTAGE	120'
MAX. LOT COVERAGE	25%
MIN. FRONT YARD	35'
MIN. SIDE YARD	20'
MIN. REAR YARD	35'

**REFERENCE:**

1. "EXISTING CONDITIONS PLAN AP 158 LOTS 20, 21, 22, 23 & 24 MASSASOIT AVE, BRISTOL, RHODE ISLAND FOR FRANCISCO P. & MARIA C. MENDONCA BY DAVID RAPOZA P.L.S. DATED DECEMBER 12, 2003."
2. "MOUNT HOPE TERRACE PLAT BY W.M. PERRY AND C. ESTES SURVEYORS DATED SEPTEMBER, 1906."
3. "SURVEY & TOPOGRAPHICAL PLAN" LOTS 20-28, 53 & 54 MASSASOIT AVENUE FOR ADRIANO ANDRADE BY WATERMAN ENGINEERING DATED APRIL 26, 2005"
4. TOPOGRAPHICAL SURVEY BY WATERMAN ENGINEERING APRIL 2005

**NOTES**

- PANEL 14 OF 17 COMMUNITY- PANEL NUMBER 44001C0014 F MAP REVISED: MARCH 5, 1996
1. FEMA ZONE X
  2. WET LANDS NONE WITHIN 200'

Copyright 2017 Stephen M. Murgó PLS  
This Survey is being Provided Solely for the use of the Current Parties, and that no License has been Created, Expressed or Implied, to copy the Survey except as is Necessary in Conjunction with the Original Transaction.



**CERTIFICATION:**

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 5th, 2015, as follows:  
(a) Type of Boundary Survey Measurement Specification  
Comprehensive Boundary Survey

APPLICANT:  
NCD DEVELOPERS, INC.  
C/O MICHAEL FONSECA  
370 METACOM AVENUE  
BRISTOL, RHODE ISLAND  
02809

information and the location on structures and other features deemed important.

BY: Stephen M. Murgó PLS # 1663  
COA LS A33



Dec. 6th. 2017.

**Existing Conditions Plan**

**Massasoit Avenue Extention**

ASSESSOR'S PLAT 158 , LOTS 20 and 25  
SITUATED AT  
**Massasoit Avenue**  
IN  
**BRISTOL, RHODE ISLAND**  
PREPARED BY  
**STEPHEN M. MURGO SR.**  
PROFESSIONAL LAND SURVEYOR 401-253-0092  
MASSACHUSETTS RHODE ISLAND  
54 BEACH ROAD  
BRISTOL, RHODE ISLAND  
02809  
SMMSURVEY@COX.NET

Dec. 6th. 2017.



**LEGEND & ABBREVIATIONS**

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	- - -	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	- - - - -	- EXISTING CONTOUR
AC	- ACRES	-----	- STONE WALL
±	- PLUS OR MINUS	X	- FENCE
STY	- STORY	S	- SEWER LINE
W/F	- WOOD FRAMED	D	- DRAIN LINE
SHP	- STATE HIGHWAY PLAT	W	- WATER LINE
RET.	- RETAINING WALL	G	- GAS LINE
PED.	- PEDESTRIAN	E	- ELECTRIC LINE
(FND)	- FOUND	⊕	- SANITARY SEWER MANHOLE
R/HB	- RI HIGHWAY BOUND	⊗	- CATCH BASIN
M/NAIL	- MASONRY NAIL	⊙	- STORM DRAIN MANHOLE
FE	- FLARED END	⊚	- WATER GATE
RCP	- REINFORCED CONCRETE PIPE	⊛	- GAS VALVE
CLF	- CHAIN LINK FENCE	⊜	- ELECTRIC MANHOLE
INV.	- INVERT	⊝	- CONCRETE BOUND
x 10.00	- SPOT GRADE	⊞	- DRILL HOLE
		⊟	- IRON PIPE
		⊠	- GRANITE BOUND WITH DRILL HOLE TO BE SET

**ZONING CRITERIA**

**R-20SP ZONING**

MINIMUM LOT AREA	15,000 S.F. WITH TOWN SEWER & WATER
MINIMUM LOT WIDTH	120'
MINIMUM LOT FRONTAGE	120'
MINIMUM FRONT YARD SETBACK	35'
MINIMUM SIDE YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	35'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35'

Corner lot: A corner lot will have more than one front lot line, all of which shall meet the front yard setback. The yard setback of one of the rear lot lines may be reduced to side yard setback requirements.

**CERTIFICATION:**

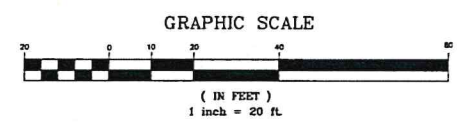
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 5th., 2015, as follows:

- (a) Type of Boundary Survey: Comprehensive Boundary Survey
- Measurement Specification: 1/16"

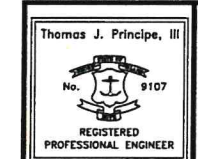
information and the location on structures and other features deemed important.

BY: Stephen M. Murgo PLS # 1663  
COA LS A33

Dec. 6th. 2017.



**SITE DEVELOPMENT LAYOUT**



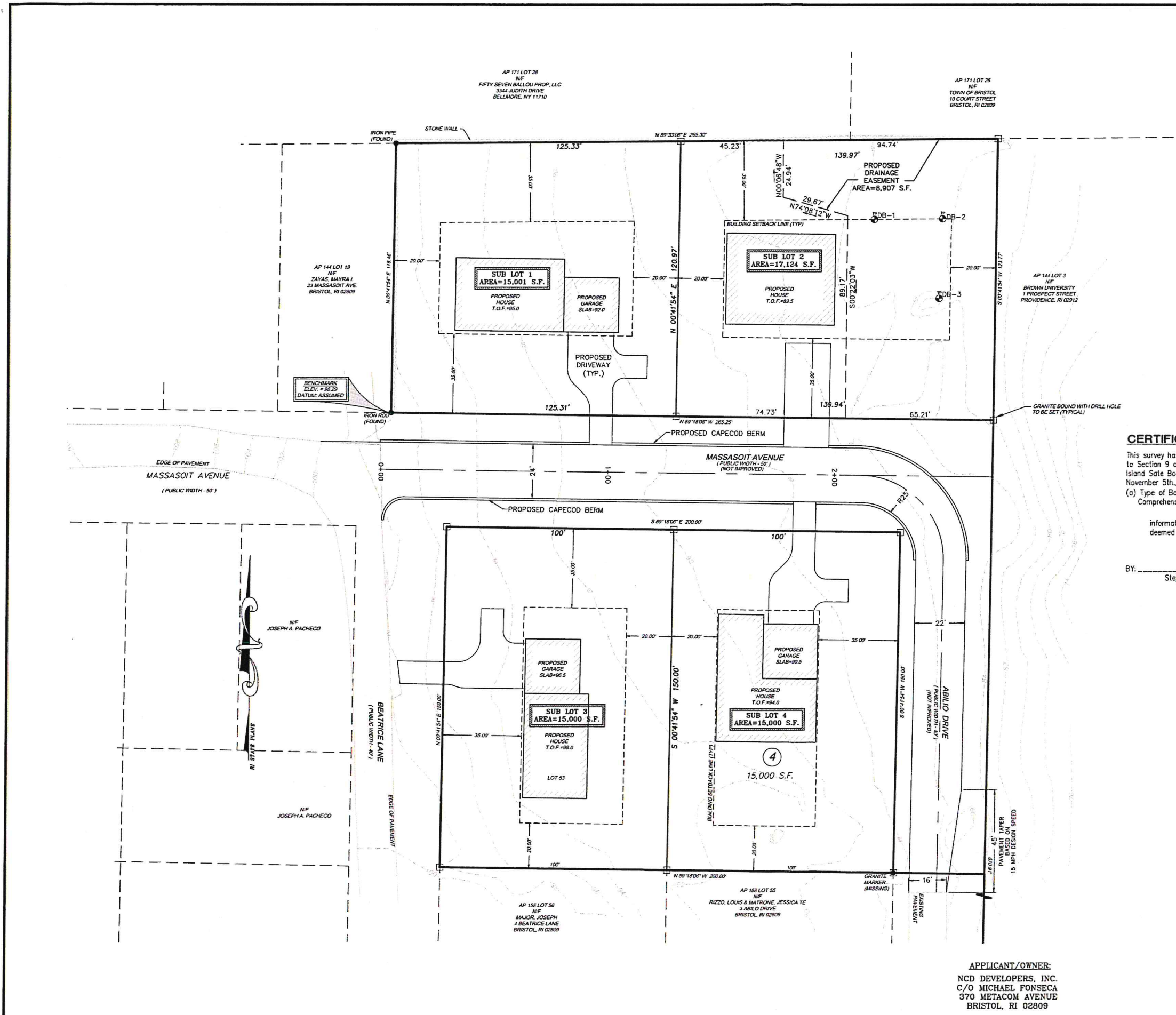
**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
PO BOX 298  
TIVERTON, RI 02878  
401.816.5385  
WWW.PRINCIPEENGINEERING.COM

**REVISIONS**

No.	DATE	DRWN	CHKD
1	12/12/17	TJP	TJP
2	1/3/18	TJP	TJP
3	1/19/18	TJP	TJP

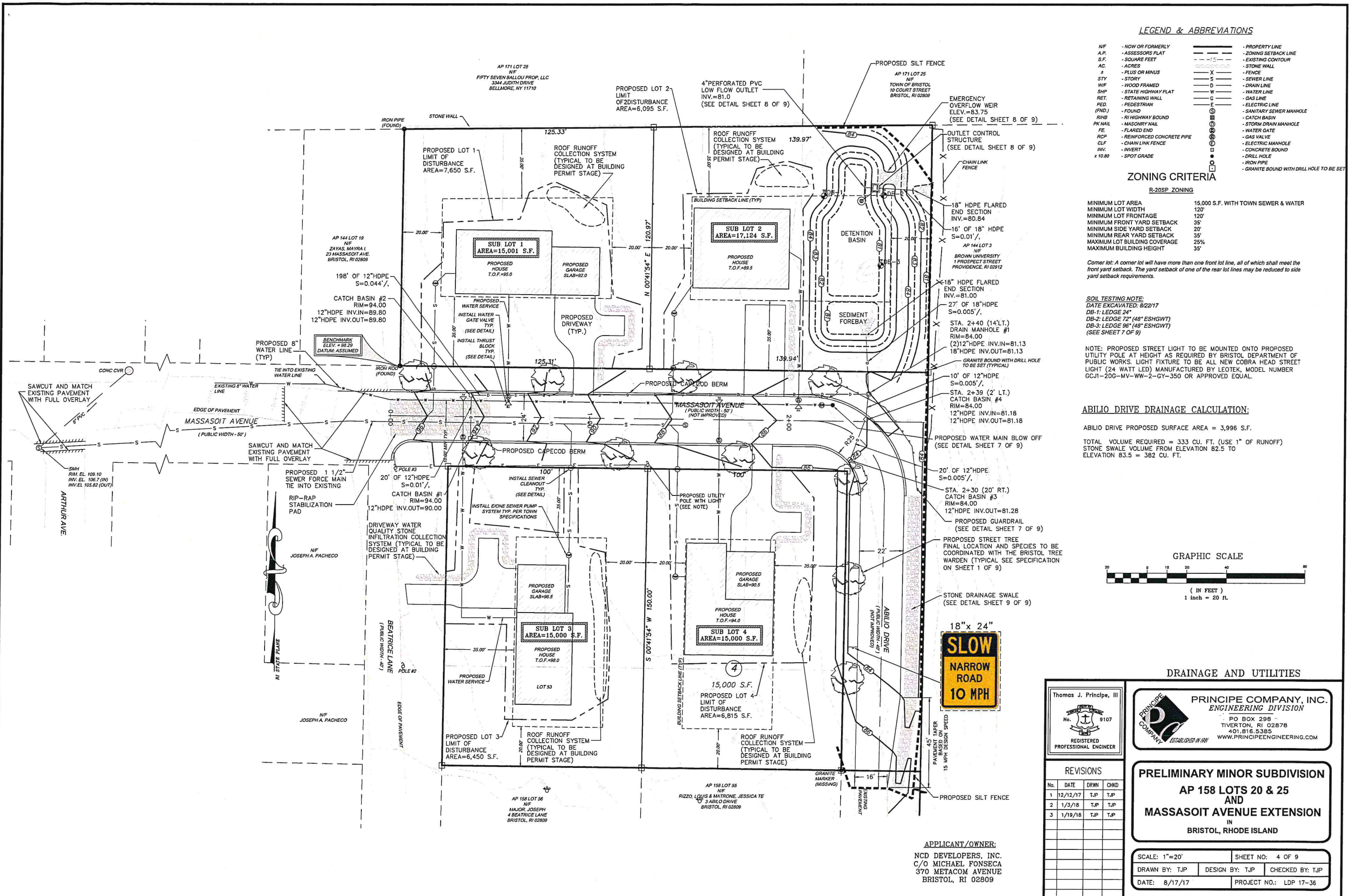
**PRELIMINARY MINOR SUBDIVISION**  
**AP 158 LOTS 20 & 25**  
**AND**  
**MASSASOIT AVENUE EXTENSION**  
IN  
BRISTOL, RHODE ISLAND

SCALE: 1"=20'      SHEET NO: 3 OF 9  
DRAWN BY: TJP      DESIGN BY: TJP      CHECKED BY: TJP  
DATE: 8/17/17      PROJECT NO.: LDP 17-36



**APPLICANT/OWNER:**  
NCD DEVELOPERS, INC.  
C/O MICHAEL FONSECA  
370 METACOM AVENUE  
BRISTOL, RI 02809





**LEGEND & ABBREVIATIONS**

- |         |                            |   |
|---------|----------------------------|---|
| NF      | - NOW OR FORMERLY          | - PROPERTY LINE                           |
| A.P.    | - ASSESSORS PLAT           | - ZONING SETBACK LINE                     |
| S.F.    | - SQUARE FEET              | - EXISTING CONTOUR                        |
| AC.     | - ACRES                    | - STONE WALL                              |
| ±       | - PLUS OR MINUS            | - FENCE                                   |
| STY     | - STORY                    | - SEWER LINE                              |
| WF      | - WOOD FRAMED              | - DRAIN LINE                              |
| SHP     | - STATE HIGHWAY PLAT       | - WATER LINE                              |
| RET.    | - RETAINING WALL           | - GAS LINE                                |
| PEB     | - PEDESTRIAN               | - ELECTRIC LINE                           |
| (FND)   | - FOUND                    | - SANITARY SEWER MANHOLE                  |
| RHB     | - RI HIGHWAY BOUND         | - CATCH BASIN                             |
| PK NAIL | - MASONRY NAIL             | - STORM DRAIN MANHOLE                     |
| FE      | - FLARED END               | - WATER GATE                              |
| RCP     | - REINFORCED CONCRETE PIPE | - GAS VALVE                               |
| CLF     | - CHAIN LINK FENCE         | - ELECTRIC MANHOLE                        |
| INV.    | - INVERT                   | - CONCRETE BOUND                          |
| x 10.80 | - SPOT GRADE               | - DRILL HOLE                              |
|         |                            | - IRON PIPE                               |
|         |                            | - GRANITE BOUND WITH DRILL HOLE TO BE SET |

**ZONING CRITERIA**

**R-20SP ZONING**

MINIMUM LOT AREA	15,000 S.F. WITH TOWN SEWER & WATER
MINIMUM LOT WIDTH	120'
MINIMUM LOT FRONTAGE	120'
MINIMUM FRONT YARD SETBACK	35'
MINIMUM SIDE YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	35'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35'

Corner lot: A corner lot will have more than one front lot line, all of which shall meet the front yard setback. The yard setback of one of the rear lot lines may be reduced to side yard setback requirements.

**SOIL TESTING NOTE:**

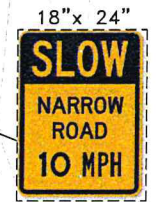
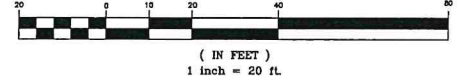
DATE EXCAVATED: 8/22/17  
 DB-1: LEDGE 24"  
 DB-2: LEDGE 72" (48" ESHGWT)  
 DB-3: LEDGE 96" (48" ESHGWT)  
 (SEE SHEET 7 OF 9)

NOTE: PROPOSED STREET LIGHT TO BE MOUNTED ONTO PROPOSED UTILITY POLE AT HEIGHT AS REQUIRED BY BRISTOL DEPARTMENT OF PUBLIC WORKS. LIGHT FIXTURE TO BE ALL NEW COBRA HEAD STREET LIGHT (24 WATT LED) MANUFACTURED BY LEOTEK, MODEL NUMBER GCJ1-20G-MV-WW-2-GY-350 OR APPROVED EQUAL.

**ABILIO DRIVE DRAINAGE CALCULATION:**

ABILIO DRIVE PROPOSED SURFACE AREA = 3,996 S.F.  
 TOTAL VOLUME REQUIRED = 333 CU. FT. (USE 1" OF RUNOFF)  
 STONE SWALE VOLUME FROM ELEVATION 82.5 TO ELEVATION 83.5 = 382 CU. FT.

**GRAPHIC SCALE**

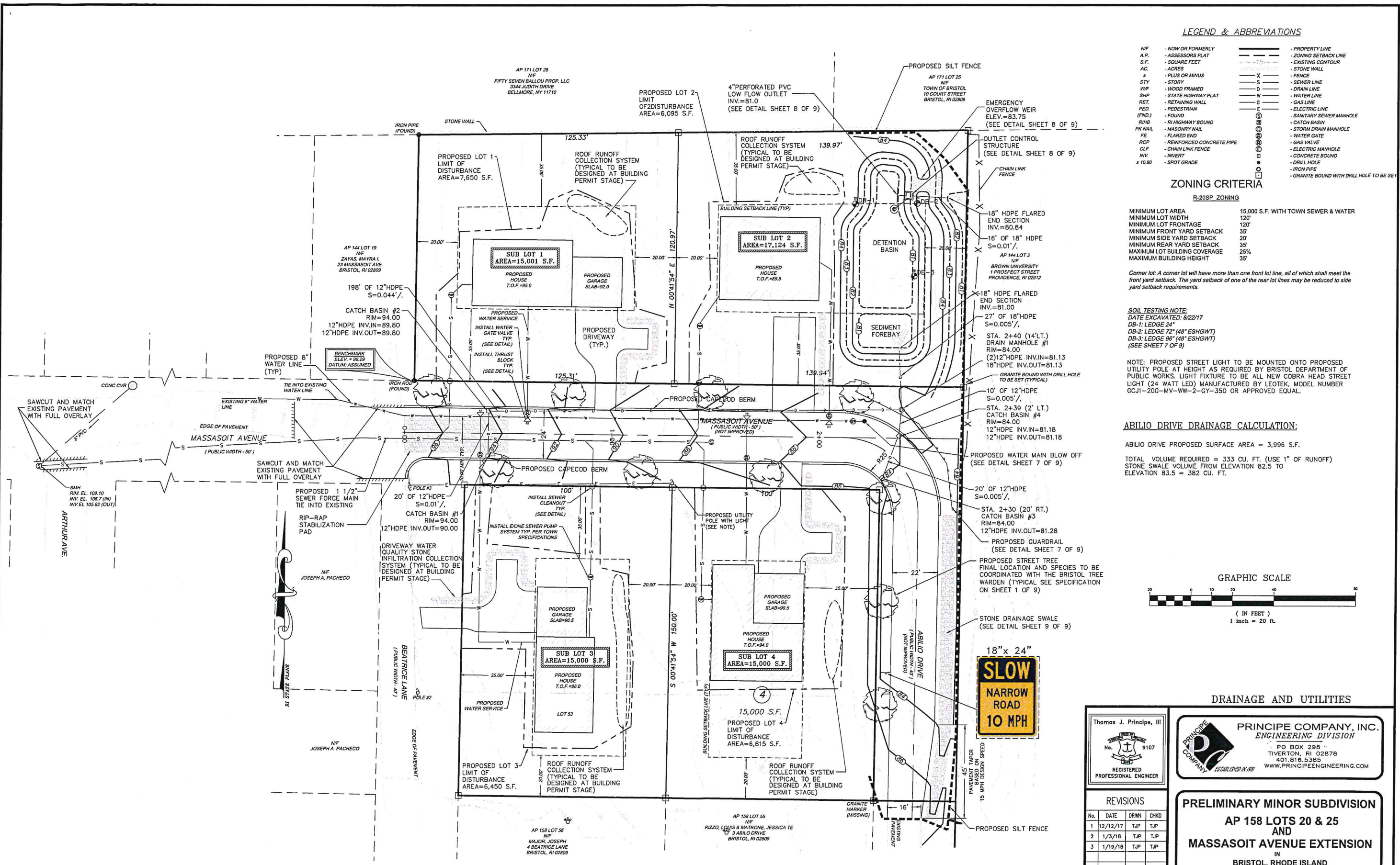


**DRAINAGE AND UTILITIES**

<p>Thomas J. Principe, III                  No. 9107                  REGISTERED PROFESSIONAL ENGINEER</p>	<p><b>PRINCIPLE COMPANY, INC.</b>                  ENGINEERING DIVISION                  PO BOX 298                  TIVERTON, RI 02878                  401.816.5385                  WWW.PRINCIPLEENGINEERING.COM</p>																	
	<p><b>PRELIMINARY MINOR SUBDIVISION</b>                  AP 158 LOTS 20 &amp; 25                  AND                  MASSASOIT AVENUE EXTENSION                  IN                  BRISTOL, RHODE ISLAND</p>																	
<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DRWN</th> <th>CHKD</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12/12/17</td> <td>TJP</td> <td>TJP</td> </tr> <tr> <td>2</td> <td>1/3/18</td> <td>TJP</td> <td>TJP</td> </tr> <tr> <td>3</td> <td>1/19/18</td> <td>TJP</td> <td>TJP</td> </tr> </tbody> </table>	No.	DATE	DRWN	CHKD	1	12/12/17	TJP	TJP	2	1/3/18	TJP	TJP	3	1/19/18	TJP	TJP	<p>SCALE: 1"=20' SHEET NO: 4 OF 9                  DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP                  DATE: 8/17/17 PROJECT NO.: LDP 17-36</p>	
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**APPLICANT/OWNER:**  
 NCD DEVELOPERS, INC.  
 C/O MICHAEL FONSECA  
 370 METACOM AVENUE  
 BRISTOL, RI 02809





**LEGEND & ABBREVIATIONS**

- |         |                            |       |   |
|---------|----------------------------|-------|---|
| NF      | - NOW OR FORMERLY          | ---   | - PROPERTY LINE                           |
| A.P.    | - ASSESSORS PLAT           | - - - | - ZONING SETBACK LINE                     |
| S.F.    | - SQUARE FEET              | - - - | - EXISTING CONTOUR                        |
| AC.     | - ACRES                    | - - - | - STONE WALL                              |
| ±       | - PLUS OR MINUS            | - - - | - FENCE                                   |
| STY     | - STORY                    | - - - | - SEWER LINE                              |
| W/F     | - WOOD FRAMED              | - - - | - DRAIN LINE                              |
| SHP     | - STATE HIGHWAY PLAT       | - - - | - WATER LINE                              |
| RET.    | - RETAINING WALL           | - - - | - GAS LINE                                |
| PED     | - PEDESTRIAN               | - - - | - ELECTRIC LINE                           |
| END     | - FOUND                    | - - - | - SANITARY SEWER MANHOLE                  |
| R/HB    | - RI HIGHWAY BOUND         | - - - | - CATCH BASIN                             |
| PK NAIL | - MASONRY NAIL             | - - - | - STORM DRAIN MANHOLE                     |
| FE      | - FLARED END               | - - - | - WATER GATE                              |
| RCP     | - REINFORCED CONCRETE PIPE | - - - | - GAS VALVE                               |
| CLF     | - CHAIN LINK FENCE         | - - - | - ELECTRIC MANHOLE                        |
| INV.    | - INVERT                   | - - - | - CONCRETE BOUND                          |
| x 10.80 | - SPOT GRADE               | - - - | - DRILL HOLE                              |
|         |                            | - - - | - IRON PIPE                               |
|         |                            | - - - | - GRANITE BOUND WITH DRILL HOLE TO BE SET |

**ZONING CRITERIA**

**R-20SP ZONING**

MINIMUM LOT AREA	15,000 S.F. WITH TOWN SEWER & WATER
MINIMUM LOT WIDTH	120'
MINIMUM LOT FRONTAGE	120'
MINIMUM FRONT YARD SETBACK	35'
MINIMUM SIDE YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	35'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35'

Corner lot: A corner lot will have more than one front lot line, all of which shall meet the front yard setback. The yard setback of one of the rear lot lines may be reduced to side yard setback requirements.

**SOIL TESTING NOTE:**

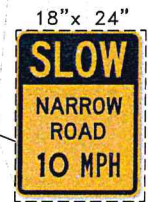
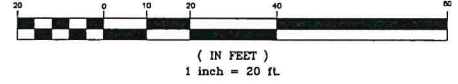
DATE EXCAVATED: 8/22/17  
 DB-1: LEDGE 24"  
 DB-2: LEDGE 72" (48" ESHGWT)  
 DB-3: LEDGE 96" (48" ESHGWT)  
 (SEE SHEET 7 OF 9)

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**DRAINAGE AND UTILITIES**

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 ENGINEERING DIVISION  
 PO BOX 298  
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**REVISIONS**

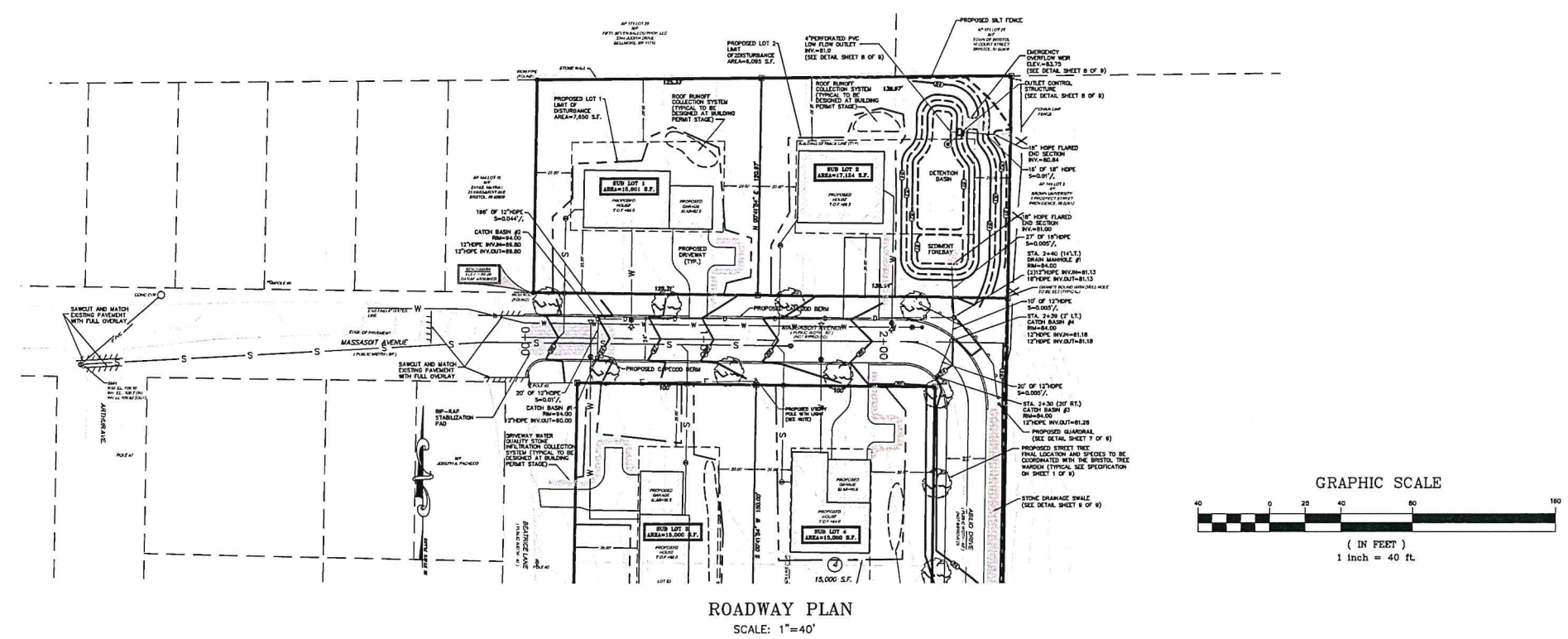
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**PRELIMINARY MINOR SUBDIVISION**  
**AP 158 LOTS 20 & 25**  
**AND**  
**MASSASOIT AVENUE EXTENSION**  
 IN  
**BRISTOL, RHODE ISLAND**

SCALE: 1"=20'	SHEET NO: 4 OF 9
DRAWN BY: TJP	DESIGN BY: TJP
DATE: 8/17/17	CHECKED BY: TJP
	PROJECT NO.: LDP 17-36

**APPLICANT/OWNER:**  
 NCD DEVELOPERS, INC.  
 C/O MICHAEL FONSECA  
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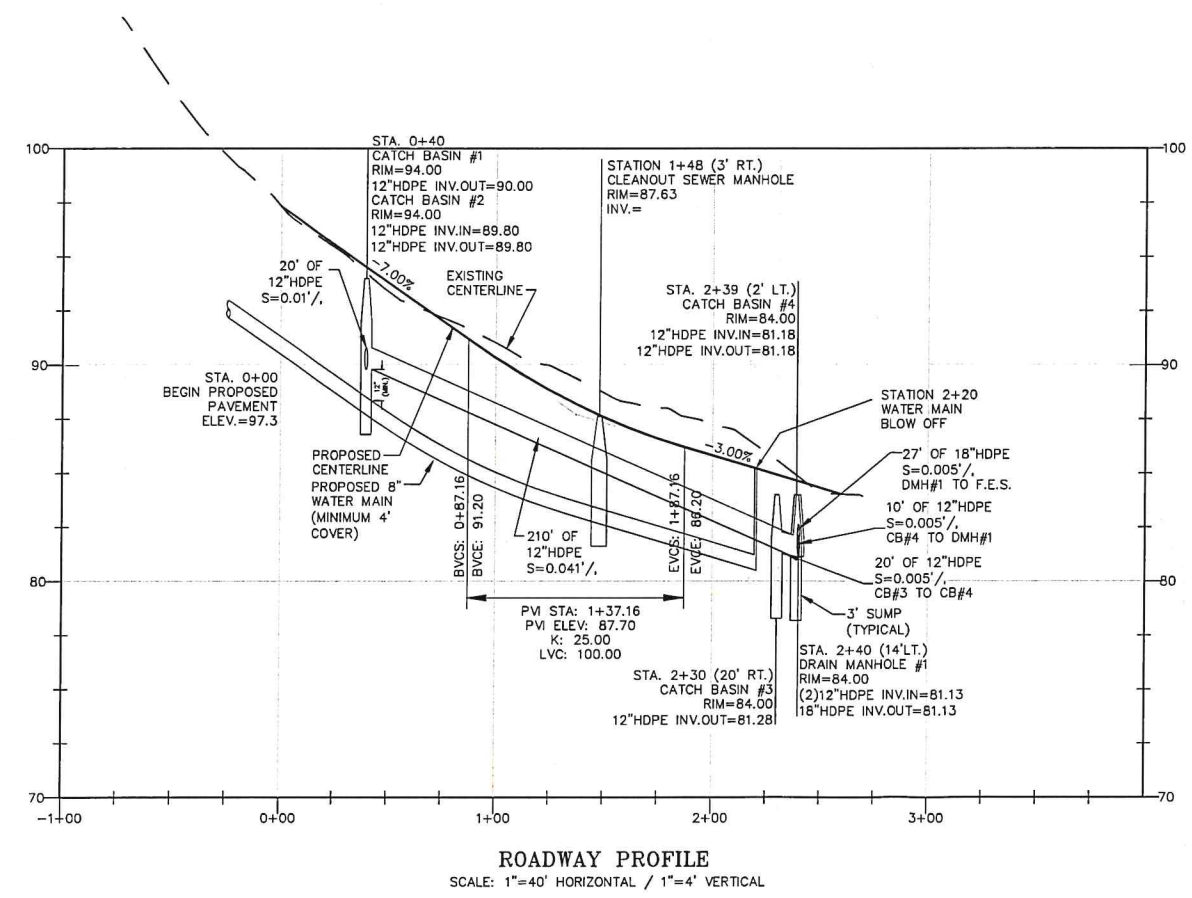




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**ROADWAY PLAN AND PROFILE**

**PRINCIPLE COMPANY, INC.**  
 ENGINEERING DIVISION  
 PO BOX 298  
 TIVERTON, RI 02878  
 401.816.5385  
 WWW.PRINCIPLEENGINEERING.COM

**PRELIMINARY MINOR SUBDIVISION**

**AP 158 LOTS 20 & 25**  
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SCALE: AS NOTED      SHEET NO: 5 of 9

DRAWN BY: TJP      DESIGN BY: TJP      CHECKED BY: TJP

DATE: 8/17/17      PROJECT NO.: LDP 17-36



**GENERAL NOTES:**

- THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. THE 2004 STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION WEB PAGE. THESE SPECIFICATIONS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO.
- ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE TOWN ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTIFICATION IS GIVEN TO THE TOWN ENGINEER. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE TOWN SPECIFICATIONS.
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 48 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY, BUT NOT LIMITED TO, THE STATE OF RHODE ISLAND, THE FEDERAL GOVERNMENT, THE TOWN OF BRISTOL AND ALL INDIVIDUAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- THE INSTALLATION OF THE WATER UTILITY IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE BRISTOL COUNTY WATER DEPARTMENT AND THE AMERICAN WATER WORKS STANDARDS.
- ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- VERTICAL DATUM: MEAN SEA LEVEL (NGVD 29).
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).

**STORM DRAINAGE SYSTEM MAINTENANCE PLAN:**

THE FOLLOWING LIST OF MAINTENANCE TASKS AND FREQUENCIES MUST BE ADHERED TO IN ORDER TO INSURE A SUCCESSFUL LONG TERM OPERATION OF THE STORM DRAINAGE SYSTEM.

- DURING CONSTRUCTION ACTIVITIES ALL EROSION CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER AN EVENT WHICH GENERATES AT LEAST 0.25 INCHES OF RAIN IN A TWENTY FOUR (24) HOUR PERIOD.
- SEDIMENTS SHALL BE REMOVED FROM THE ALL BASINS IMMEDIATELY AFTER SITE STABILIZATION.
- ALL TRASH, LITTER AND OTHER DEBRIS SHALL BE REMOVED FROM ALL STORM WATER INLET AND OUTLET STRUCTURES A MINIMUM OF TWICE PER YEAR. THESE STRUCTURES SHALL ALSO BE INSPECTED TWICE PER YEAR. INSPECTIONS SHALL BE PERFORMED SEVERAL TIMES WITHIN THE FIRST SIX MONTHS OF OPERATION.
- INSPECTIONS OF ALL CATCH BASINS SHALL OCCUR ON AN ANNUAL BASIS TO CHECK FOR DEBRIS REMOVAL (SEDIMENT AND HYDROCARBONS) AND STRUCTURAL INTEGRITY OR DAMAGE. SUCH DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
- REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES OR ANY ELEMENT OF THE FACILITY SHALL BE DONE WITHIN THIRTY (30) DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT SHALL BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
- MAKE REPAIRS IMMEDIATELY USING APPROPRIATE STONE SIZES. DO NOT PLACE STONES ABOVE FINISHED GRADE.
- ALL REMOVED SEDIMENTS AND DEBRIS SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ALL OUTLET STRUCTURES AND OUTFLOW CHANNELS WILL BE INSPECTED ANNUALLY. INSPECTIONS WILL BE ACCOMPLISHED SEVERAL TIMES DURING THE FIRST SIX MONTHS OF OPERATION, ESPECIALLY AFTER RAINFALL EVENTS TO CHECK FOR CLOGGING OR, CONVERSELY, TOO RAPID OF A RELEASE.
- REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES, RIP-RAP CHANNELS, FENCES, OR OTHER ELEMENTS OF THE FACILITY WILL BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
- ALL SEDIMENT GENERATED DURING CONSTRUCTION AND AS A RESULT OF MAINTENANCE OF THE DRAINAGE SYSTEM MUST BE DISPOSED OF PROPERLY. SEDIMENT SHALL NOT BE DISPOSED OF IN OR NEAR STATE OR FEDERAL REGULATED WATERS.
- RECORDS OF THE FIRST TWO YEARS OF MAINTENANCE FOLLOWING CONSTRUCTION SHALL BE SUBMITTED TO RIDEM DIVISION OF WATER RESOURCES. MAINTENANCE RECORDS FOR SUBSEQUENT YEARS SHALL BE KEPT ON FILE AND SUBMITTED TO RIDEM, DIVISION OF WATER RESOURCES, UPON REQUEST.
- Grasses shall be planted around and within the detention basin immediately following construction to stabilize slopes and prevent erosion. Trees and shrubs are not to be planted on basin slopes.
- All drainage structures are to be inspected at least three times in the first six months of operation. Evidence of clogging or rapid release of flow shall be remedied immediately.
- Side slopes, embankments, and the upper stages of all detention basins are to be mowed at least three times per growing season, to prevent unwanted growth, and to maintain the capacity and integrity of the facilities. Mowing should include the removal of woody growth, which may compromise the integrity of the basin slopes.

- The grassed areas of all basins are to be inspected at least twice a year to check for erosion problems. Areas subject to erosion problems shall be re-seeded immediately to stabilize any exposed soils. Where pools of stagnant water are observed in a detention basin, the deficiency shall be corrected immediately. This will prevent the formation of a nuisance habitat for insects.
- Trash, litter and other debris are to be removed from all stormwater facilities at least twice a year to prevent blockage of inlet and outlet structures, and hence failure of the structure. Where the amounts of debris found are large, a careful inspection of all adjacent inlet and outlet structures shall be undertaken to identify any damage that may have occurred. Litter shall be removed from the detention basin prior to mowing operations.
- If a blockage occurs to a basin outlet, it may necessary to drain the basin in order to effect a repair. All water that is drained from the basin shall be adequately filtered to remove suspended solids prior to discharge to a receiving body.
- All catch basins shall be inspected at least twice a year for debris and the presence of potential pollutants. Catch basins and manholes shall be inspected twice a year for structural integrity.
- Maintenance of the stormwater system during the construction process shall be the responsibility of the contractor.
- On completion of construction maintenance of the stormwater system shall become the responsibility of the Town of Bristol.

**EROSION CONTROL AND SOIL STABILIZATION PROGRAM:**

- DEVELOPED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS THE INACTIVE WINTER SEASONS.
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELISIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
- ALL HAY BALES OR TEMPORARY PROTECTION SHALL REMAIN IN-PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.20.01.
- THE SEED MIX SHALL BE INOCULATED WITHIN 24-HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
- THE DESIGN MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDED SHALL BE COMPRISED OF THE FOLLOWING:  

TYPE	% BY WEIGHT	SEEDING DATE
CREeping RED FESCUE	70	APRIL 1 - JUNE 15
ASTORIA BENTGRASS	5	AUGUST 15 - OCTOBER
BIRFOOT TREEFOOL	15	
PERENNIAL RYEGRASS	10	
- APPLICATION RATE 100 LBS/ACRE  
LIMING AND FERTILIZING AS REQUIRED TO COMPLEMENT OR UPGRADE EXISTING CONDITIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR, AND SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOIL AND EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILE SHALL ALSO BE SEEDED AND/OR STABILIZED.
- ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
- TREES TO BE RETAINED SHALL BE FENCED OR ROPED OFF TO PROTECT THEM FROM CONSTRUCTION EQUIPMENT.
- ALL PROPOSED PLANTINGS MUST BE ACCOMPLISHED AS EARLY AS POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION, AND AT LEAST PRIOR TO ANY ON-SITE OCCUPANCY.
- ALL PROPOSED PLANTINGS MUST BE MAINTAINED BY THE PROPERTY OWNER TO ENSURE SURVIVAL.
- SHOULD ANY OR ALL OF THE PROPOSED PLANTS FAIL TO SURVIVE AT LEAST ONE (1) FULL GROWING SEASON FROM THE TIME THEY HAVE BEEN PLANTED, THE OWNER SHALL BE FULLY RESPONSIBLE FOR REPLACING AND MAINTAINING THE SAME PLANT SPECIES FOR ONE (1) ADDITIONAL GROWING SEASON.
- ALL DISTURBED AREAS MUST BE SEEDED OR PLANTED WITHIN THE CONSTRUCTION SEASON.
- TEMPORARY SEEDING MUST BE DONE WITHIN ONE (1) MONTH AFTER DISTURBANCE.
- ALL DISTURBED AREAS MUST BE PERMANENTLY SEEDED OR PLANTED BEFORE OCTOBER 1ST, IF NOT THEY MUST BE TEMPORARILY SEEDED.

**MAINTENANCE RESPONSIBILITY**

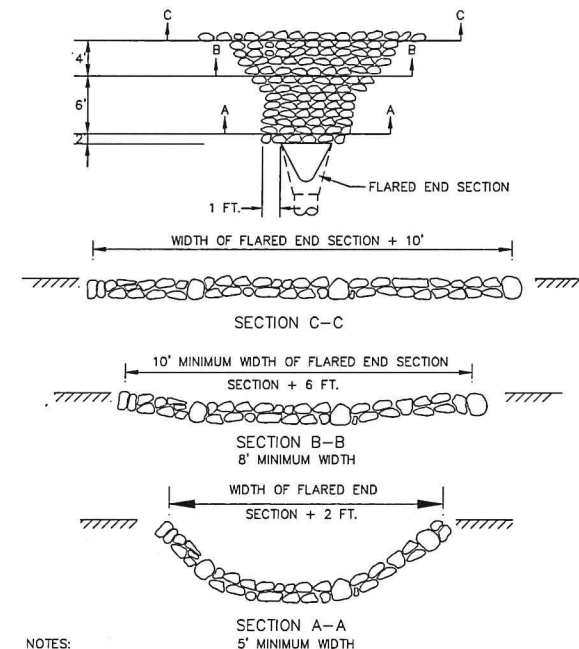
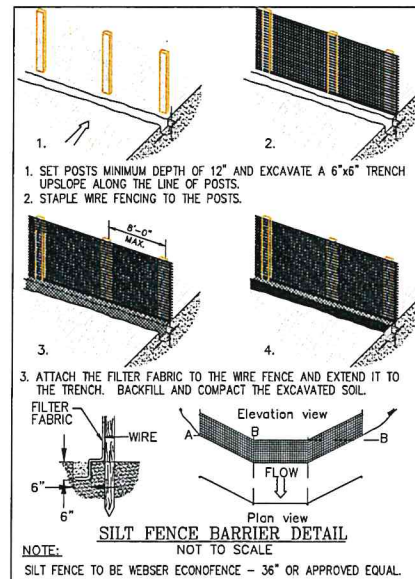
THE APPLICANT IS RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE STRUCTURES.

**SEDIMENTATION CONTROL PROGRAM:**

- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUN-OFF FLOW DURING STORMS AND PERIODS OF
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECT TO STORMWATER FLOWAGE.
- ADDITIONAL HAYBALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- SEDIMENTATION TRAPS SHALL BE PROVIDED AT ALL DRAINAGE STRUCTURES DURING CONSTRUCTION.
- EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AT THE SITE PRIOR TO THE START OF CONSTRUCTION AND BE PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED INCLUDING:
  - THE INSTALLATION OF A CONTINUOUS LINE OF STAKED HAYBALES IN ALL LOCATIONS SHOWN ON THE APPROVED SITE PLANS AND WHERE OTHERWISE NECESSARY TO PREVENT SEDIMENTS FROM ENTERING DOWNSTREAM WATERCOURSES AND STORMWATER DRAINAGE SYSTEMS.
  - ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER PRIOR TO THE COMPLETION OF THE PROJECT. AREAS EXPOSED FOR EXTENDED PERIODS ARE TO BE COMPLETELY COVERED WITH SPREAD HAY MULCH.
  - CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SUMPS ARE TO BE CLEANED IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
  - OUTFALLS ARE TO BE PROTECTED BY HAYBALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH APPROVED GROUND COVER.
  - ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
- UPON COMPLETION OF CONSTRUCTION OF SITE IMPROVEMENTS AND THE STORMWATER DRAINAGE SYSTEM, ALL CATCH BASINS AND STORM DRAIN PIPING SHALL BE CLEANED OF SEDIMENT. DETENTION BASINS SHALL BE CLEANED OF SEDIMENT TO THE DESIGN GRADES INDICATED.
- AT NO TIME DURING CONSTRUCTION SHALL THE SUBGRADE OF THE SITE BE SUCH THAT SURFACE RUNOFF WILL BE PERMITTED TO DIRECTLY ENTER ANY DRAINAGE STRUCTURE. A TEMPORARY DEPRESSED AREA AROUND THE STRUCTURE SHALL BE INCORPORATED AS A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH HAYBALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- HAYBALE EROSION CHECKS SHALL BE MAINTAINED AROUND ALL CATCH BASINS UNTIL ALL UPGRADE DISTURBED AREAS ARE STABILIZED BY PAVEMENT OR VEGETATION.
- ALL COMPONENTS OF THE DRAINAGE SYSTEM MUST BE CLEANED OF SEDIMENT BY THE APPLICANT OR HIS REPRESENTATIVE IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
- INSPECT TEMPORARY DIVERSIONS AND THEIR COMPONENTS ONCE A WEEK AND AFTER EVERY RAINFALL. DAMAGE CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHOULD BE REPAIRED BEFORE THE END OF EACH WORKING DAY. A SEDIMENTATION TRAP: THE MOUTH OF THE TRAP SHALL BE LINED WITH HAYBALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- CHECK DAMS SHALL BE INSTALLED EVERY 300 FEET FOR SLOPES OF 1% OR LESS, EVERY 200 FEET FOR SLOPES OF 2%, EVERY 150 FEET FOR SLOPES OF 3% TO 5%, AND EVERY 100 FEET FOR SLOPES OF 5% OR GREATER.
- SEDIMENTS SHOULD BE REMOVED FROM THE CHECK DAM WHEN IT REACHES ONE-HALF THE DAM HEIGHT.

**CATCH BASIN AND WATER QUALITY INLET TANK SEDIMENTATION CONTROL AND MAINTENANCE:**

- AT NO TIME DURING CONSTRUCTION SHALL THE SUBGRADE OF THE SITE BE SUCH THAT SURFACE RUNOFF WILL BE PERMITTED TO DIRECTLY ENTER ANY DRAINAGE STRUCTURE. A TEMPORARY DEPRESSED AREA AROUND THE STRUCTURE SHALL BE INCORPORATED AS A SEDIMENTATION TRAP. THE MOUTH OF THE TRAP SHALL BE LINED WITH STRAW BALES AROUND THE COMPLETE PERIMETER. DURING ALL PRELIMINARY STAGES, THE TOP OF THE STRUCTURE SHALL ALWAYS BE HIGHER THAN THE SUBGRADE.
- STRAW BALE EROSION CHECKS SHALL BE MAINTAINED AROUND ALL STRUCTURES UNTIL ALL UPGRADE DISTURBED AREAS ARE STABILIZED BY VEGETATION.
- ALL COMPONENTS OF THE DRAINAGE SYSTEM MUST BE CLEANED OF SEDIMENT BY THE APPLICANT OR HIS REPRESENTATIVE IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.



NOTES:

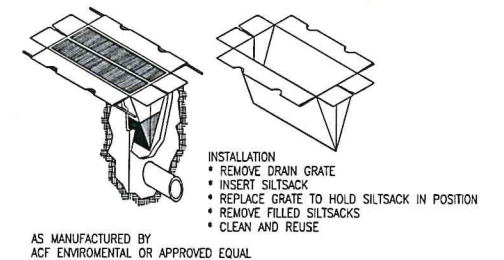
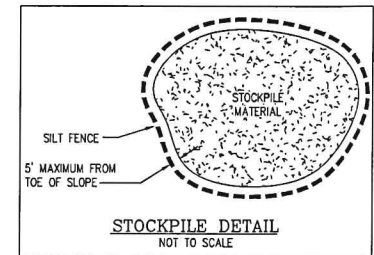
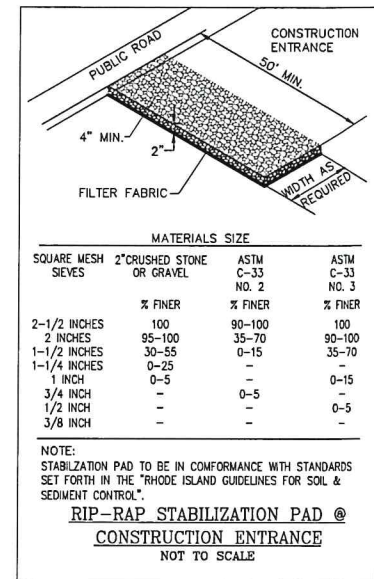
- CLASS OF RIP-RAP AND BEDDING TO BE SPECIFIED IN CONTRACT DOCUMENTS.
- DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS
- UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.

**ROCK FILL RIP-RAP @ FLARED END SECTIONS**  
NOT TO SCALE

**RIP-RAP TABLE**

M02.02.4 = 8"	95 / 100%
4"	0 / 25%
2 1/2"	0 / 5%

**APPLICANT/OWNER:**  
NCD DEVELOPERS, INC.  
C/O MICHAEL FONSECA  
370 METACOM AVENUE  
BRISTOL, RI 02809



**CONSTRUCTION DETAILS-1**

Thomas J. Principe, III  
No. 9107  
REGISTERED PROFESSIONAL ENGINEER

**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
PO BOX 298  
TIVERTON, RI 02878  
401.816.5385  
WWW.PRINCIPEENGINEERING.COM

**REVISIONS**

No.	DATE	DRWN	CHKD
1	1/3/18	TJP	TJP
2	1/19/18	TJP	TJP

**PRELIMINARY MINOR SUBDIVISION**  
**AP 158 LOTS 20 & 25**  
**AND**  
**MASSASOIT AVENUE EXTENSION**  
IN  
**BRISTOL, RHODE ISLAND**

SCALE: AS NOTED	SHEET NO: 6 OF 9
DRAWN BY: TJP	DESIGN BY: TJP
CHECKED BY: TJP	
DATE: 8/17/17	PROJECT NO.: LDP 17-36



**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**  
 Department of Environmental Management  
 Office of Water Resources  
 Onsite Wastewater Treatment System Program

Site Evaluation Form  
 Part A - Soil Profile Description      Application Number

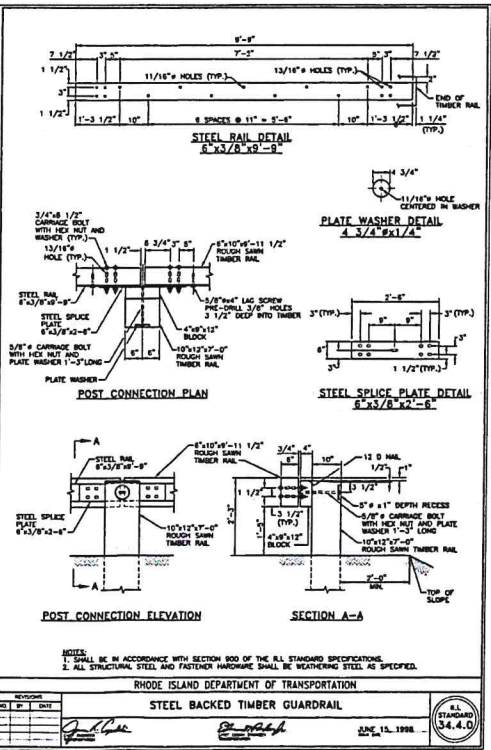
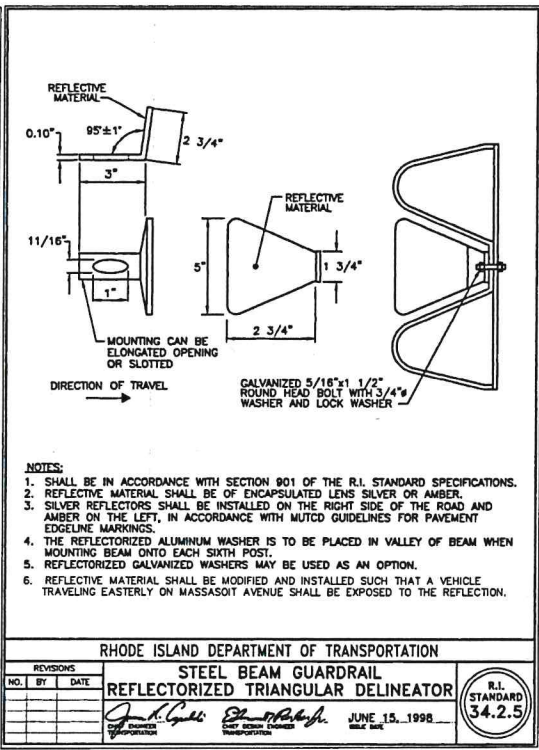
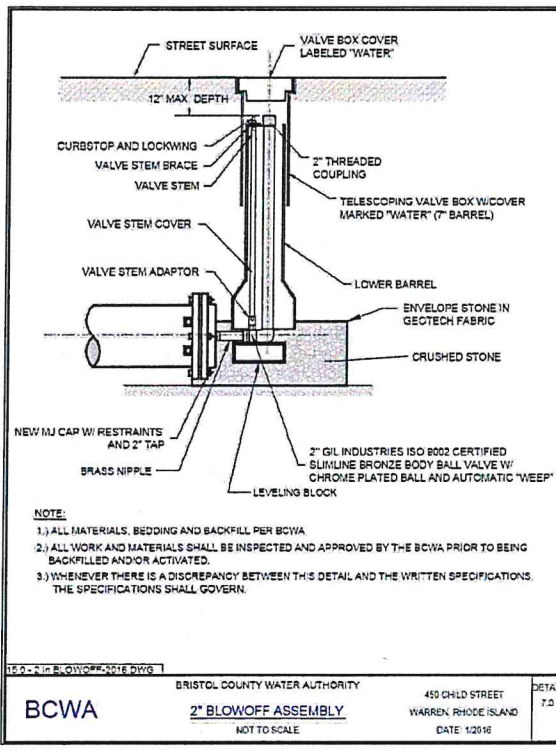
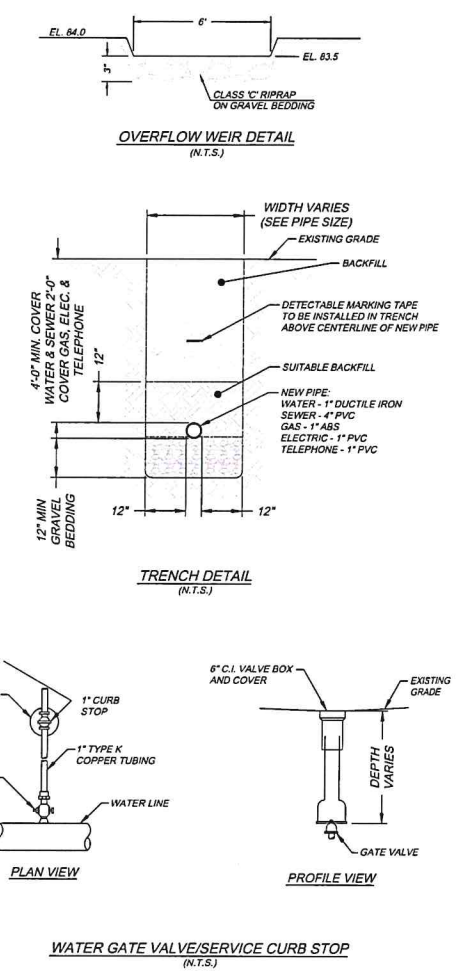
Property Owner: APD Providence Inc  
 Property Location: 217117 217150 217150 20+25 MASSASOIT AVE BRISTOL  
 Date of Test Hole: 5/27/17  
 Soil Evaluator: Thomas J. Principe, III License Number: D-4025  
 Weather: Cloudy 75F Shaded: Yes  No  Time: \_\_\_\_\_

TH	Horizon	Depth	Horizon Boundaries	Soil Colors	Fs-Dex	Texture	Structure	Consistence	Soil Category
TH	Horizon	Depth	Horizon Boundaries	Soil Colors	Fs-Dex	Texture	Structure	Consistence	Soil Category
11m	C	0-18"							
		18"-72"	4 5	10y2.5H 7.5y2.4	C-m-p	SL	U, MA	FL	S
11m	C	0-26"							
		26"-96"	4 5	10y2.5H 7.5y2.4	C-m-p	SL	U, MA	FL	S

TH 11m-2 Soil Class B Total Depth 72" Impervious/Limiting Layer Depth 72" (eq) GW Seepage Depth None SHWT 48" (eq)  
 TH 11m-3 Soil Class B Total Depth 96" Impervious/Limiting Layer Depth 96" (eq) GW Seepage Depth None SHWT 48" (eq)

Comments: DB-1 = 24' LIME, GCL (CANTON AND CHARLOTTE FINE SAND LENS) HYDRAULIC SEAL GROUP K

Revised 10/1/14



(13) Street Trees.  
 Where existing tree growth is determined by the Planning Board or Technical Review Committee (TRC) to be insufficient, the Planning Board or TRC shall require the applicant to plant street trees along both sides of all new streets within developments or along the existing streets abutting the development in accordance with the approved landscape plan. Street trees shall be appropriate for the terrain, soil and climatic conditions encountered in the development, and in accordance with the following standards:  
 (a) Location - Street trees shall be planted within street rights-of-way along both sides of the street.  
 (b) Spacing - Trees shall be planted at distances of not less than thirty (30) feet nor more than fifty (50) feet apart along each side of the street pavement. At street corners, trees shall not be planted within twentyfive (25) feet of the intersecting right-of-way lines.  
 (c) Type - Trees shall be of nursery stock grown under local climatic conditions and of a type as recommended by the Bristol Conservation Commission and approved by the Planning Board. Species which have been introduced to this region by way of Bristol are preferred. (see town approved planting list).

**CONSTRUCTION DETAILS-2**

Thomas J. Principe, III  
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 REGISTERED PROFESSIONAL ENGINEER

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 401.816.5385  
 WWW.PRINCIPLEENGINEERING.COM

**PRELIMINARY MINOR SUBDIVISION**  
**AP 158 LOTS 20 & 25**  
**AND**  
**MASSASOIT AVENUE EXTENSION**  
 IN  
**BRISTOL, RHODE ISLAND**

SCALE: AS NOTED

SHEET NO: 7 OF 9

DRAWN BY: TJP

DESIGN BY: TJP

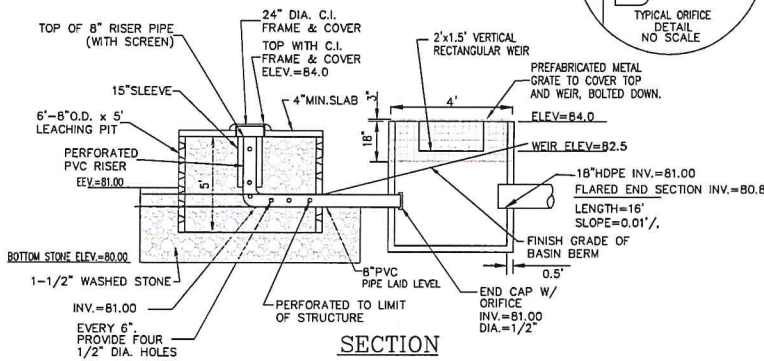
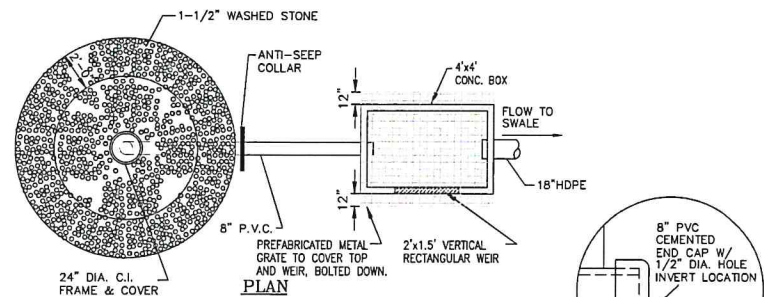
CHECKED BY: TJP

DATE: 8/17/17

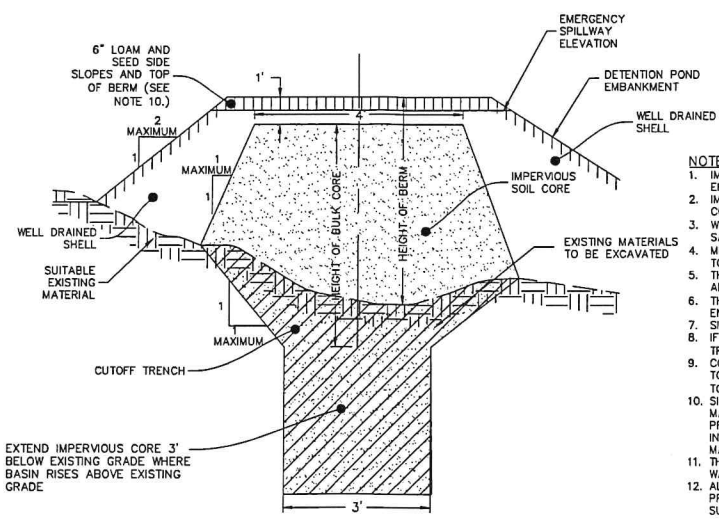
PROJECT NO.: LDP 17-36

APPLICANT/OWNER:  
 NCD DEVELOPERS, INC.  
 C/O MICHAEL FONSECA  
 370 METACOM AVENUE  
 BRISTOL, RI 02809



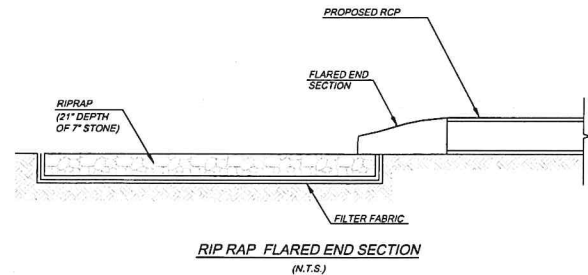
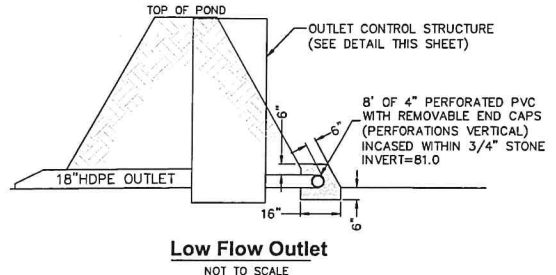
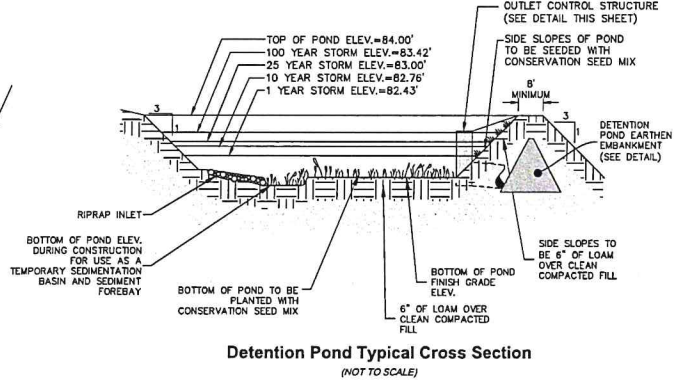
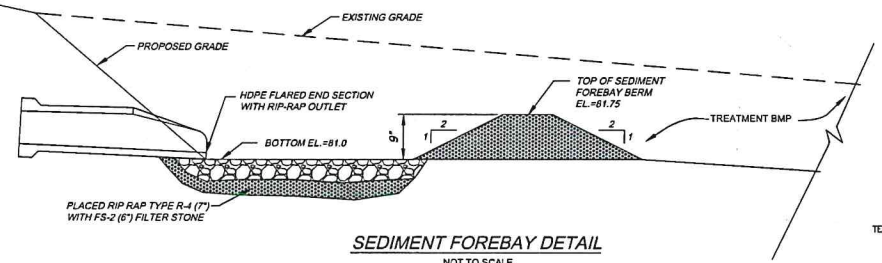


**DETENTION BASIN OUTLET CONTROL STRUCTURE**  
NOT TO SCALE  
(SHOP DRAWING SUBMITTAL REQUIRED)



- NOTES:**
1. IMPERVIOUS SOIL CORE TO BE PROVIDED FOR ALL DETENTION POND EMBANKMENTS.
  2. IMPERVIOUS SOIL CORE TO BE CONSTRUCTED OF MATERIAL CONSISTING OF SILT OR <200 SOIL.
  3. WELL DRAINED SHELL TO BE CONSTRUCTED OF GRAVEL AND/OR SAND WITH LESS THAN 5% PASSING THE #200 SIEVE.
  4. MINIMUM DEPTH OF CUTOFF TRENCH (H) SHALL BE 3/4 OF THE TOTAL BERM HEIGHT.
  5. THE IMPERVIOUS CORE AT A MINIMUM SHALL EXTEND UP BOTH ABUTMENTS TO THE EMERGENCY SPILLWAY ELEVATION.
  6. THE MINIMUM BOTTOM WIDTH (A) SHALL BE 5'-8", AND WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT.
  7. SIDE SLOPES OF THE TRENCH SHALL BE NO STEEPER THAN 1:1.
  8. IF BEDROCK IS ENCOUNTERED BELOW THE DAM THE CUTOFF TRENCH CAN BE REDUCED TO 1'x1' (A&H)
  9. COMPACTION REQUIREMENTS FOR THE SHELL AND IMPERVIOUS CORE TO BE 95% OF THE MODIFIED PROCTOR PER ASTM D1557. ALL FILL TO BE PLACED IN LIFTS NOT EXCEEDING 12".
  10. SIDE SLOPE OF DETENTION POND EMBANKMENT TO BE 2:1 MAXIMUM. IF SIDE SLOPES ARE STEEPER THAN 3:1, SLOPE PROTECTION MUST BE UTILIZED ON POND EMBANKMENT. THIS INCLUDES, BUT NOT LIMITED TO, RIPRAP AND EROSION CONTROL MATS.
  11. THE IMPERVIOUS CORE SHALL BE KEPT FREE FROM STANDING WATER DURING THE BACKFILL OPERATION.
  12. ALL EMBANKMENTS TO BE DESIGNED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. ALL EMBANKMENT INSTALLATIONS TO BE SUPERVISED BY A GEOTECHNICAL ENGINEER.

- DRAINAGE AND UTILITY NOTES:**
1. UTILITY LOCATION VERIFICATION IS TO INCLUDE TEST HOLES AS NEEDED.
  2. WATER MAINS AND APPURTENANCES, INCLUDING SERVICE CONNECTIONS SHALL BE INSTALLED IN CONFORMITY WITH THE SPECIFICATIONS OF THE BRISTOL COUNTY WATER AUTHORITY.
  3. THE CONTRACTOR IS REQUIRED TO SCHEDULE AND COORDINATE WATER SERVICE INSTALLATIONS, SHUT DOWNS AND DISRUPTIONS WHICH AFFECT THE SITE AND SITE ADJACENT USERS WITH THE LOCAL WATER AUTHORITY AND THE LOCAL FIRE DEPARTMENT.
  4. UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE, FIRE ALARM CABLE, TELEVISION AND GAS SERVICES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE APPLICABLE SITE UTILITY PROVIDER.
  5. METALLIC WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL STORM DRAIN AND OTHER UTILITIES.
  6. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.



Thomas J. Principe, III  
No. 9107  
REGISTERED PROFESSIONAL ENGINEER

**CONSTRUCTION DETAILS-3**

**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
PO BOX 298  
TIVERTON, RI 02878  
401.816.5385  
WWW.PRINCIPEENGINEERING.COM

**REVISIONS**

No.	DATE	DRN	CHKD
1	1/3/18	TJP	TJP
2	1/19/18	TJP	TJP

**PRELIMINARY MINOR SUBDIVISION**  
**AP 158 LOTS 20 & 25 AND MASSASOIT AVENUE EXTENSION**  
IN BRISTOL, RHODE ISLAND

SCALE: AS NOTED	SHEET NO: 8 OF 9	
DRAWN BY: TJP	DESIGN BY: TJP	CHECKED BY: TJP
DATE: 8/17/17	PROJECT NO.: LDP 17-36	

**APPLICANT/OWNER:**  
NCD DEVELOPERS, INC.  
C/O MICHAEL FONSECA  
370 METACOM AVENUE  
BRISTOL, RI 02809



ALTERNATE TOP LOCKING (SEE NOTES 7 AND 8)

AS REQUIRED

FRAME AND COVER

ADJUST TO GRADE AS REQUIRED USING RED CLAY BRICK COURSE

STEPS PER APPROVED PRODUCTS LIST

MORTAR ALL JOINTS TOTAL WIDTH OF WALL

BRICK INVERT

PIPE OPENINGS CAST TO PLAN

1/2" x 8" PIPE

1" MIN. OVERLAP (TYP.)

CONCRETE

REVISIONS

NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

PRECAST 4'-0" ROUND MANHOLE

JUNE 15, 1998

R.I. STANDARD 4.2.0

ALTERNATE TOP SLAB (SEE NOTES 10 AND 11)

AS REQUIRED

FRAME AND COVER/DOOR

ADJUST TO GRADE AS REQUIRED USING RED CLAY BRICK COURSE

STEPS PER APPROVED PRODUCTS LIST

MORTAR ALL JOINTS TOTAL WIDTH OF WALL

PIPE OPENINGS CAST TO PLAN

1/2" x 8" PIPE

1" MIN. OVERLAP (TYP.)

CONCRETE

REVISIONS

NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

PRECAST 4'-0", 5'-0", OR 6'-0" ROUND CATCH BASIN

JUNE 15, 1998

R.I. STANDARD 4.4.0

5'-4"

9" MIN.

OPENING

7" (TYP.) (SEE NOTE 7)

SECTION A-A

2" COVER (MIN.) ON ALL BARS

DRILL AND GROUT #4

1 1/2" FILL WITH GROUT

2'-0" x 2'-0" C.C. (SEE NOTE 7)

PLAN

7" (TYP.)

NOTES:

1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
2. THE CENTERLINE OF THE OPENING MUST BE WITHIN 2'-0" FROM THE STEPS.
3. TOP SLAB HAS BEEN REINFORCED TO MEET OR EXCEED H-25 OR H5-25 LOADINGS WITH EARTH PRESSURES INCLUDED. THIS IMPLIES THAT THE TOP SLAB IS DESIGNED FOR AXLE LOADS OF NO MORE THAN 20 TONS.
4. ALL REBARS ARE TO HAVE A MINIMUM 2" CLEARANCE FROM OPENING.
5. PRECAST SECTION SHALL BE LIFTED USING APPROVED LIFTING LUGS LOCATED SUCH THAT NO DAMAGE TO THE SLAB OCCURS.
6. DOWEL HOLES IN COVER TO BE FORMED OR CORED BY THE FABRICATOR.
7. ALL REBARS IN THE BOTTOM MAT ARE #5 @ 7" BOTH WAYS, WITH 2" MINIMUM COVER, EXCEPT FOR REBARS ADJACENT TO THE OPENING. THESE REBARS SHALL BE #6 (SHOWN WITH HEAVIER LINE FOR CLARITY). REBARS IN THE TOP MAT ARE #6 BARS PLACED ADJACENT TO THE OPENING, BOTH WAYS, WITH 2" MINIMUM COVER.

REVISIONS

NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

CONCRETE COVER FOR SHALLOW 4'-0" ROUND MANHOLES

JUNE 15, 1998

R.I. STANDARD 4.6.0

SEE ASTM SPECIFICATION C478, ITEM B.1.3

2" R (TYP.) ALL CORNERS

2" MIN. COVER ON ALL BARS

TONGUE AND GROOVE EDGE

9" MIN. FOR SQUARE OPENING

9" MIN. FOR CIRCULAR OPENING

(2)-#5 x 4'-0" LONG DIAGONAL (TYP. TOP AND BOTTOM)

(2)-#5 BARS, TOP (TYP.)

(3)-#6 BARS, BOTTOM (TYP.)

PLAN

SECTION A-A

1" TAPER

OPENING

#5 @ 7" E.W., BOTTOM

L/2

T=WALL THICKNESS

NOTES:

1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
2. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS OR CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
3. THE CENTER LINE OF THE OPENING MUST BE WITHIN 2" FROM THE STEPS.
4. ALTERNATE TOP COVER IS STEEL REINFORCED TO MEET OR EXCEED H-25 OR H5-25 LOADINGS WITH EARTH PRESSURES INCLUDED. THIS IMPLIES THAT THE TOP SLAB IS DESIGNED FOR AXLE LOADS OF NO MORE THAN 20 TONS.
5. ALL REBAR SHALL HAVE A MINIMUM OF 2" CLEARANCE FROM OPENING.
6. ALL REBARS IN THE BOTTOM MAT ARE #5 @ 7" BOTH WAYS, WITH 2" MINIMUM COVER, EXCEPT FOR REBARS ADJACENT TO THE OPENING. THESE BARS SHALL BE (3)-#6 SHOWN WITH A HEAVIER LINE FOR CLARITY. REBARS IN THE TOP MAT ARE #5 @ 1'-0" BOTH WAYS, WITH 2" MINIMUM COVER, EXCEPT FOR REBARS ADJACENT TO THE OPENING. THESE BARS SHALL BE (2)-#6 BARS.

REVISIONS

NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

ALTERNATE TOP COVER FOR ROUND PRECAST MANHOLES AND CATCH BASINS

JUNE 15, 1998

R.I. STANDARD 4.7.2

BAR HOLE

TOP

BOTTOM

COVER

FRAME

2'-1 1/2"

13 1/16"

1 11/16" (TYP.)

1/2" (TYP.)

3"

3/16"

1"

13 1/16"

1 3/4"

3"

COVER SECTION

3/4"

3/4" BAR HOLE

3/16" CLEARANCE

3/4"

1/2"

2'-0"

2'-1 3/8"

3/4"

7 5/16"

3'-4"

7 5/16"

1 1/2"

3/4"

FRAME SECTION

NOTES:

1. FRAME AND GRATE SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.
2. FRAME AND COVER SEATS MUST HAVE MACHINE FINISH.

REVISIONS

NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

HEAVY-DUTY ROUND FRAME AND COVER

JUNE 15, 1998

R.I. STANDARD 6.2.1

4TH FLANGE WHEN ORDERED

3 3/4"

2'-5 1/2"

2'-9 1/4"

1/8"

3/4"

1 3/8"

1 1/4"

3/4"

3 3/4"

3 1/16"

2 1/2"

1 1/8"

8"

SECTION A-A

1/8"

3/4"

2'-0"

1 1/4"

3/4"

3 1/16"

2 1/2"

1 1/8"

8"

SECTION B-B

NOTE: FRAME AND GRATE SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.

REVISIONS

NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

SQUARE FRAME AND GRATE

JUNE 15, 1998

R.I. STANDARD 6.3.0

BITUMINOUS CONCRETE BERM, CLASS 1-1

SHOULDER AREA

TRAVEL LANE

ROAD

4" PLANTABLE SOIL OR LOAM

3" FINISHED REVEAL

SURFACE COURSE, CLASS 1-1

BINDER COURSE

BASE COURSE

GRAVEL BORROW

6" 1'-0"

CONSTRUCTION METHOD A

BITUMINOUS CONCRETE BERM, CLASS 1-1

SHOULDER AREA

TRAVEL LANE

ROAD

4" PLANTABLE SOIL OR LOAM

3" FINISHED REVEAL

MODIFIED FRICTION COURSE

SURFACE COURSE, CLASS 1-1

BINDER COURSE

BASE COURSE

GRAVEL BORROW

6" 1'-0"

CONSTRUCTION METHOD B

NOTES:

1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
2. BITUMINOUS BERM CAN BE PLACED AT THE SAME TIME THAT THE SURFACE COURSE LAYER IS PLACED ON THE PROJECT ROADWAY, OR IT CAN BE INSTALLED IN A SEPARATE OPERATION.

REVISIONS

NO.	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

BITUMINOUS BERM

JUNE 15, 1998

R.I. STANDARD 7.5.1

ABILIO DRIVE (EXISTING UNIMPROVED) PROPOSED ROAD CROSS SECTION (N.T.S.)

SLOPE: 0.03/FT

22'

11'

1 1/2" BITUMINOUS FINISH COURSE

6" LOAM & SEED

SLOPE: 3/1

2 1/2" BITUMINOUS BINDER COURSE, CLASS 1, TYPE 1-1

12" BANK RUN GRAVEL

2"

2"

12" OF 3" TO 6" STONE

MASSASOIT AVENUE (EXISTING UNIMPROVED) PROPOSED ROAD CROSS SECTION (N.T.S.)

SLOPE: 0.03/FT

24'

12'

1 1/2" BITUMINOUS FINISH COURSE

6" LOAM & SEED

SLOPE: 0.03/FT

2 1/2" BITUMINOUS BINDER COURSE, CLASS 1, TYPE 1-1

12" BANK RUN GRAVEL

CONSTRUCTION DETAILS-4

Thomas J. Principe, III

REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC. ENGINEERING DIVISION

PO BOX 298  
TIVERTON, RI 02878  
401.816.5385  
WWW.PRINCIPEENGINEERING.COM

PRELIMINARY MINOR SUBDIVISION

AP 158 LOTS 20 & 25 AND MASSASOIT AVENUE EXTENSION IN BRISTOL, RHODE ISLAND

SCALE: AS NOTED SHEET NO: 9 OF 9

DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP

DATE: 8/17/17 PROJECT NO.: LDP 17-36

REVISIONS

No.	DATE	DRWN	CHKD
1	1/3/18	TJP	TJP
2	1/19/18	TJP	TJP

APPLICANT/OWNER:  
NCD DEVELOPERS, INC.  
C/O MICHAEL FONSECA  
370 METACOM AVENUE  
BRISTOL, RI 02809



# Town of Bristol, Rhode Island

*Department of Community Development*

10 Court Street  
Bristol, RI 02809  
[bristolri.gov](http://bristolri.gov)  
401-253-7000

December 31, 2024

TO: Planning Board  
FROM: Diane M. Williamson, Director

A handwritten signature in cursive script, appearing to read "Diane W.", is written diagonally across the right side of the letter.

**RE: Resilient Route 114 Plan Regional Public Workshop**

This is to let the Board know that there is a final public workshop to be held in Bristol on January 21, 2025 at 6 p.m. for the Route 114 Resilience Plan.

You are invited to attend to provide feedback on the project ahead of the finalized plan.

See the attached flyer.



# Climate Change is Making Rt. 114 More Vulnerable to Flooding



*You are invited to provide feedback  
on the Draft Plan*

## Resilient Route 114 Plan Regional Public Workshops

In partnership with the Towns of Barrington, Warren, and Bristol, a summary of findings will be presented, including strategies to improve resilience along Route 114. This workshop will give members of the public the opportunity to provide feedback ahead of the finalized plan.

Scan the QR Code for more information on the Resilient Route 114 Plan.



### ONE NIGHT IN WARREN

**When:** Monday, January 13, 2025  
6:00 – 8:00 p.m.

**Where:** Council Chambers  
Warren Town Hall  
514 Main Street, Warren

The Warren Workshop will be a hybrid event. To join virtually, please use the following Zoom link: [https://zoom.us/j/95775855785?pwd=rduBU7anxOF7trNnnNjU6hobTvl4yb.1\[zoom.us\]](https://zoom.us/j/95775855785?pwd=rduBU7anxOF7trNnnNjU6hobTvl4yb.1[zoom.us])  
Meeting ID: 957 7585 5785      Passcode: 443367

### ONE NIGHT IN BRISTOL

**When:** Tuesday, January 21, 2025  
6:00 – 8:00 p.m.

**Where:** Bristol Town Hall  
10 Court Street, Bristol

THE BRISTOL, WARREN, AND BARRINGTON  
PORTIONS OF RT. 114 WILL BE DISCUSSED  
AT BOTH WORKSHOPS



**BARRINGTON**  
RHODE ISLAND

