



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Tuesday, December 03, 2024 at 10:00 AM

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

A. Pledge of Allegiance

B. New Business

- B1. Concept Review for Proposed Subdivision & Unified Development** - Concept review for minor subdivision and unified development for redividing merged lots resulting in two lots. One vacant lot (Lot B) of 7,380 square feet for a single-family dwelling and one lot (Lot A) of 14,760 square feet with an existing 12-unit residential building. Dimensional variances needed for proposed Lot A which will have less than the minimum lot area per dwelling unit and more than the allowed lot coverage by structure.

Property located at **22 Wall Street**. Assessor's Plat 33, Lot 17. Owners: Robert M. Kreft & Robert M. Kreft Trust. Zoned: R-6.

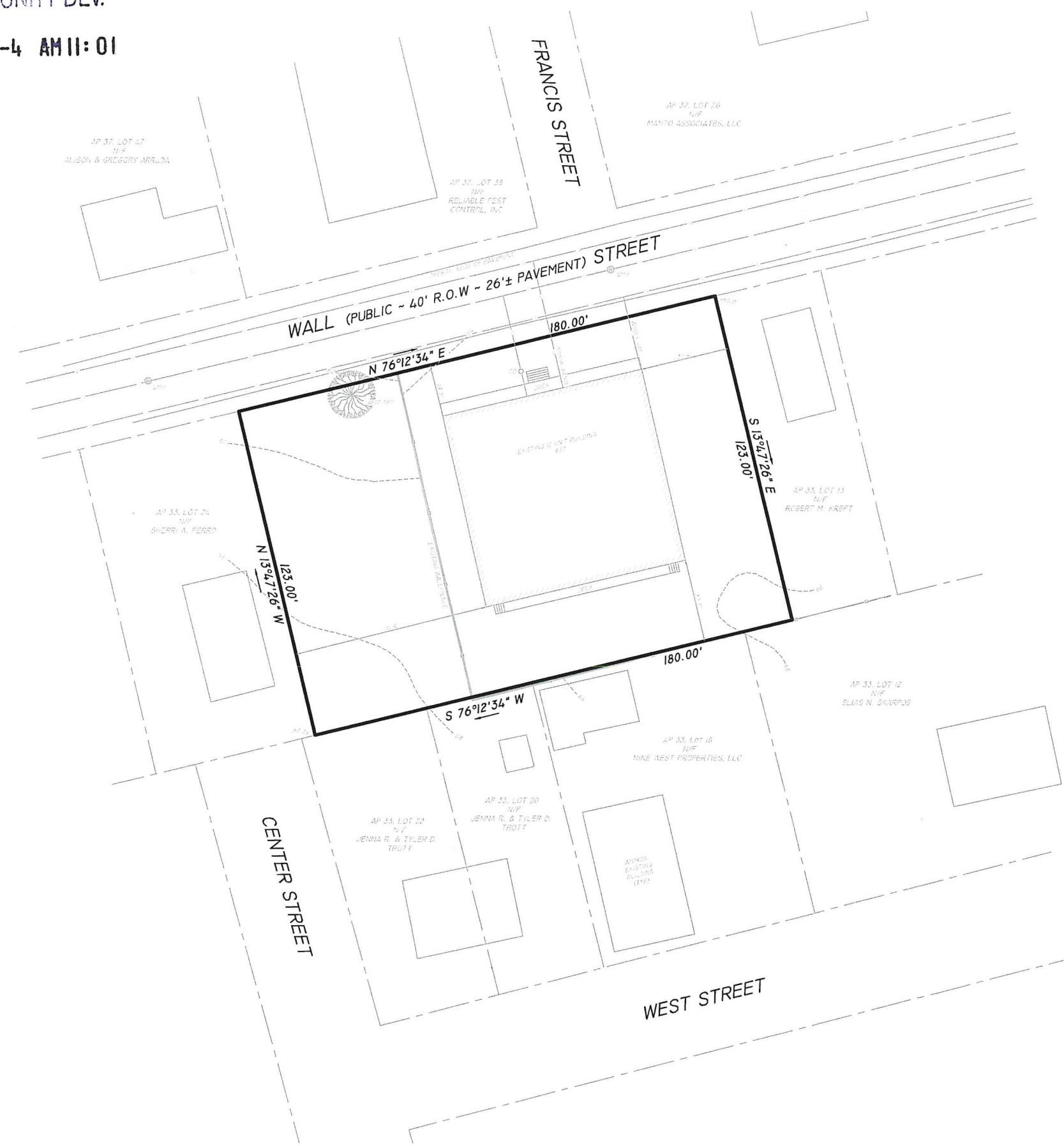
C. Adjourn

Date Posted: November 20, 2024

By: mbw

TOWN OF BRISTOL
COMMUNITY DEV.

2024 NOV -4 AM 11:01



LOCATION MAP (NOT TO SCALE)

GENERAL NOTES:

1. APPLICANT/OWNER: ROBERT M. KREFT TRUST, 17 SANDY LANE, BRISTOL, RI 02809
2. TOTAL LOT AREA: 22,140 SF OR .508 ACRES
3. EXISTING LOT: 1 - PROPOSED LOTS: 2
4. PROPERTY IS NOT LOCATED WITHIN A TOWN OVERLAY DISTRICT, SPECIAL FLOOD HAZARD AREA, OR COASTAL RESOURCE MANAGEMENT COUNCIL JURISDICTION.
5. THE PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA MAP NUMBER 44001C0014H DATED 07/07/2014.
6. PUBLIC SEWER, WATER, GAS AND ELECTRIC ARE AVAILABLE AT THE STREET.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ZONING DISTRICT: R-6

MINIMUM AREA: 6,000 SF + 4,000 SF FOR EACH ADDITIONAL UNIT
 MINIMUM FRONTAGE: 60'
 MINIMUM LOT WIDTH: 60' FOR 1 DWELLING UNIT, 80' FOR 2 DWELLING UNITS, 100' FOR ALL OTHER USES
 MINIMUM SETBACKS: FRONT - AVERAGE SETBACK OF BLOCK OR 20', WHICHEVER IS LESS
 SIDE - 10'
 REAR - 20'
 MAXIMUM COVERAGE BY STRUCTURES: 30% FOR RESIDENTIAL, 35% FOR ANY OTHER USE
 MAXIMUM HEIGHT OF PRINCIPAL STRUCTURES: 35 FT. OR AVERAGE OF BLOCK WHICHEVER IS GREATER

VARIANCE REQUESTED:

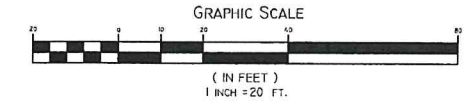
ZONING ORDINANCE CHAPTER 28 ZONING ARTICLE IV SEC. 28-III RESIDENTIAL DISTRICTS TABLE B DIMENSIONAL TABLE
 PARCEL A MINIMUM LOT AREA: 50,000 SQ. FT. REQUIRED - 14,760 SQ. FT. PROPOSED.
 PARCEL A MINIMUM FRONT SETBACK REQUIRED: 20 FT. - SETBACK PROPOSED: 19.3 FT.
 PARCEL A MAXIMUM STRUCTURE COVERAGE REQUIRED: 4,428 SQ. FT. - MAXIMUM STRUCTURE COVERAGE PROPOSED: 5,440 SQ. FT.

PLAN REFERENCES:

1. PLAN OF GOODING MANOR MADE BY HERBERT A. PRATT, C.E., DATED MAY 1918 AND RECORDED IN PLAT BOOK 1, PAGE 48 AT THE BRISTOL TOWN CLERK'S OFFICE.
2. BRISTOL TERRACE BUILDING LOTS, RHODE ISLAND LAND CO., E. P. MASSE MGR., OCT. 1905, W.W. PERRY, C.E.* AND RECORDED IN PLAT BOOK 4, PAGE 11 AT THE BRISTOL TOWN CLERK'S OFFICE.

LEGEND

- EXISTING CONTOUR
- EXISTING GRADE
- SMH O SEWER MANHOLE
- WATER LINE
- SEWER LINE
- GAS LINE



CERTIFICATION:

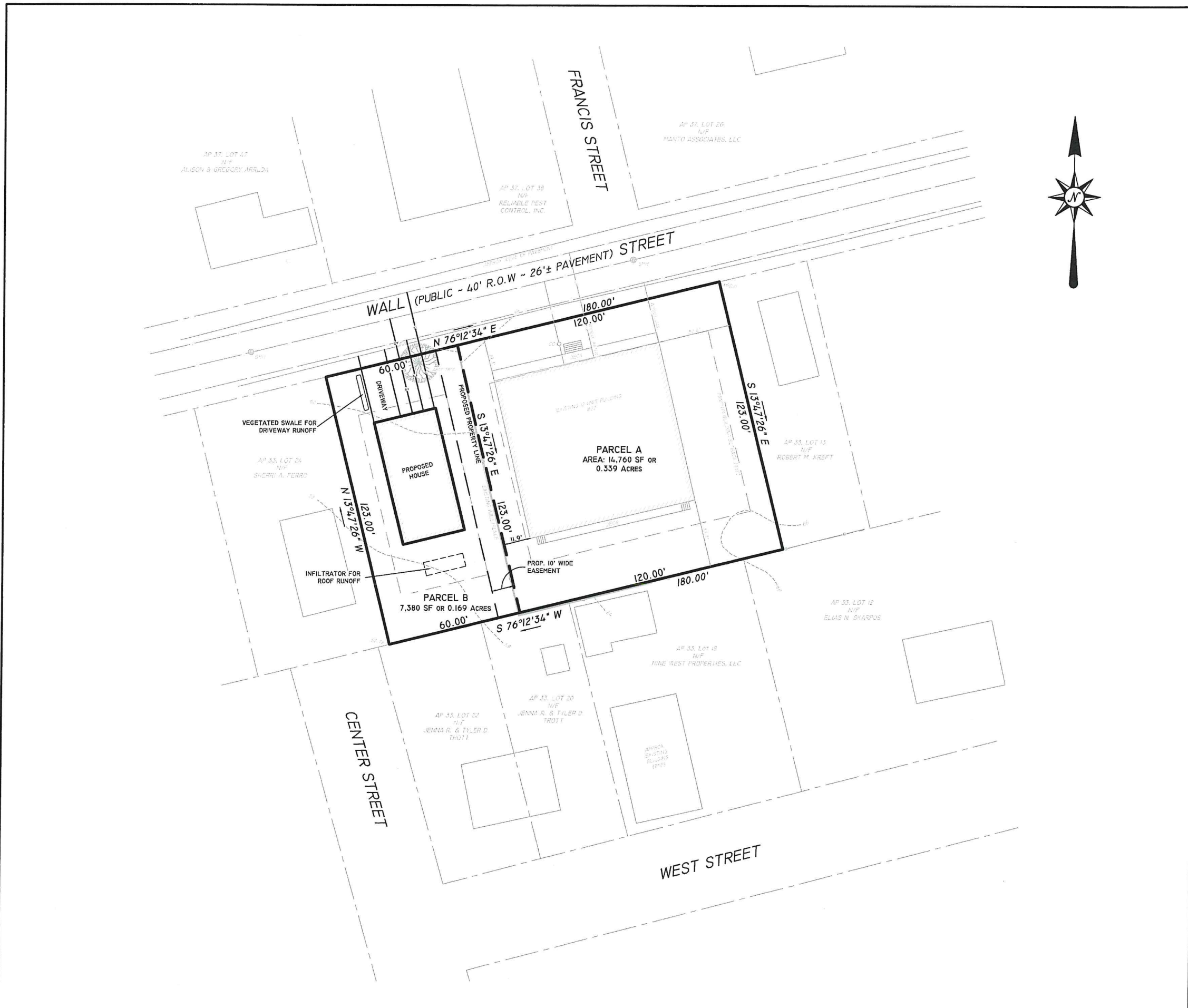
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:
 -LIMITED CONTENT BOUNDARY SURVEY: CLASS 1
 -TOPOGRAPHIC ACCURACY: T-4
 STATEMENT OF PURPOSE
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 DIVIDE EXISTING LOT.

MARC N. NYBERG LICENSE No. 1797 COA No. A52

EXISTING CONDITIONS PLAN

	ASSESSOR'S PLAT 33 LOT 17 22 WALL STREET BRISTOL, RHODE ISLAND		
	PREPARED FOR: ROBERT M. KREFT 17 SANDY LANE, BRISTOL, RI 02809		
	JOB # 24-036	SCALE: 1" = 20'	DRAWN BY: LMB
REVISOR'S SEAL		REVISED: 9-11-24	

	InSite Professional Complex, Suite 1 1539 Fall River Avenue, Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4568	SHEET 1 OF 2
	501 Great Road, Unit 104 North Smithfield, RI 02896 Phone: (401) 762-2870 Fax: (401) 762-2871 Web Address: InSiteEngineers.com	



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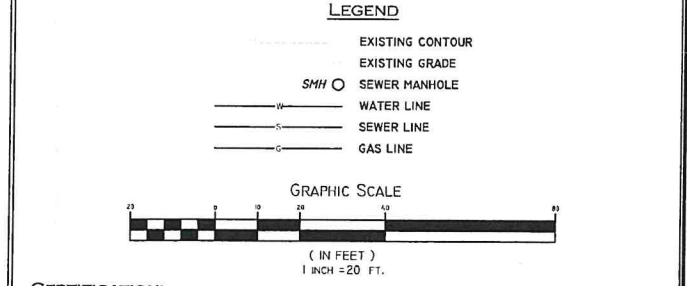
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MINOR SUBDIVISION CONCEPT PLAN

ASSESSOR'S PLAT 33 LOT 17
 22 WALL STREET
 BRISTOL, RHODE ISLAND

PREPARED FOR: ROBERT M. KREFT
 17 SANDY LANE, BRISTOL, RI 02809

JOB # 24-036	SCALE: 1" = 20'	DRAWN BY: LMB	DATE: 7-15-24
REVISED: 9-1-24			

	INSITE Engineering Services, LLC PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.	InSite Professional Complex, Suite 1 1539 Fall River Avenue, Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558	SHEET 2 OF 2
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**APPLICATION FORM AND SUBMISSION CHECKLIST FOR
PREAPPLICATION CONFERENCE AND CONCEPT REVIEW**

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

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

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

Date of Submission: _____ TRC Meeting Date: _____

APPLICATION FORM

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

Robert M. Kreft Trust
17 Sandy Lane, Bristol, RI 02809

2. Name, address and telephone number of the applicant (If different from owner, a written, notarized confirmation from the property owner authorizing the applicant to make this submission shall also be submitted):

3. Assessor's plat and lot number(s): Plat 33 Lot 17

4. Zoning district(s), including any special Town or State overlay districts (i.e. Historic District, CRMC Jurisdiction, etc.): R-6

5. Area of the parcel: 22,140 SF

6. Proposed number of buildable lots, dwellings or other proposed improvements: 2

7. Name and owner of existing streets or rights-of-way adjacent to the parcel:

Wall Street Town of Bristol

2024 NOV -4 AM 11:00
TOWN OF BRISTOL
COMMUNITY DEV.

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

Signature of Owner/Applicant: [Handwritten Signature]

Date: 9/28/2024

Notarized:

Subscribed and sworn to me before this 28th day of September, 2024.

[Handwritten Signature]
NOTARY PUBLIC

CRYSTAL ZINANNI
Notary Public - Rhode Island
My Commission Expires
March 15, 2028
#81903