



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Tuesday, August 29, 2023 at 10:00 AM

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

A. Pledge of Allegiance

B. Review and Action on Proposed Site Plan

B1. including drainage and landscaping, for new structures having the same number of residential dwelling units and similar footprints as existing. Review of the proposed site plan by the Technical Review Committee was a condition of the approvals from the Zoning Board of Review for the redevelopment proposal. Property is located at 1 Coggeshall Avenue. Zone: R-10 Plat: 147, Lot 50. Owner: Ricardo J. and Robert Amaral Applicant: Fair Wind Properties, LLC

C. Adjourn

Date: August 11, 2023

By: mbw

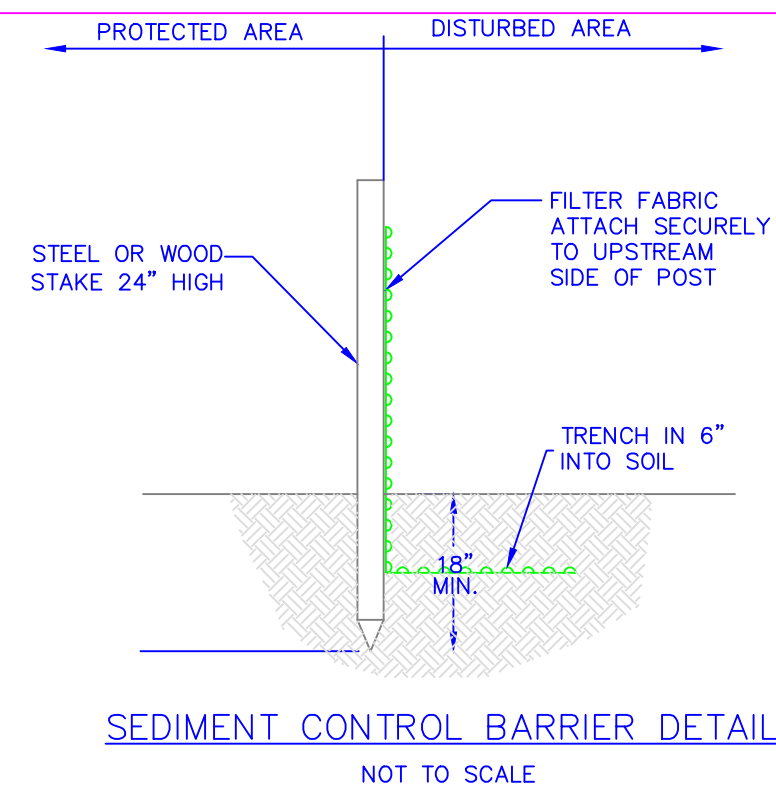
EROSION CONTROL NOTES

1. THIS PROJECT PROPOSES TO CONSTRUCT A SINGLE FAMILY DWELLING AND A DUPLEX.
2. EXCAVATION WORK WILL INVOLVE APPROX. 0 CYDS OF CUT AND APPROX. 50 CYDS OF FILL.
3. IT IS EXPECTED THAT CONSTRUCTION WILL TAKE 9-12 MONTHS.
4. AT ALL TIMES DURING CONSTRUCTION EROSION CONTROL MEASURES ARE TO BE IN PLACE IN ACCORDANCE WITH THIS PLAN.
5. PRIOR TO COMPLETION OF THE PROJECT ALL DRAINAGE MITIGATION MEASURES SHALL BE IN PLACE.
6. PRIOR TO START AND AT END OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY TOWN OF BRISTOL BUILDING OFFICIAL.
7. AN EROSION CONTROL BARRIER IS TO BE IN PLACE AND PROPERLY MAINTAINED DURING ALL EXCAVATION WORK. THE EXTENT OF THE BARRIER IS SHOWN ON SITE PLAN. THE EXTENT OF DISTURBANCE WILL BE LIMITED TO THE CONFINES OF THE BARRIER.
8. INSTALLATION REQUIREMENTS FOR THE BARRIER SHALL BE IN STRICT ACCORDANCE WITH THE DETAIL. THE BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN FINISHED GRADED AND STABILIZED WITH LOAM AND SEED. ANY AREAS THAT WILL REMAIN DISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH.
9. A CONSTRUCTION ENTRANCE IS SHOWN ON THE PLAN. TRUCK TRAFFIC IS TO BE CONFINED TO THE DRIVEWAY AREA. THE EXISTING PAVED DRIVEWAY SHALL BE USED FOR THE CONSTRUCTION ENTRANCE.
10. IF ENTRANCE SLOPES TOWARDS ROAD, PLACE HAY BALES AT ENTRANCE AT END OF DAY.
11. THE ANTICIPATED TEMPORARY STOCKPILE AREA IS INDICATED ON THE SITE PLAN. THE CONTRACTOR MAY ADJUST THE LOCATION OF THE AREA AS MAY BE CONVENIENT FOR OPERATION PURPOSES. THE LOCATION MAY BE ANYWHERE WITHIN THE AREA PROTECTED BY THE EROSION CONTROL BARRIER. SHOULD THE CONTRACTOR DECIDE TO STOCKPILE OUTSIDE OF THE PROTECTED AREA, A SEPARATE EROSION CONTROL BARRIER MUST BE INSTALLED AND MAINTAINED ON THE DOWN GRADIENT SIDE OF THE STOCKPILE.
12. UPON COMPLETION OF SITE WORK, ALL DISTURBED AREAS SHALL BE STABILIZED WITH LOAM AND SEED. IN ADDITION, A LAYER OF STRAW MULCH SHALL BE PROVIDED.

DRAINAGE CALCULATIONS:

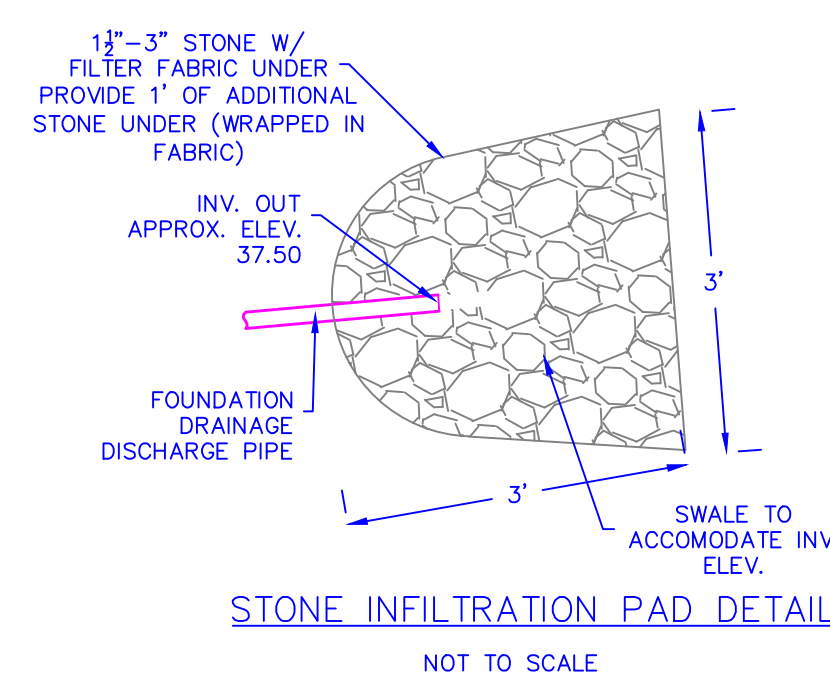
EXISTING	PROPOSED
ROOF AREA: 32'x37'=1,184sf	ROOF AREA: 32'x34'=1,088sf
31'x72'=2,232sf	27'x72'=1,944sf
PAVEMENT: 1,358sf	0sf
TOTAL: 4,774sf	TOTAL: 3,032sf

NOTE THAT PROPOSED DRIVEWAY WILL BE 3" STONE SURFACE AND PROPOSED PATIO AREAS WILL BE POROUS PAVERS, HENCE THESE SURFACES ARE CONSIDERED PERVIOUS.

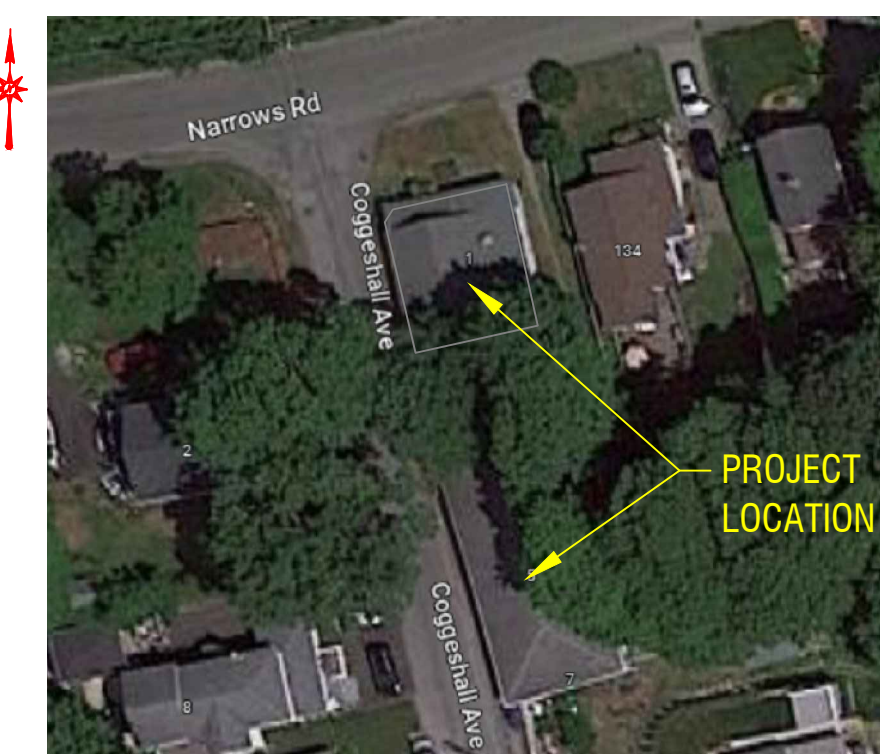


NOTE:
USE OF SILT FENCE REQUIRES TRENCHING IN OR COVERING INSIDE FLAP WITH EARTH. UNDER NO CIRCUMSTANCES SHALL SILT FENCE BE LEFT WITHOUT TRENCHING IN.

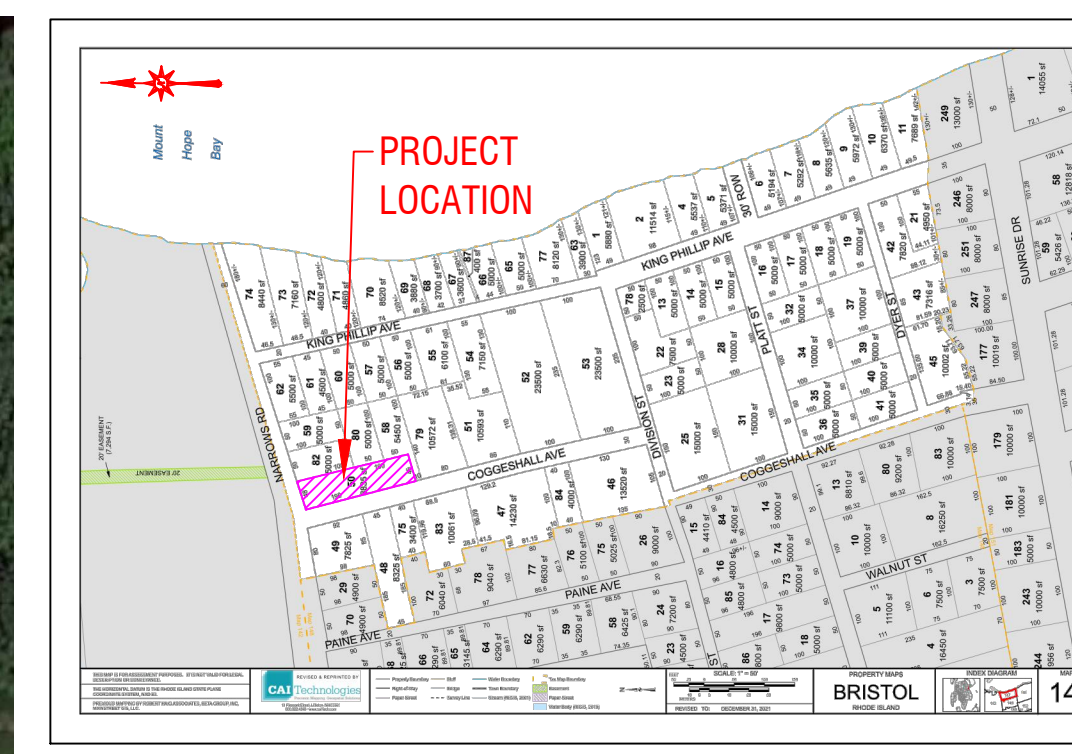
OTHER SUITABLE EROSION BARRIER MAY BE SUBSTITUTED FOR THE ABOVE I.E. STAKED HAYBALES OR STRAW WATTLES.



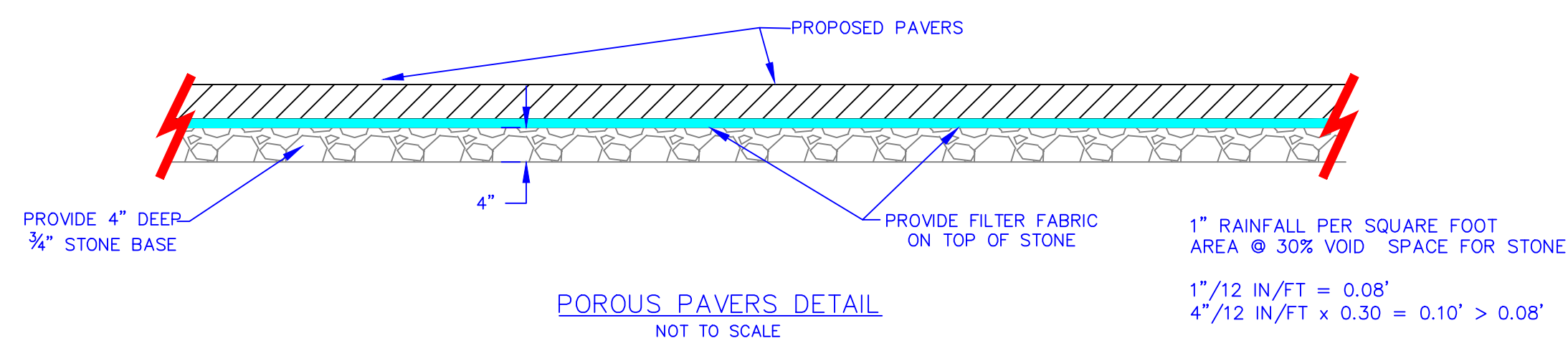
STONE INFILTRATION PAD DETAIL NOT TO SCALE



AERIAL PHOTO SCALE: 1" = 50'

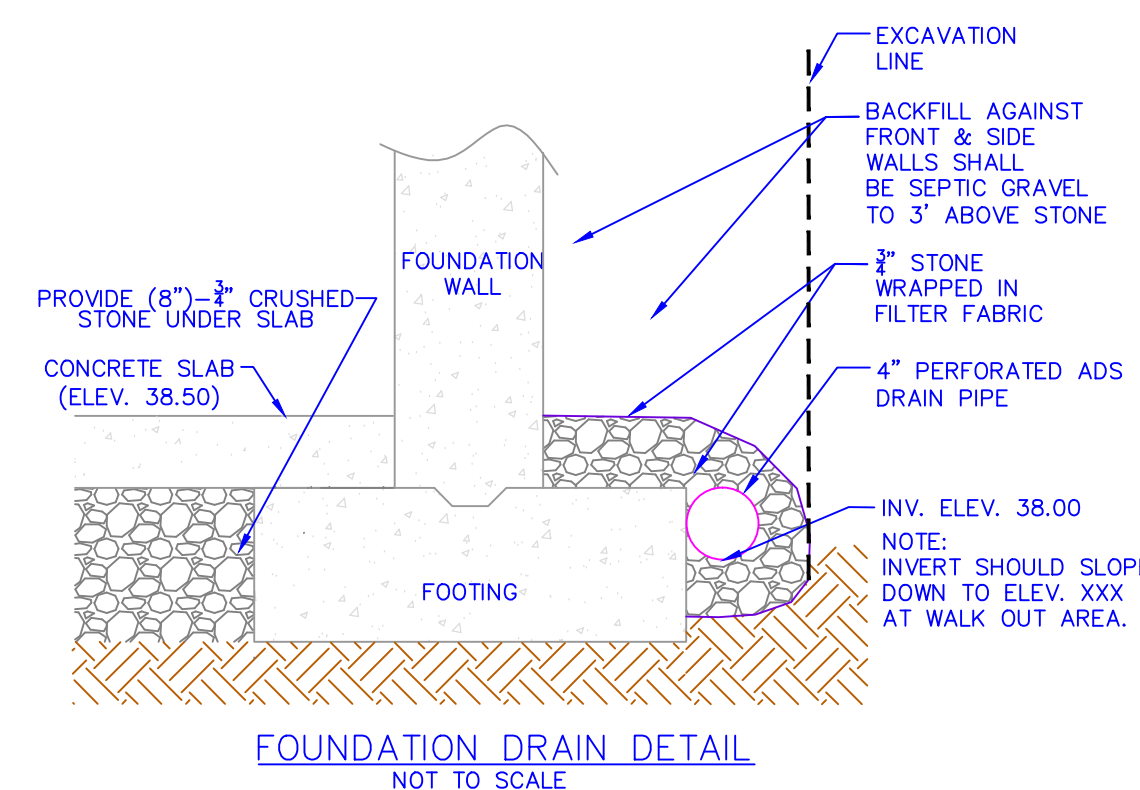


TOWN OF BRISTOL, RI PLAT MAP #147 NOT TO SCALE

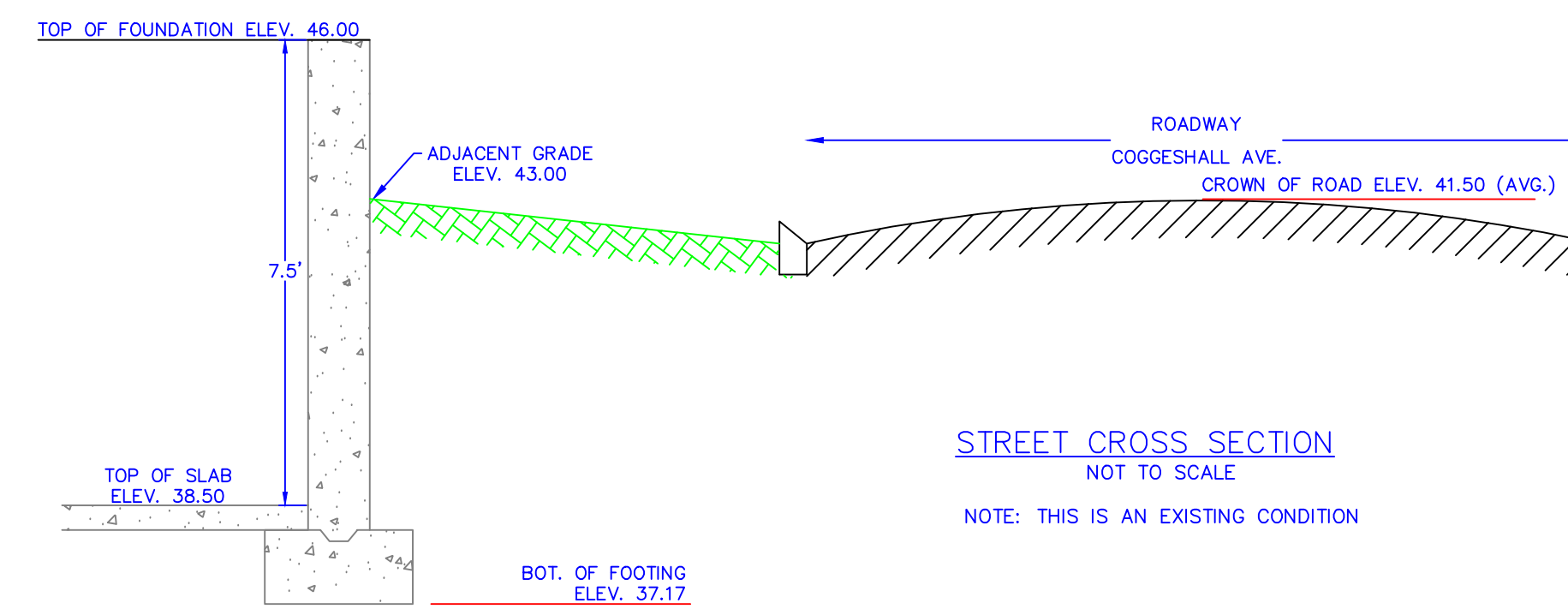


POROUS PAVERS DETAIL NOT TO SCALE

PAVERS SHALL BE BLOCKS WITH PERMEABLE JOINTS, SOLID BLOCKS WITH OPEN CELL JOINTS, OR OPEN CELL GRIDS FILLED WITH PEA STONE. INSTALLATION OF PAVERS SHALL BE BY A QUALIFIED INSTALLER

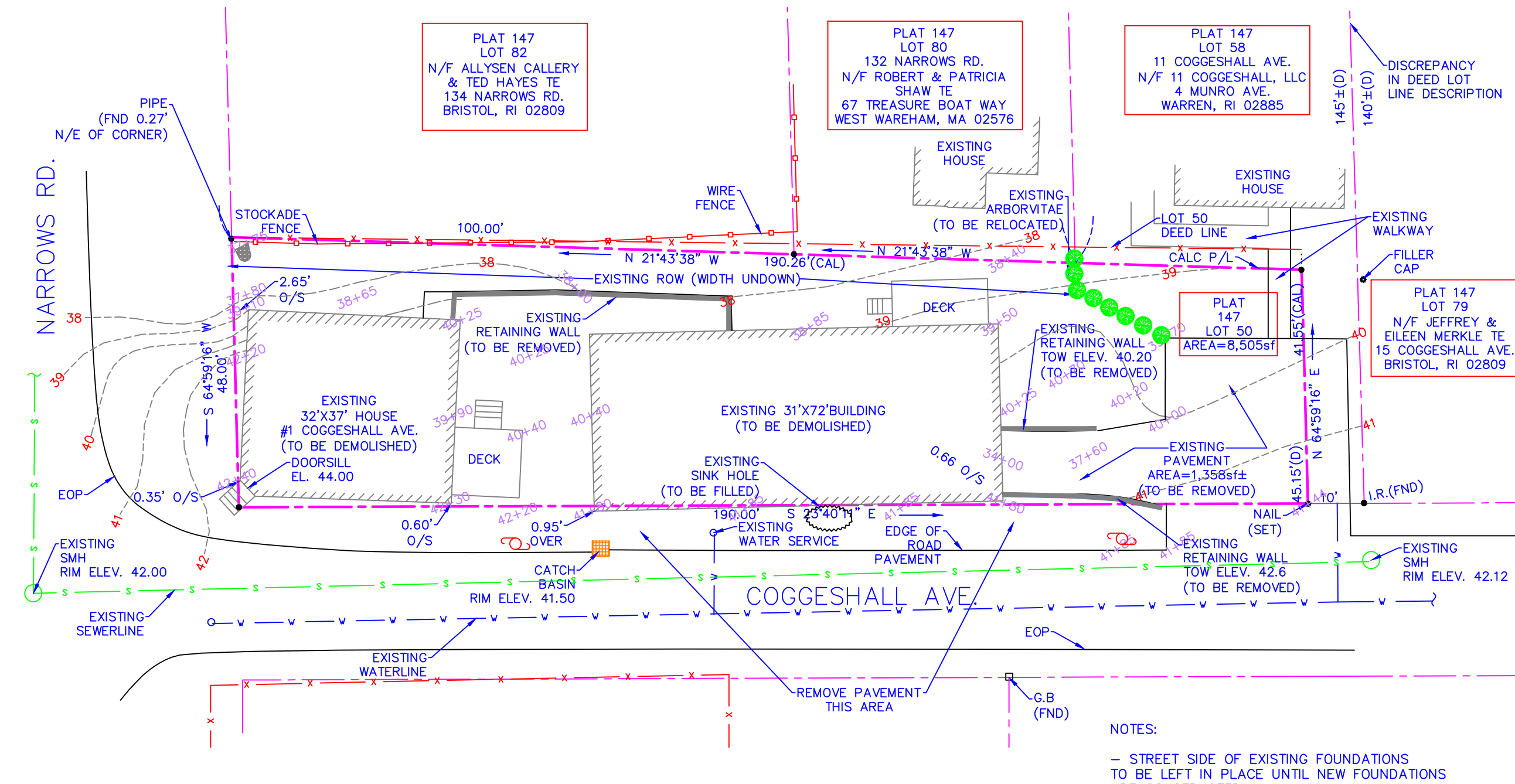


FOUNDATION DRAIN DETAIL NOT TO SCALE



STREET CROSS SECTION NOT TO SCALE

NOTE: THIS IS AN EXISTING CONDITION



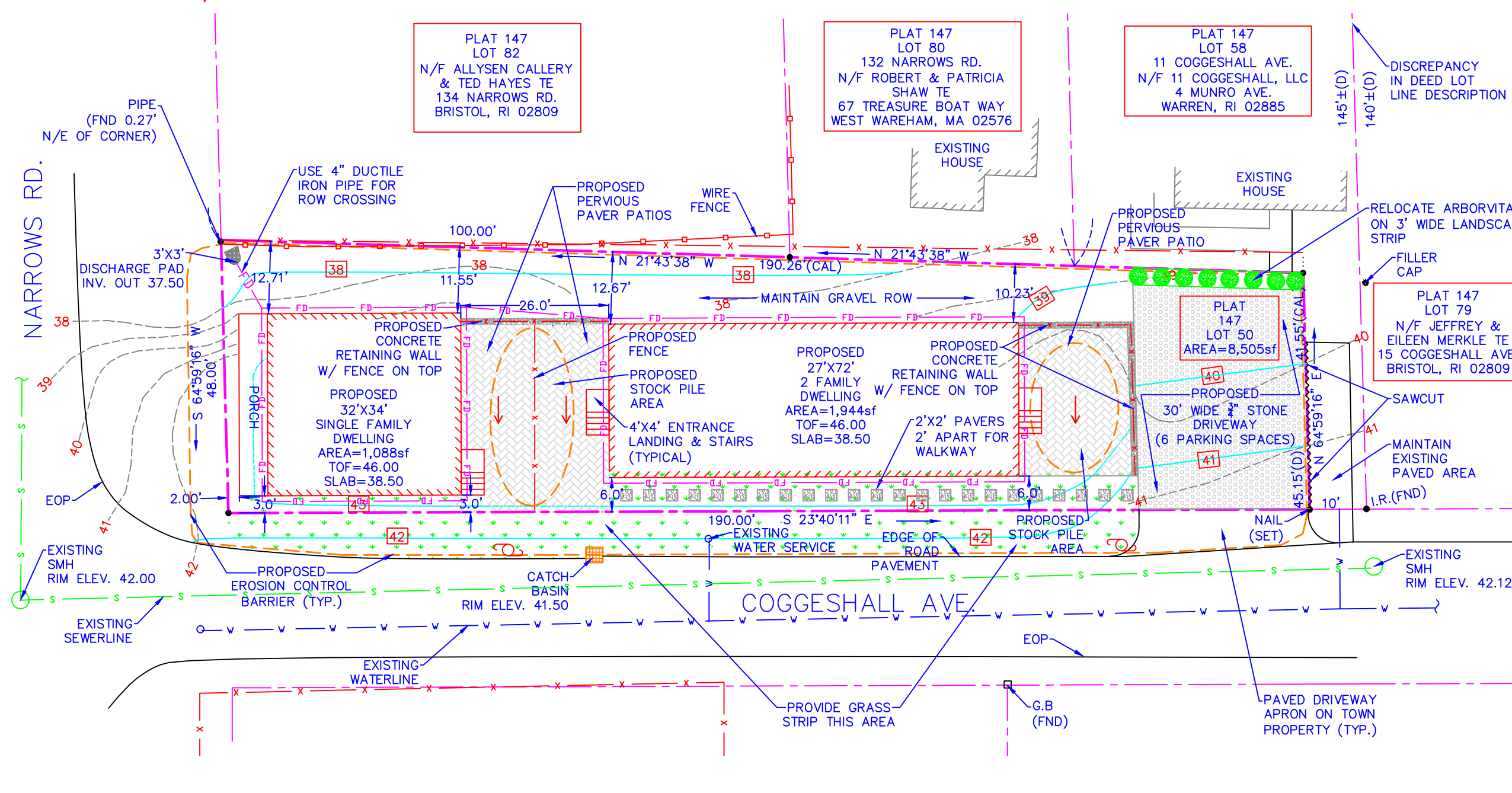
EXISTING CONDITIONS PLAN



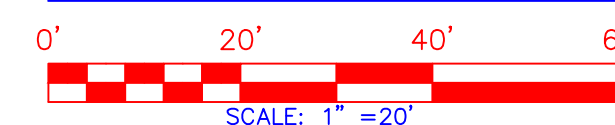
- NOTES:
- STREET SIDE OF EXISTING FOUNDATIONS TO BE LEFT IN PLACE UNTIL NEW FOUNDATIONS ARE CONSTRUCTED.
 - EXISTING WATER & UTILITY CONNECTIONS TO BE REUSED FOR NEW BUILDINGS.
 - EDGE OF ROAD SHALL BE SAWCUT FOR PAVEMENT REMOVAL

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- - - EXISTING CONTOUR
- PROPOSED CONTOUR
- ZONING SETBACK LINE
- EROSION CONTROL BARRIER
- EXISTING SEWER LINE
- PROPOSED SEWER SERVICE
- EXISTING WATER LINE
- PROPOSED WATER SERVICE
- EXISTING ELECTRIC
- PROPOSED ELECTRIC
- FOUNDATION DRAIN
- DRAIN LINE
- DOWNSPOUT
- IRON ROD (I.R.)
- PITCH TO DRAIN
- WATER TABLE TEST HOLES
- EXISTING UTILITY POLE



PROPOSED CONDITIONS PLAN



REFERENCE PLAN:
- PLAN ENTITLED "SITE PLAN OF PLAT 147, LOT 50"
BY: BARKER LAND SURVEYING, INC.
DATED: 3/2/23

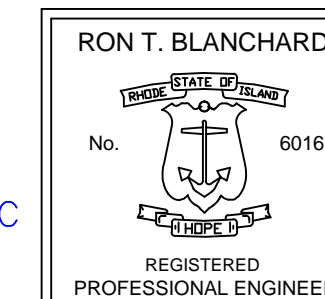


UTILITY NOTE:
ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM ANY AVAILABLE UTILITY PLANS. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH STATE LAWS. THE UTILITY COMPANIES DO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING DIG SAFE AT 1-888-344-7233 AND ALL LOCAL DEPARTMENTS OF PUBLIC WORKS AND WATER AND SEWER DEPARTMENTS.

1. UNDERGROUND UTILITIES SHOWN ARE A COMPLICATION OF FIELD AND RECORD INFORMATION. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
2. SITE ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, INJURIES AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED.
3. BEFORE PLANNING FUTURE CONNECTIONS, THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES AND UTILITIES SHALL BE VERIFIED IN THE FIELD.

DISCLAIMER:
THIS SITE PLAN WAS DEVELOPED FROM THE CITED REFERENCE PLAN AND IS NOT A RESULT OF ANY SURVEY WORK BY SEI.

SITE LOCATION:
PLAT 147, LOT 50
1 COGGESHALL AVE.
BRISTOL, RI
OWNER:
FAIRWINDS PROPERTIES, LLC
P.O. BOX 333
BRISTOL, RI 02809



ZONE: R-10
MIN. 10,000 SF
MIN. FRONTAGE - 80.00'
SETBACKS:
FRONT - 30.00'
REAR - 30.00'
SIDE - 15.00'
MAX. BLDG COVERAGE - 25%

F.I.R.M. # 44001C0012H
EFFECTIVE DATE:
JULY 7, 2014
ZONE X
NOTE:
SITE ELEVATION DATUM IS ASSUMED

SOIL TYPE:
NP-NEWPORT URBAN LAND
HYDROLOGIC GROUP C
SOILS ARE SANDY LOAM
SHWT > 6'

REVISIONS	DATE	DESCRIPTION
001	7/18/23	REVISED PER CLIENT COMMENTS
002	7/19/23	REVISED PER CLIENT COMMENTS
003	7/20/23	MINOR REVISIONS
004	7/27/23	MINOR REVISIONS PER TOWN COMMENTS

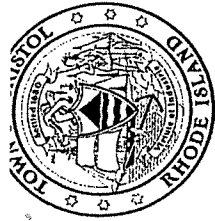
SYMBOL	DESCRIPTION	DATE	APPROV
DSGN.	RB	6/22/23	RB
DR.	VS		
CHK.	RB		

SEI
SITE ENGINEERING INC.
CIVIL • COASTAL • STRUCTURAL

75 WOOD ST
BRISTOL, RI 02809
PHONE: (401) 253-8281

EROSION CONTROL & DRAINAGE PLAN
PLAT 147, LOT 50
1 COGGESHALL AVE.
BRISTOL, RI

SCALE: AS NOTED
(SHEET 1 OF 1)
E&D-1



Town of Bristol, Rhode Island Zoning Board of Review

06/29/2023
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2 Pages

DECISION
Bk: 2216 Pg: 77
Instr: 2023-5291

DECISION FOR VARIANCE

FILE # 2023-18

RE: Application of: Fair Wind Properties, LLC
Property Owner: Ricardo J. and Robert Amaral

For property located at 1 Coggeshall Avenue, in Bristol, Rhode Island (Tax Assessor's Plat 147, Lot 50) in the following zoning district: Residential R-10.

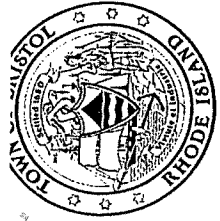
This matter was heard before the Board at a public hearing on May 1, 2023 upon the Applicant's request for a **USE VARIANCE** and **DIMENSIONAL VARIANCES** from the Zoning Ordinance to:

Demolish an existing single-family dwelling and an existing two-family dwelling on one lot, and to replace them with new structures having the same number of residential dwelling units and similar footprints as existing, and with the addition of covered front porches; with less than the required front yard, less than the required rear yard, and with greater than permitted lot coverage by structures.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The aforementioned hardship from which the applicant seeks relief is due to the unique characteristics of the subject land and structures and is not due to the general characteristics of the surrounding area, and is not due to an economic disability of the applicant. The applicant is requesting a use variance and dimensional variances to demolish and rebuild two residential structures at the property located on the easterly side of Coggeshall Avenue and the southerly side of Narrows Road. This property is non-conforming by dimension, as it a rather narrow corner lot containing approximately 8,500 square feet of land. The property is also non-conforming by use, as it is improved by two principal residential structures containing a total of three residential dwelling units. The Board heard testimony that the applicant did not build the two structures on this property; and the two structures are a blight on the community. The disarray that the two structures are currently in was also not the result of any prior action of the applicant; and he is currently seeking this approval in order to purchase the properties to renovate them. The two structures would be removed and replaced with new structures of similar sizes with the northerly structure, identified as 1 Coggeshall Avenue being no closer than two feet from the corner property lines at Narrows Road and Coggeshall Avenue. The southerly structure, identified as 5-7 Coggeshall Avenue will be replaced at a minimum of one foot from the property line at Coggeshall Avenue. In addition, these two structures will no longer have the existing rear decks that are currently identified in plans that the applicant provided.
2. The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. The applicant did not create the conditions on this property and is proposing to purchase the lot in order to improve conditions. The applicant is proposing to invest a significant amount of money and time in this property. And as there are several other properties available in Bristol currently that could serve as income for the applicant, in this particular case the applicant has taken on a property that has over time degraded and has now become a blight on the community.
3. The granting of relief will not alter the general characteristic of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Community Plan of the Town of Bristol. This is a residential use in a residential neighborhood, and the presence of additional dwelling units on this nonconforming lot is a condition that has been in existence for the past several decades. This area of Bristol was previously a coastal summer community with small cottages on small lots. In this particular case the applicant will retain both structures that were located on the property prior to adoption of the zoning ordinance and the Comprehensive Plan. By replacing and improving these structures, the applicant will only improve the state of this neighborhood.
4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. The applicant is proposing to keep the existing use and number of dwelling units on the property, and will not be encroaching towards property lines any greater than what the properties are currently encroaching. In fact, the new structures will remove portions of the existing buildings that currently extend over the property line into the public street right of way.
5. The hardship that will be suffered by the owner if the dimensional variances and uses are not granted would amount to more than a mere inconvenience; and the subject land and structures cannot yield any beneficial use if required to fully conform to the zoning ordinance, as the buildings on this property will continue to stay in the condition that they currently are, one of which is not currently habitable; and with the number of residences needed in town to meet demand for housing, the community can use as many new residential properties as possible.

Continued on Next Page



Town of Bristol, Rhode Island
Zoning Board of Review

DECISION FOR VARIANCE

FILE # 2023-18
(Page 2 of 2)

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Therefore the Board voted 5 to 0 to approve the application as presented permitting the demolition and re-construction of the two residential structures with the structure at 1 Coggeshall Avenue being located within two feet from the front property lines at Narrows Road and Coggeshall Avenue being within 12 feet of the easterly rear property line; and with the structure at 5-7 Coggeshall Avenue and located within one foot from the front property line at Coggeshall Avenue and within 12 feet of the easterly rear property line. Approval is subject to the following special conditions: that landscaping and drainage plans be submitted to the Technical Review Committee (TRC) for approval prior to construction; that an as-built foundation survey be completed and submitted to the building official for approval upon installation of the two building foundations; that the applicant provide a minimum of six (6) off-street parking spaces for the three dwelling units; and that any new driveway or parking areas be constructed with permeable materials to limit stormwater runoff from the site.

Voting to Approve: Asciola; Simoes; Burke; Brum; and Kern;
Voting to Deny: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This 29TH day of JUNE, 2023.

Edward M. Tanner, Principal Planner / Zoning Enforcement Officer

Received for record at Bristol, RI
6/29/2023 03:35:52 PM