



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Tuesday, January 09, 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. Pre-Application/Concept Review for renovations to the first and second floor of the SECCM building, the original campus engineering facility, including conversion of classroom spaces to labs including Cyber Security, Forensics and Food Studies; upgrades to existing classrooms & common areas; addition of new structures on the rooftop to include hood exhaust, Energy Recovery ventilators & supplemental split systems for cooling.

The property is zoned Educational Institutional.
Owner/Applicant: Roger Williams University, 1 Old
Ferry Road & Metacom Avenue, Plat 164 Lot 2,

C. Adjourn

Date: January 4, 2024

By: mbw

TOWN OF BRISTOL
COMMUNITY DEV.
2023 DEC 21 AM 8:52

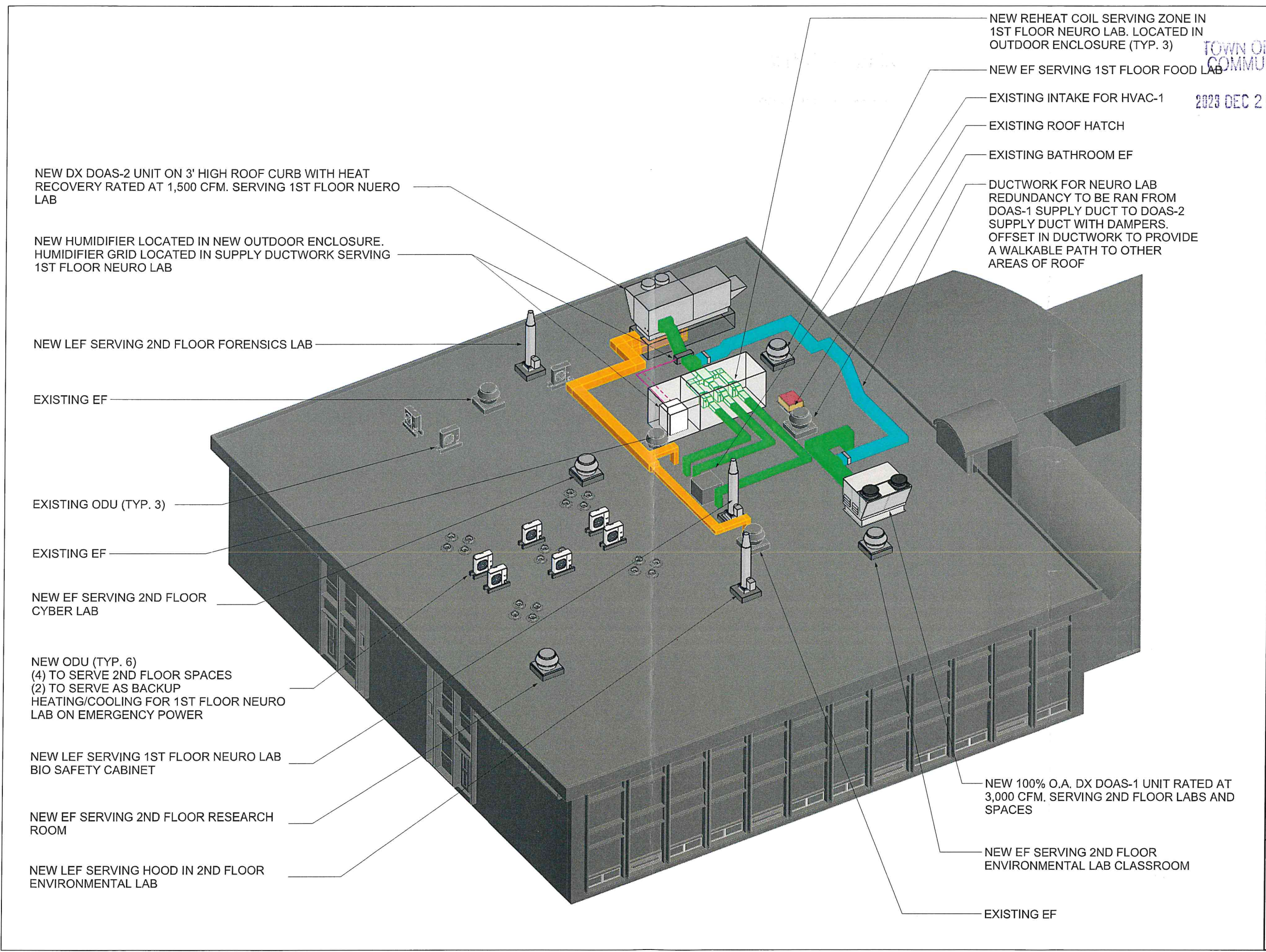
Project Name
Enter address here

**BREWSTER
THORNTON
GROUP
ARCHITECTS** LLP
317 Iron Horse Way,
Suite 202
Providence, RI 02908
401.861.1600
brewsterthornton.com

NOT FOR CONSTRUCTION

JOB NO.	DATE	
Project	Issue Date	
Number		
ISSUE	Project Status	
NO.	REVISION/DESCRIPTION	DATE

SHEET TITLE
**3D ISO VIEW -
ROOF**
SHEET
M-001



NEW DX DOAS-2 UNIT ON 3' HIGH ROOF CURB WITH HEAT RECOVERY RATED AT 1,500 CFM. SERVING 1ST FLOOR NUERO LAB

NEW HUMIDIFIER LOCATED IN NEW OUTDOOR ENCLOSURE. HUMIDIFIER GRID LOCATED IN SUPPLY DUCTWORK SERVING 1ST FLOOR NEURO LAB

NEW LEF SERVING 2ND FLOOR FORENSICS LAB

EXISTING EF

EXISTING ODU (TYP. 3)

EXISTING EF

NEW EF SERVING 2ND FLOOR CYBER LAB

NEW ODU (TYP. 6)
(4) TO SERVE 2ND FLOOR SPACES
(2) TO SERVE AS BACKUP
HEATING/COOLING FOR 1ST FLOOR NEURO LAB ON EMERGENCY POWER

NEW LEF SERVING 1ST FLOOR NEURO LAB BIO SAFETY CABINET

NEW EF SERVING 2ND FLOOR RESEARCH ROOM

NEW LEF SERVING HOOD IN 2ND FLOOR ENVIRONMENTAL LAB

NEW REHEAT COIL SERVING ZONE IN 1ST FLOOR NEURO LAB. LOCATED IN OUTDOOR ENCLOSURE (TYP. 3)

NEW EF SERVING 1ST FLOOR FOOD LAB

EXISTING INTAKE FOR HVAC-1

EXISTING ROOF HATCH

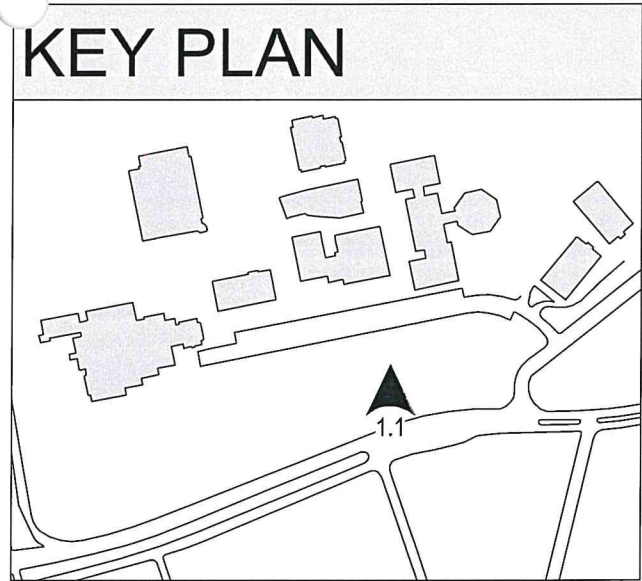
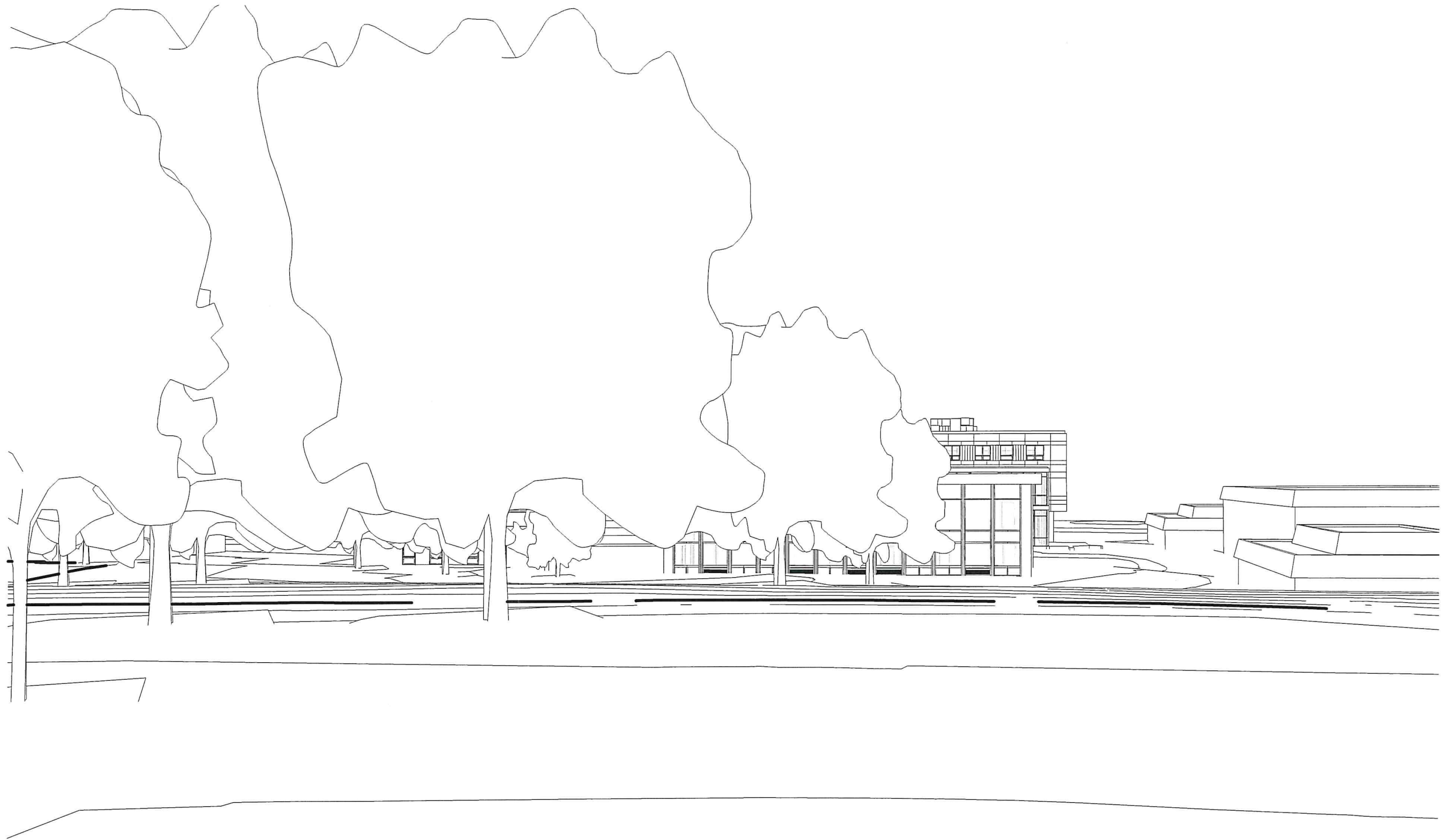
EXISTING BATHROOM EF

DUCTWORK FOR NEURO LAB REDUNDANCY TO BE RAN FROM DOAS-1 SUPPLY DUCT TO DOAS-2 SUPPLY DUCT WITH DAMPERS. OFFSET IN DUCTWORK TO PROVIDE A WALKABLE PATH TO OTHER AREAS OF ROOF

NEW 100% O.A. DX DOAS-1 UNIT RATED AT 3,000 CFM. SERVING 2ND FLOOR LABS AND SPACES

NEW EF SERVING 2ND FLOOR ENVIRONMENTAL LAB CLASSROOM

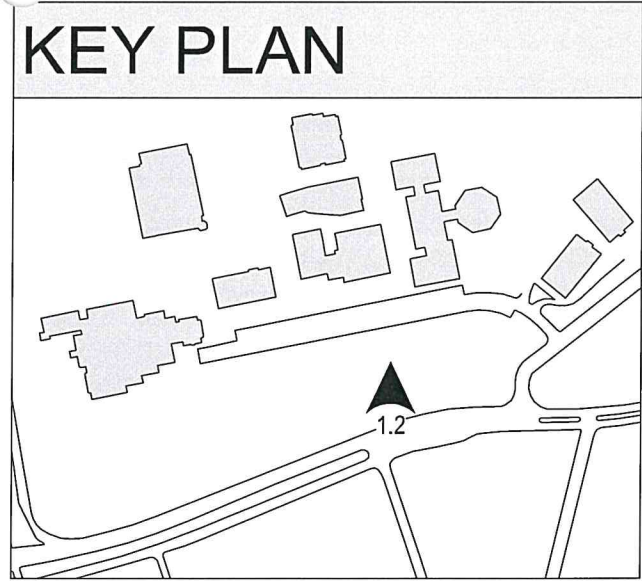
EXISTING EF



RWU SECCM PHASE III
 1 OLD FERRY ROAD, BRISTOL, RI, 02809

SCENIC HIGHWAY VIEW - 1.1

12/12/23



KEY PLAN

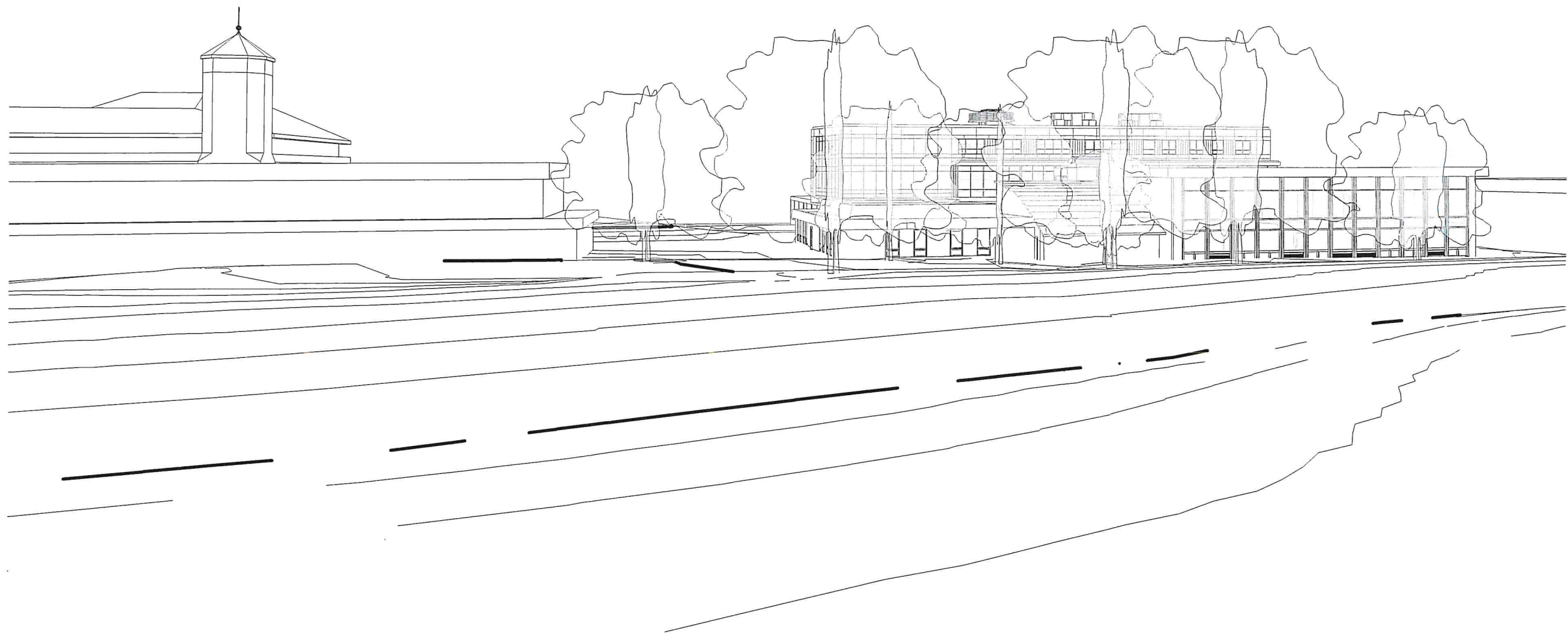
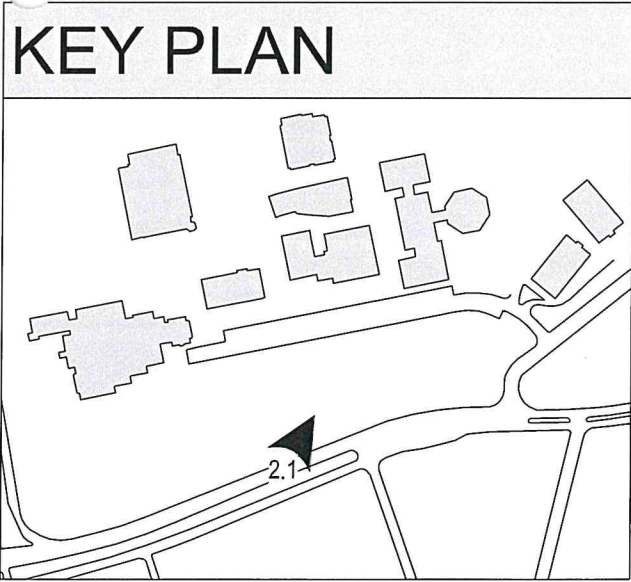
RWU SECCM PHASE III
1 OLD FERRY ROAD, BRISTOL, RI, 02809

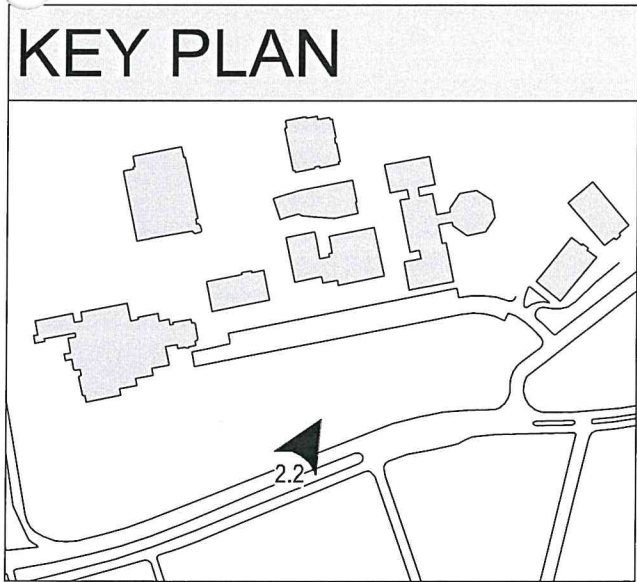
SCENIC HIGHWAY VIEW - 1.2

12/12/23

2327

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RWU SECCM PHASE III

1 OLD FERRY ROAD, BRISTOL, RI, 02809

SCENIC HIGHWAY VIEW - 2.2

12/12/23

TOWN OF BRISTOL
COMMUNITY DEV.

**APPLICATION FORM AND SUBMISSION CHECKLIST FOR
PREAPPLICATION CONFERENCE AND CONCEPT REVIEW**

2023 DEC 21 AM 8:52

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: 12/20/23 TRC Meeting Date: _____

APPLICATION FORM

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

Roger Williams University
One Old Ferry Rd
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 164 Lot 2

4. Zoning district(s), including any special Town or State overlay districts (i.e. Historic District, CRMC Jurisdiction, etc.): E1

5. Area of the parcel: 57

6. Proposed number of buildable lots, dwellings or other proposed improvements: 1

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

State of Rhode Island

Metacom Ave

136 100'

Old Ferry Rd

114 166'

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: 12-20-23

Notarized:

Subscribed and sworn to me before this 20th day of DECEMBER, 2023.

[Handwritten Signature]
NOTARY PUBLIC





Office of Facilities Management, One Old Ferry Road, Bristol, Rhode Island 02809-2921
401.254.3136 • 401.254.3440 Fax • www.rwu.edu

December 20, 2023

Diane Williamson Director, Community Development
235 High Street
Bristol, RI 02809

Dear Ms. Williamson:

Roger Williams Universities Engineering Building (Old SECCM) is an administrative, classroom, lecture and laboratory building located on the southwestern side of the campus along Metacom Avenue. As the building falls within the Street Visibility Line set forth in Sec. 28-354 (4) (J) of the Town of Bristol, RI Codes and Ordinances it is required that the Town of Bristol reviews and approves any plans relative to structural changes potentially altering the viewscape from Metacom Avenue toward the University. As shown in the RWU 2023 Campus Master Plan, the Engineering building is undergoing a multi-year, multi-phased renovation. This renovation will see the conversion of classroom spaces to labs including Cyber Security, Forensics, and Food Studies, as well as upgrades to existing classrooms and common areas. The resulting work will create new structures on the rooftop, these include hood exhaust, Energy Recovery Ventilators, and supplemental split systems for cooling. Due to natural tree cover and grade change between the SECCM building and Metacom Avenue, we believe these added rooftop structures will not materially impact the views from Metacom Avenue toward the RWU.

Sincerely,

John Amitrano, AVP Facilities and Capital Projects
Roger Williams University

**SUBMISSION CHECKLIST
PREAPPLICATION CONFERENCE AND CONCEPT REVIEW**

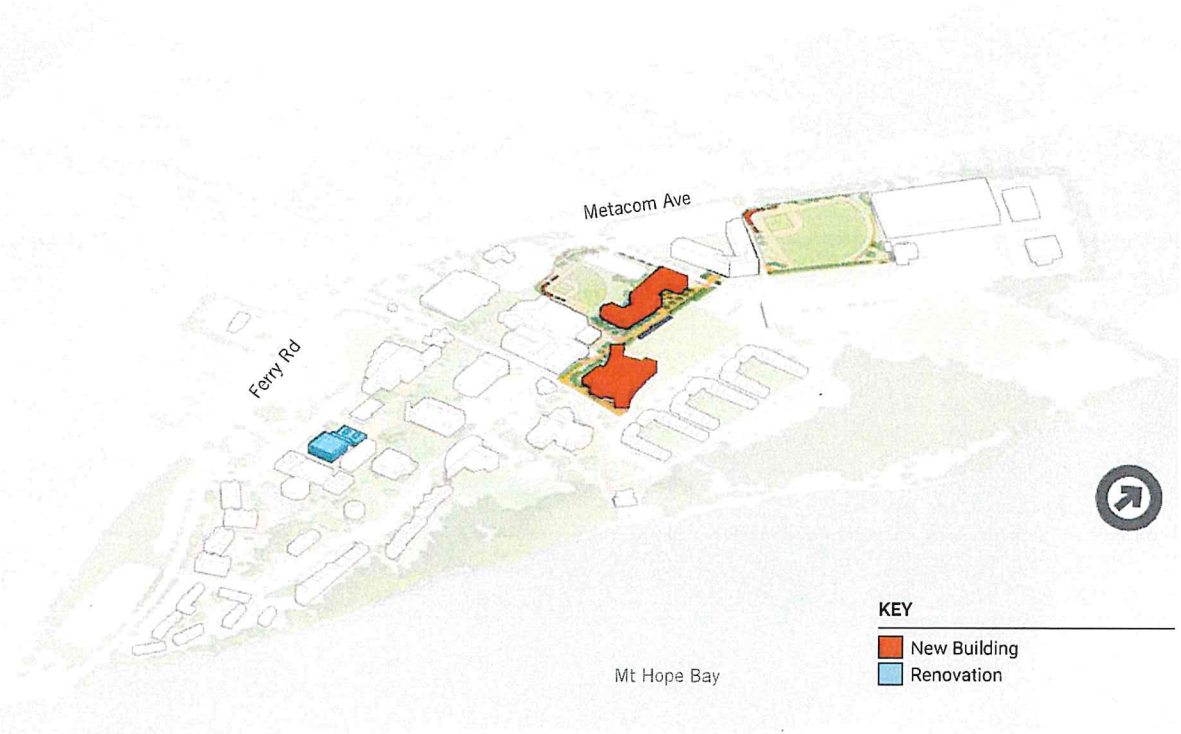
	Applicant ✓	Date & Town Initials
A. Plan of Existing Conditions - Five (5) blueline or photocopies of the subject property no larger than 24" x 36" as it currently exists including locations and dimensions of existing lots if the proposed subdivision constitutes a replat or if the development consists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

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

G. PROPOSED CAPITAL IMPROVEMENTS

TOWN OF BRISOLLA
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Note: For 8.5x11 map refer to Appendix 13

The plan proposes several strategic capital improvement projects to enhance the physical campus now and for the future. These improvements range from major projects with new building construction to relocation and repositioning of assets to rejuvenate the heart of the campus. They aim to bring more life into the main core of campus and make the campus more walkable and activated at different points in the day.

- Major Capital Improvements
 - New Residence Hall (+350 beds) - 120,000 GSF
 - Student Center - 75,000 GSF
- Minor Capital Improvement Projects
 - Baseball Field Relocation
 - Softball Field and parking relocation
- Renovation
 - Phased Renovations of the first and second floor of the SECCM building, the original campus engineering facility.
- Landscape Improvements



EXISTING CONDITIONS

3. ABUTTERS LIST

Parcel ID: 163-1
CAPTAIN JOHN DEWOLF FARM, INC.
PO BOX 687
BRISTOL RI 02809

Parcel ID: 163-42
ROGER WILLIAMS UNIVERSITY
(MAHER CENTER)
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 163-50
DELEO, RAYMOND SJR
3 CAPTAIN ST
BRISTOL RI 02809

Parcel ID: 163-52
LAWLESS, FRANCIS W.
5 CAPTAIN STREET
BRISTOL RI 02809

Parcel ID: 163-53
LAPOINTE, RICHARD E &
NOREEN TRUSTEES
7 CAPTAIN ST
BRISTOL RI 02809

Parcel ID: 163-6
CAPTAIN JOHN DEWOLF FARM, INC
PO BOX 687
Bristol RI 02809

Parcel ID: 163-66
FISH HAWK FARM SOUTH LLC
C/O KINNAIRD HOWLAND, ESQ
2800 FINANCIAL PLAZA
PROVIDENCE RI 02903

Parcel ID: 163-7
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 164-1
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 164-10
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 164-2
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 164-5
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 164-7
HEADQUARTERS-FORT DEVENS
DIRECTORATE OF ENGR HSG.
ATT: A.F. ZD-DER-OPL
FORT DEVENS MA 01433

Parcel ID: 164-8
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 164-9
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 166-10
OZER, KORAY &
FILGO, MONICA JT
3 LOW LANE
BRISTOL RI 02809

Parcel ID: 166-2
THE COLUMBAN FATHERS OF THE
CHINESE MISSION SOCIETY
P.O. BOX 65
BRISTOL RI 02809

Parcel ID: 166-3
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 166-4
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 166-9
MORAN, KEVIN & ETEL VINA TE
FERRY RD
BRISTOL RI 02809

Parcel ID: 167-23
ALMEIDA, DAVID
2 LOW LN
BRISTOL RI 02809

Parcel ID: 167-24
ALMEIDA, DAVID
2 LOW LN
BRISTOL RI 02809

Parcel ID: 167-25
ALMEIDA, DAVID
2 LOW LN
BRISTOL RI 02809

Parcel ID: 167-26
ALMEIDA, DAVID
2 LOW LN
BRISTOL RI 02809

Parcel ID: 167-27
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

Parcel ID: 167-28
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

Parcel ID: 167-29
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

Parcel ID: 167-30
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

Parcel ID: 167-33
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RT 02835

Parcel ID: 167-34
SISTERS OF ST DOROTHY RI INC.
13 MONKEY WRENCH LANE
LOW LANE
BRISTOL RI 02809

ABUTTERS LIST

Parcel ID: 167-35
SISTERS OF ST DOROTHY RI INC.
13 MONKEY WRENCH LANE
LOW LANE
BRISTOL RI 02809

Parcel ID: 167-36
BUTLIN, TODD D.
PAULA B. TE WC
PO BOX 202
BRISTOL RI 02809

Parcel ID: 167-38
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

Parcel ID: 167-40
ST. OURS, MARILYN M
5 OLD FERRY RD
PO BOX 1013
BRISTOL RI 02809

Parcel ID: 167-41
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 167-42
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 167-43
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 167-44
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 167-48
ST. OURS, MARILYN M
5 OLD FERRY RD
PO BOX 1013
BRISTOL RI 02809

Parcel ID: 167-51
SOUSA, JOHN JR
154 WORCESTER AVE
RIVERSIDE RI 02915

Parcel ID: 167-56
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

Parcel ID: 167-57
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

Parcel ID: 172-1
HUBBARD, TERRIL &
MCCLAIN, ANTHONY TE
66 FERRY RD
BRISTOL RI 02809

Parcel ID: 172-10
MOTTA, ROBERT
JEANNE M. ETUX TE
10 AMBROSE DR
BRISTOL RI 02809

Parcel ID: 172-11
WADDELL, BRYON
DEBRA TE
22 AMBROSE DR
BRISTOL RI 02809

Parcel ID: 172-12
BENEVIDES, JOSEPH E.
23 AMBROSE DRIVE
BRISTOL RI 02809

Parcel ID: 172-14
SPARROW, NANCY L
PO BOX 250664
NEW YORK NY 10025

Parcel ID: 172-15
BEAUREGARD, MICHAEL TUX
GAIL L. BEAUREGARD TE
19 AMBROSE DR
BRISTOL RI 02809

Parcel ID: 172-16
PRUELL, SARAJANE M & JONATHAN G
17 AMBROSE DR
BRISTOL RI 02809

Parcel ID: 172-17
MAZZONE, MICHAEL
2 AMBROSE CT
BRISTOL RI 02809

Parcel ID: 172-18
QUIGLEY, JAMES T & GENEVIEVE
3 AMBROSE CT
BRISTOL RI 02809

Parcel ID: 172-19
WALSH, MATTHEW &
KATHLEEN TE
1 AMBROSE CT
BRISTOL RI 02809

Parcel ID: 172-2
COTSONAS, PETER MICHAEL
TRUSTEE - PETER MICHAEL
COTSONAS TRUST
68 FERRY RD
BRISTOL RI 02809

Parcel ID: 172-20
RICHARDS, MARGARET &
PERRY, DAVID TE
15 AMBROSE DR
BRISTOL RI 02809

Parcel ID: 172-3
BENEVIDES, ANNA LE & JOSEPH
BORGES, EDWARD V & PAUL J
TRUSTEES
1 COLUMBAN DR
BRISTOL RI 02809

Parcel ID: 172-4
GORDON, JENNIE A.
5 COLUMBAN DR
BRISTOL RI 02809

Parcel ID: 172-5
SOUSA, PAUL
KARAETUXTE
4 COLUMBAN DR
BRISTOL RI 02809