

TOWN OF BRISTOL, RHODE ISLAND

TOWN COUNCIL

Nathan T. Calouro, *Chairman*

Mary A. Parella, *Vice Chairwoman*

Antonio A. Teixeira

Timothy E. Sweeney

Aaron J. Ley



Council Clerk
Melissa Cordeiro

Town Council Meeting
Wednesday, December 06, 2023 at 6:00 PM
6:00PM PUBLIC SERVICE INTERVIEWS/APPOINTMENTS
7:00PM REGULAR ORDER OF BUSINESS
Town Hall - Council Chambers
10 Court Street, Bristol, RI 02809

Note: If communications assistance is needed or any other accommodations to ensure equal participation, please contact the Town Clerk's office at 253-7000. Anyone requesting interpretive services for the deaf or hard of hearing must notify the Town Clerk's office at 253-7000, 72 hours in advance of the meeting date and anyone requesting assistive listening devices or wishing to speak on a matter designated "CA" (consent agenda) or citizens public forum on the council docket must notify the Council Clerk prior to the commencement of the meeting.

In-Person Participation Only

The public may VIEW the meeting live by using the following link <https://zoom.us/j/87267432451>, or by visiting zoom.com meeting code 872-6743-2451. Please be advised, this link will NOT allow for public participation.

Please be advised that the council intends to discuss and/or act upon each and every item appearing on this agenda

Present:

Meeting Dates:

January 17, 2024 - Town Council Meeting
February 7, 2024 - Town Council Meeting
February 28, 2024 - Town Council Meeting

Public Service Interviews and Appointments

Bristol Planning Board - 2nd Auxiliary (1 vacant term set to expire April 2024)

- a. George Duarte, 47 Lafayette Drive, interest/appointment
- b. Jessalyn L. Jarest, 183 High Street, interest/appointment
- c. Myra M. Page, 423 Hope Street Unit K, interest/appointment
- d. Kenneth A. Marshall, 6 Harborview Ave., interest/appointment
- e. Alan Spen, 133 Ferry Road, interest/appointment

Special Recognitions

Major Burke (*retirement after 27 years of service*)

Motion RE: Consent Agenda - To Approve the Consent Agenda

A. Submission of Minutes of Previous Meeting(s)

A1. Town Council Meeting - November 15, 2023

B. Public Hearings

B1. Ordinance #2023-23 Chapter 28, Zoning, Sec. 28-1 (Definitions); Sec. 28-82 (Use regulations); Sec. 28-150 (Special use permit standards for various uses); Sec. 28-152 (Zoning modification permits); Article VI (Development Plan Review); Sec. 28-221 (Land nonconforming by area); Article IX, Division 6 (Low and Moderate Income Housing and Inclusionary Zoning); Sec. 28-408 (Zoning board of review); Sec. 28-409 (Variances and special use permits); Proposed New Sec. 28-161 (Adaptive reuse); Proposed New Sec. 28-414 (Unified development review) **(MISCELLANEOUS REVISIONS REFLECTING STATE LAW CHANGES) 2nd Reading for adoption**

a. Director Williamson re Planning Board Recommendation

b. (draft) Zoning Ordinance Amendments- (revised version)

c. (draft) Special Use Permit Standards - (revised version)

d. (draft) Permitted Use Table - (revised version)

B2. CDBG application - Housing Proposals (public hearing and authorization to submit)

C. Ordinances

C1. Ordinance #2023-24 Chapter 17, Article II Alcoholic Beverages Establishments, Section 17-82 - Number of Licenses (to decrease the number of Class BV Liquor Licenses from 32-31) **(1st reading)**

D. Licensing Board - New Petitions

D1. Nicole Ferreira, Leader of the Pack, 629 Metacom Avenue- Request for Dog Kennel License (New Ownership)

a. recommendation - Town Administrator and Chief of Police

D2. Kyle Olsen, Star Laundromat f/k/a East Bay Laundromat, 26 Gooding Avenue re - Request a Public Laundry License (new ownership- **continued from November 15, 2023**)

a. recommendation - Town Administrator and Water Pollution Control

b. Letter from the applicant

E. Licensing Board - Renewals

F. Petitions - Other

G. Appointments

G1. Conservation Commission (2 full term members set to expire December 2026)

a. Glenn L. Donovan, 2 Rego Avenue, interest/reappointment

b. Anthony Morettini, 46 Highland Road, interest/reappointment

c. Kathryn D. Swanson, 150 Ferry Road,
interest/appointment

d. George Voutes, 17 Shore Road, interest/appointment

G2. Board of Fire Engineers (1 term set to expire February 2024)

a. Fire Chief's Recommendation -Stephen Knapman

G3. Board of Tax Assessment Review (1 full-term (D) member set to expire December 2026)

a. Erich Haslehurst, Chair, Democratic Town Committee re nomination Tracy Ramos (alternate member) for appointment as a full-term member and nomination of Cornelia "Nina" Murphy as alternate member

G4. Personnel Board (1 term set to expire December 2027)

a. Russell O'Connell, 1382 Hope Street,
interest/reappointment

G5. Bristol Housing Authority (1 unexpired term set to expire January 2025)

a. Kimberly Teves 32 Brooks Farm Drive,
interest/appointment

b. Donna St. Angelo, 25 Duffield Road,
interest/appointment

G6. Rogers Free Library Board of Trustees (3 terms set to expire January 2024)

a. Al Wroblewski, 24 Burton Street
interest/reappointment

b. Board Recommendation for reappointment

c. Scheduled Interviews:

1. Cara Cromwell, 349 Hope Street, Scheduled Interview

2. Anne Marie Silvia, 75 Maple Lane, Scheduled Interview

3. Caroline Jacobus, 35 Church Street, Scheduled Interview

H. Old Business

I. Other New Business Requiring Town Council Action

I1. Harbor Master Marsili re - Consideration of Proposed ordinance to include Insurance Requirements for Town Marina

a. proposed ordinance 2024

I2. Town Administrator Contente re - Consideration of Traffic Calming Policy and Police department presentation.

a. (draft) traffic calming policy

b. (renderings) Pilot speed humps on Peck Avenue

I3. Director of Parks & Recreation Rensehausen re - update on stage project

I4. Director of Parks & Recreation Rensehausen re - consideration for recreational facility fee amendments

I5. Good Energy re Electricity Supplier Selection process

I6. Martin D. Wencek, Permitting Supervisor, Office of Water Resources/Permitting Section, Freshwater Wetlands Program, Department of Environmental Management re Notice for Application No. 22-0264 of KenDan, LLC to alter freshwater wetlands for Proposed Hotel Facility on Gooding Avenue - deadline to file comments, January 8, 2024.

a. Edward and Emily Spinard, 35 Dartmouth Street - petition in opposition

(including signed petition by local residents)

I7. Town Treasurer Hassell - re - Request to lock in energy contract with best practice

a. best practice energy power recommendation

CF. Citizens Public Forum

Persons wishing to speak during the citizens public forum must notify the Council Clerk and sign in prior to the commencement of the meeting.

J. Bills & Expenditures

J1. RFP # 1025 - Statistical Update Revaluation

J2. BID# 1026 - Library Strategic Planning Services

K. Special Reports

L. Town Solicitor

M. Executive Sessions

M1. Town Administrator Contente Request for Executive Session Pursuant to RIGL § 42-46-5(a)(5) - Open Space Acquisition

Consent Agenda Items:

(CA) AA. Submission of Minutes - Boards and Commissions

Approval of consent agenda = "motion to receive and place these items on file"

(CA) AA1. Rogers Free Library Board of Trustees Meeting Minutes, August 17, 2023

(CA) AA2. Bristol 4th of July General Committee Meeting Minutes, October 18, 2023

(CA) AA3. Zoning Board of Review Meeting Minutes, September 18, 2023

(CA) AA4. Zoning Board of Review Meeting Minutes, October 2, 2023

(CA) AA5. Rogers Free Library Board of Trustees Meeting, October 19, 2023

(CA) AA6. Bristol Planning Board Meeting Minutes, November 9, 2023

(CA) AA7. Conservation Commission Meeting Minutes, September 5, 2023

(CA) BB. Budget Adjustments

Approval of consent agenda = "motion to approve these adjustments"

(CA) BB1. Tax Assessor DiMeo re - Recommended Abatements & Additions - November 27, 2023

(CA) CC. Financial Reports

Approval of consent agenda = "motion to receive and place these items on file"

(CA) DD. Proclamations, Resolutions & Citations

Approval of consent agenda = "motion to adopt these Proclamations, Resolutions and Citations as prepared and presented"

(CA) DD1. Proclamation - Celebration of 125th Anniversary of the Knights of Columbus (signed)

(CA) EE. Utility Petitions

Approval of consent agenda = "motion to approve these petitions"

(CA) EE1. Water Pollution Control Facility - Sewer Permits

(CA) FF. City & Town Resolutions Not Previously Considered

Approval of consent agenda = "motion to receive and place these items on file"

(CA) GG. Distributions/Communications

Approval of consent agenda = "motion to receive and place these items on file"

(CA) GG1. Bid# 1022 tabulation - Screw Pump Repair - Main Lift Pumping Station

(CA) GG2. Bid # 1023 tabulation - 4th of July Ball 2024

(CA) GG3. Bid# 1024 tabulation - Emergency Medical Services - Paramedic

(CA) GG4. Town Clerk Cordeiro - Thank you letter to Alayne White for serving on the Zoning Board of Review

(CA) GG5. Town Administrator Contente to Robert West re - award Bid #966 (extension award) - On Call Carpentry Services

(CA) GG6. Town Administrator Contente to John Pacheco Masonry Co. re - award Bid #967 (extension award) - On Call Masonry Repair Service

(CA) GG7. Town Administrator Contente to Robert West re - Bid #968 (extension award) - On Call Interior & Exterior Painting Service

(CA) GG8. Town Administrator Contente to Paramedic Systems, Inc. re - award Bid # 1024 Award Letter - Emergency Medical Services- Paramedic

(CA) HH. Distributions/Notice of Meetings
(Office copy only)

Approval of consent agenda = "motion to receive and place these items on file"

(CA) HH1. Rogers Free Library Board of Trustees Meeting, November 16, 2023

(CA) HH2. The Commissioners of the Cemeteries, The North and East Burial Grounds Commission Meeting, November 15, 2023

(CA) HH3. Planning Board Meeting, November 21, 2023

(CA) HH4. The Bristol Planning Board Technical Review Committee Meeting, November 28, 2023

(CA) HH5. Zoning Board of Review Meeting, December 4, 2023

(CA) HH6. Bristol Planning Board Technical Review Committee Meeting, November 28, 2023

(CA) HH7. Bristol County Water Authority Personnel Committee Meeting, November 30, 2023

(CA) HH8. Historic District Commission Meeting, December 7, 2023

(CA) HH9. Planning Board Meeting December 14, 2023 Cancelled

(CA) HH10. Harbor Commission Meeting, December 4, 2023

(CA) HH11. Conservation Commission Meeting, December 5, 2023

(CA) II. Claims (Referrals)

Approval of consent agenda = "motion to refer these items to the Insurance Committee and at its discretion to the Interlocal Trust"

(CA) II1. Progressive Casualty Insurance c/o Marlin Dominguez - reimbursement for damage to vehicle

(CA) II2. John Mattes, 7 Karen Ann Drive re claim for storm drain damages

(CA) JJ. Miscellaneous Items Requiring Council Approval

Approval of consent agenda = "motion to approve these items"

(CA) JJ1. (late item) Justin Marks, Wink, 17 State Street re - Holiday Sales License Renewal

(CA) KK. Curb cut petitions as approved by the director of public works

Approval of consent agenda = "motion to grant these curb cuts per the recommendation of, and conditions specified by, the Director of Public Works"

(CA) KK1. Michael Santoni/ Alexis Pappas, 9 Sunset Road- request for curb cut

a. recommendation - Town Administrator and Department of Public Works

Adjourned: _____

/lh

Posted: December 1, 2023



Town of Bristol

Board Book Report

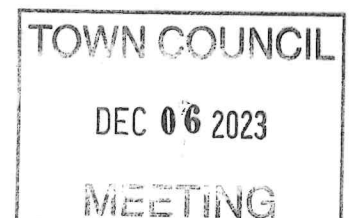


Bristol Planning Board

Basic Information	
Type	Board
Status	Enabled
Visibility	Public

Board Seats								
Board Name	Board Type	Position	First Name	Last Name	Address	Calculated End Date	Actual Start Date	Status
Bristol Planning Board	Board	1st Auxiliary	Michael	Sousa	249 Hope Street	7/1/2024	11/2/2023	Active
Bristol Planning Board	Board	2nd Auxiliary				7/1/2024		Vacant
Bristol Planning Board	Board	Member	Anthony	Murgo	5 Karen Ann Drive	4/1/2024	4/1/2021	Active
Bristol Planning Board	Board	Member	Brian	Clark	31 Evelyn Drive	4/1/2026	4/1/2023	Active
Bristol Planning Board	Board	Member	Charles	Millard	620 Hope Street	4/1/2026	4/1/2023	Active
Bristol Planning Board	Board	Member	Richard	Ruggiero	21 Kingswood Road	4/1/2025	11/2/2023	Active
Bristol Planning Board	Board	Member	Stephen	Katz	42 River Street	4/1/2025	4/1/2022	Active
Board Name								

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George Duarte

Town of Bristol | Generated 10/24/2023 @ 1:12 pm by OnBoard2 - Powered by ClerkBase

1A

Status

Name George Duarte
Application Date 7/25/2022
Expiration Date 7/25/2024
Board Member George Duarte
Status Validated

Board	Vacancies	Status
Bristol Planning Board	0	Pending

Basic Information

Name

George Duarte

I would like to be appointed to the position because:

see attached cover letter

Cover Letter File

 Download

Contact Information

Address

47 Lafayette Dr
Bristol, RI 02809

Resident

No

Email

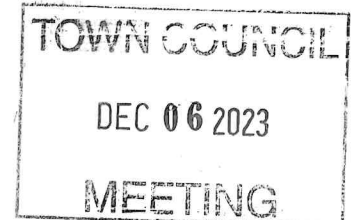
Phone

Occupation

Yes, I am a city employee

No

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George D. Duarte, Jr.

47 Lafayette Dr. Bristol, RI 02809

July 25, 2022

Town of Bristol
10 Court Street
Bristol, RI 02809

To: The Honorable Town Council

Having recently learned of the passing of long standing Planning Board member Mr. Jerome Squatrito, I was compelled to contact you with my interest. In hopes of being considered as a member of the Planning Board, I have included a brief outline of my background and qualifications for your review. I believe that I could make a strong addition to the Planning Board and offer the following community and professional highlights to support my candidacy:

Community

- Lifelong Bristol resident
- Past Ambassador East Bay Chamber of Commerce
- Past Treasure Bristol Substance Abuse Task Force
- Past Member Downtown Bristol Merchants Association
- Youth Sports Coach: King Philip Little League, Bristol Youth Soccer & East Bay Pop Warner Football

Professional

- Over 25 years of experience in the Financial Industry
- 15 years specifically with in commercial lending
- Currently responsible for managing 7 Business/Commercial Lenders
- Directly involved with budget, planning, review and disbursements for construction loans
- Review and coordinate environmental due diligence on commercial property
- Review and approve Flood reports on all commercial property

- Review financial projections on commercial property to include NOI, Cap Rate, LTV, ROI, vacancy rates, and expense ratios

Moreover, I possess excellent communication, leadership and negotiation skills. I welcome the opportunity to speak with you at your earliest convenience and thank you for your time and consideration.

Sincerely,

George D. Duarte, Jr

Ms Jessalyn L Jarest

Town of Bristol | Generated 10/23/2023 @ 10:15 am by OnBoard2 - Powered by ClerkBase

1B

Status

Name Ms Jessalyn L Jarest
Application Date 6/30/2022
Expiration Date 6/30/2024
Board Member Jessalyn L Jarest
Status Validated

Board (Rank)	Vacancies	Status
Bristol Planning Board (1)	0	Pending
Zoning Board of Review (2)	0	Pending

Basic Information

Name
Ms Jessalyn L Jarest

I would like to be appointed to the position because:

I believe with my professional and personal experience, I would be a great asset to several town boards. My family and I have moved into our forever home and I am very interested in giving back to our community.

Resume File

 Download

Cover Letter File

 Download

Contact Information

Address

183 High Street
Bristol, RI 02809

Resident

Yes

Email

Phone

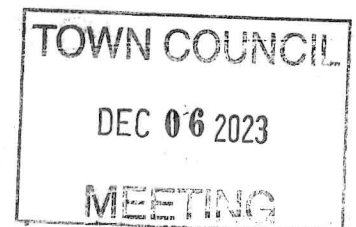
Cell Phone

Occupation

Yes, I am a city employee

No

Professional Licenses



Jessalyn L. Jarest

183 High Street
Bristol, RI 02809

Education

Rhode Island School of Design Masters of Landscape Architecture	2000 - 2003
Cook College, Rutgers, The State University of New Jersey Bachelor of Science, Environmental Planning and Design	1994 - 1998

Registration

Landscape Architect, Commonwealth of Massachusetts #1603, State of
Rhode Island LA704, State of Maine, LAR5035

Design Practice

Jessalyn Jarest Landscape Architecture LLC, Cambridge, MA Founder + Principal	March 2010 - present
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Jessalyn Jarest Landscape Architecture (JJLA) is a design driven studio focused on finding ecologically relevant solutions for evolving landscapes. Our work focuses on the integration of ideas and site, experience and ground, and developing spaces that meet the needs of our clients. We strive to find an artful expression through landscape that is both beautiful and functional. JJLA understands that each site is unique and each project approach must be an individual expression of place. We find the design process to be most successful when we are able to work together as part of a team. Fundamental to our approach is the fluid collaboration between clients, architects, and consultants.

COLLAB Landscape Collective, MA, ME, RI Founder + Principal	March 2017 - present
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COLLAB is a collaborating laboratory of five independent, women-owned landscape architecture practices. We share a commitment to beauty and ecology, and we all are passionate about communication in the creative process and precision in construction. COLLAB celebrates our complementary strengths and enables us to team up and direct those strengths toward more complex and far-reaching commissions.

Keith LeBlanc Landscape Architecture, Inc., Boston, MA (currently known as LeBlanc Jones Landscape Architects) Associate	April 2007 - February 2010
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Valued team member for multiple single family residential projects in Massachusetts and Rhode Island. Completed projects from concept design through construction administration.

Ryan Associates, Waltham, MA Project Manager	October 2005 - April 2007
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Project Manager and lead designer for single family, multi family residential, and campus planning projects across Massachusetts. Led projects from concept design through construction documents.

Design Practice (continued)

LANDWORKS Studio, Inc., Salem, MA Designer Landscape designer and team member for single family residential projects in MA. Valued team member on complex development projects in Cambridge, MA, South Boston, MA, and Pittsburg, PA.	April 2004 - October 2005
Geller DeVellis Inc., Boston, MA (currently known as Stantec, Inc.) Designer Landscape designer and team member for multi-family condominium development in Brookline, MA and Charlestown, MA. Designer and team member for a mixed use campus in Dedham, MA.	June 2003 - April 2004
Geller DeVellis Inc., Wellesley + Boston, MA (currently known as Stantec, Inc.) Design Intern	Summer 2001 + Summer 2002
Tappé Associate, Inc. Boston, MA Administrative Assistant and Marketing Assistant	January 1999 - August 2000

Teaching

The Boston Architectural College TM 421 + 7421: Site Design This course exposes architecture students to site analysis, building-site relationship and grading drainage, site circulation systems, and the fundamentals of site design.	Fall 2006 - Spring 2016
TSM 2003: Sitework Work with other instructors and department heads to develop pilot course that pairs Sitework and an advanced studio. This course exposes architecture students to site analysis, building-site relationship and grading drainage, site circulation systems, and the fundamentals of site design in relationship to architecture.	Fall 2012 - Spring 2016
Guest Studio Critic - Boston Architectural College	Spring 2006 - present
Guest Design Critic - Northeastern University	Spring 2014
Thesis Panel Critic - Boston Architectural College Guest Critic for Thesis Seminar. 2013 - present Scott, Heather. 2012 Miller, Andy. 2011	2011 - present

Publications

Exhibitions

Design Jury, Northeast Hardscape Expo, 2022

Lectures

Panels

Guest Panelist, NECMA Connecticut Career Day, March 2022

Design Jury, Boston Society of Landscape Architects Design Awards, 2020

Guest Panelist, Women in Landscape Architecture; Nichols House Museum, Boston, MA, August, 2019

(re)inhabiting infrastructures: an urban weave; Jessalyn I. Jarest, Rhode Island School of Design, Providence, RI, May, 2003

Landscapes of Water: History, Innovation, and Sustainable Design; Joseph James, Jessalyn Jarest, Jessica Leete; Bridging the Divide, Sustainable Development of the Mill River in New Haven, Connecticut; Ed. U. Fratino, A. Petrillo, A. Petruccioli, M. Stella, Uniongrafica Corcelli Editrice, Bari, 2002

Bridging the Divide: Sustainable Development of the Mill River in New Haven, Connecticut; Editor and Contributor, RISD, Providence, 2002

Innovation Presentation; Presenter, Metropolitan Waterfront Alliance, presentation to public officials, community groups, academics, and professionals of studio and research work, NYC, April 2003
Landscapes of Water; History, Innovation, and Sustainable Design International Conference; Presenter, Monopoli, Italy, September 2002

Honors +

Activities

Honors

Department of Landscape Architecture Service Award, RISD	2003
Department of Landscape Architecture Fellowship, RISD	2000 - 2003
Bigalow Scholarship	2002
RI Federation of Garden Clubs, Inc. Scholarship	2001, 2002
Leadership Excellence Award, Cook College	1998
Leadership Retreats, Cook College	1995 - 1998

Activities

Board of Directors, Thrive Outside, Bristol, RI	2022 - present
Co-Editor - BSLA Fieldbook 2021	2021-2022
BSLA Fieldbook Editorial Board	2019 - present
Member - American Society of Landscape Architects	2006 - present
Member - Boston Society of Landscape Architects (BSLA)	2006 - present
Dept of Landscape Architecture Board of Trustees, RISD	2003 - 2009
Boston School Yard Initiative	2002 - 2003
Co-coordinator of Lecture Series: Dept of Landscape Architecture	Spring 2002
Co-coordinator of published work for Bridging the Divide Studio	Spring 2002
Dean's Assistant, Division of Architecture and Design	Fall 2001
Student Liaison, Graduate Class of 2003 - Department of Landscape Architecture	Fall 2000 - 2003

Myra M Page

1C

Status


Name Myra M Page
Application Date 6/30/2022
Expiration Date 6/30/2024
Board Member Myra M Page
Status Validated


Board	Vacancies	Status
Bristol Planning Board	0	Pending

Basic Information

Name
Myra M Page

I would like to be appointed to the position because:
I believe planning for the future and maintaining the quality of life Bristol offers is important.

Resume File
 Download

Cover Letter File
 Download

Contact Information

Address
423 Hope Street
Unit K
Bristol, RI 02809

Resident
Yes

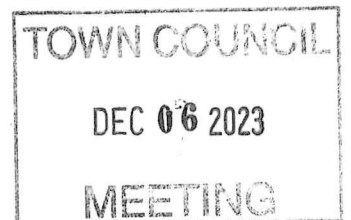
Email

Phone

Cell Phone

Occupation

Yes, I am a city employee
No



Myra M. Page

423 Hope Street, Unit K
Bristol, Rhode Island 02809

Successful business owner with experience in Management, Investment Management, Financial Planning, and Community Service. Committed to giving back time and expertise in the community.

EXPERIENCE

MP Advisors, LLC , Partner	2020 to Present
MP Advisors, LLC , CERTIFIED FINANCIAL PLANNER ™, Partner	2017 – 2020
MPM Investment Counsel, LLC, CFP®, President	2011 – 2017
Morgan Stanley Smith Barney, VP, CFP®, Financial Advisor	1994 – 2011
Smith Barney, Branch Manager	2001 – 2004
Regional Sales Manager	1999 – 2001
Kidder Peabody, VP, Financial Advisor	1988 – 1994
Dean Witter Reynolds , Financial Advisor	1984 – 1988

EDUCATION

Arizona State University (ASU), B.S. Finance, Economics	1984
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LICENSES (some now inactive)

CERTIFIED FINANCIAL PLANNER ™, Series 7,8,9,10

VOLUNTEER EXPERIENCE

Friends of Linden Place, Board Member, Finance Committee	2022 – Present
Belvedere at Hope Condominium Association, President	2022 – Present
Scottsdale Artists School, Scottsdale, Arizona, Board Member	2015 – 2020
ASU Women in Philanthropy, Chair, Donations Committee	2008 – 2021
Camelback Village HOA, Board Member	
City of Glendale Planning and Zoning Commission (Chair)	
City of Glendale Parks and Recreation Commission (Chair)	
Maricopa County Parks and Recreation Commission (Chair)	

Myra M. Page

423 Hope Street, Unit K
Bristol, Rhode Island 02809

Successful business owner with experience in Management, Investment Management, Financial Planning, and Community Service. Committed to giving back time and expertise in the community.

EXPERIENCE

MP Advisors, LLC , Partner	2020 to Present
MP Advisors, LLC , CERTIFIED FINANCIAL PLANNER ™, Partner	2017 – 2020
MPM Investment Counsel, LLC, CFP®, President	2011 – 2017
Morgan Stanley Smith Barney, VP, CFP®, Financial Advisor	1994 – 2011
Smith Barney, Branch Manager	2001 – 2004
Regional Sales Manager	1999 – 2001
Kidder Peabody, VP, Financial Advisor	1988 – 1994
Dean Witter Reynolds, Financial Advisor	1984 – 1988

EDUCATION

Arizona State University (ASU), B.S. Finance, Economics	1984
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LICENSES (some now inactive)

CERTIFIED FINANCIAL PLANNER ™, Series 7,8,9,10

VOLUNTEER EXPERIENCE

Friends of Linden Place, Board Member, Finance Committee	2022 – Present
Belvedere at Hope Condominium Association, President	2022 – Present
Scottsdale Artists School, Scottsdale, Arizona, Board Member	2015 – 2020
ASU Women in Philanthropy, Chair, Donations Committee	2008 – 2021
Camelback Village HOA, Board Member	
City of Glendale Planning and Zoning Commission (Chair)	
City of Glendale Parks and Recreation Commission (Chair)	
Maricopa County Parks and Recreation Commission (Chair)	

Status

Name Kenneth Anthony Marshall
Application Date 11/10/2023
Expiration Date 11/10/2025
Status Received

Board	Vacancies	Status
Bristol Planning Board	1	Pending

Basic Information

Name
Kenneth Anthony Marshall

I would like to be appointed to the position because:

I believe that my experience in both Public and Private life will provide a foundation to work from representing the Town Council, Administration, and the Public at Large in any and all current and future Planning events. I would be honored to represent the Council and Bristol in this very important appointed position.

Contact Information

Address
26 Harborview Ave
Bristol, RI 02809-1710

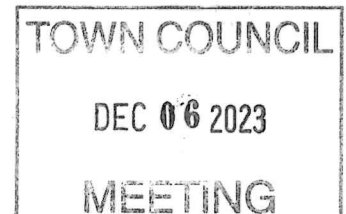
Resident
Yes

Email

Phone

Occupation

Yes, I am a city employee
No



Mr Alan - Spen

Town of Bristol | Generated 11/14/2023 @ 8:19 am by OnBoard2 - Powered by ClerkBase

1E

Status

Name Mr Alan - Spen
Application Date 11/14/2023
Expiration Date 11/14/2025
Status Received

Board	Vacancies	Status
Bristol Planning Board	1	Pending

Basic Information

Name
Mr Alan - Spen

I would like to be appointed to the position because:
I'm a new resident to Bristol; recently retired. I have a background in finance and believe I can help.

Contact Information

Address
133 Ferry Rd
Bristol, RI 02809

Resident
Yes

Email

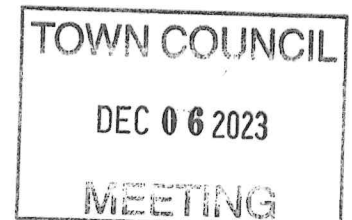
Phone

Cell Phone

Occupation

Yes, I am a city employee
No

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TOWN COUNCIL MEETING MINUTES-WEDNESDAY, NOVEMBER 15, 2023

The council met on Wednesday, November 15, 2023, and called to order at 7:01 p.m. in the Town Hall, Council Chambers, Council Chairman Calouro presiding:

PRESENT: Council Chairman, Nathan Calouro
Vice-Chairwoman, Mary Parella
Councilman, Antonio "Tony" Teixeira
Councilman, Timothy Sweeney
Councilman, Aaron Ley

ALSO PRESENT: Town Solicitor, Michael Ursillo, Esq
Town Sergeant, Archie Martins
Deputy Clerk, Lori Hubbard

ABSENT Town Clerk, Melissa Cordeiro
Town Administrator, Steven Contente

Prior to the commencement of the meeting, Council Chairman Calouro noted Clerk Cordeiro's absence due to her attendance at a Clerk's Conference.

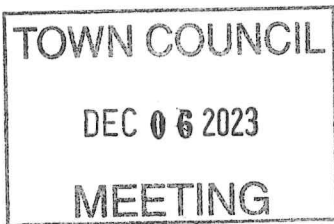
Chairman Calouro also noted the absence of Town Administrator Contente due to the passing of his father Mr. Leo Contente. Members of the council expressed their condolences and extended their sympathies to the family.

Motion RE: Consent Agenda - To Approve the Consent Agenda

Sweeney/Teixeira - Voted unanimously to approve the Consent Agenda as prepared and presented.

A. Submission of Minutes of Previous Meeting(s)

A1. Town Council Meeting - November 1, 2023



Teixeira/Sweeney - Voted unanimously to approve the minutes of November 1, 2023, as prepared and presented.

B. Public Hearings

B1. Intoxicating Beverage License Renewals 2023-2024 (see also E1)

Parella/Teixeira - Voted unanimously to close the public hearing

Prior to the vote being taken, Chairman Calouro opened the public hearing.

Richard D'Addario, attorney for The Franklin addressed the council to speak in favor of the establishment. He provided an overview of the current standing of the license noting that they are in the process of opening in the spring of 2024.

Jennifer Medina, owner of Pisco and Tequila addressed the council to speak in favor of the license renewal.

It is hereby noted for the record no other testimony was presented by members of the public in favor nor in opposition thereto

B2. Robert McNeil, McNeil Design Collaborative, Inc., d/b/a The Northeast Golf Company (Bristol Golf Park) 96 Broadcommon Road re - Request for Class BV Limited Liquor License (**see also C2 and D1**)

Sweeney/ Ley- Voted unanimously to close the public hearing and consider agenda items C2 and D1 at this time. *It is hereby noted for the record that discussion and action concerning agenda items C1 and D1 appear, in place, as found within.

Prior to the vote being taken, Robert McNeil addressed the council to speak in favor of the request for a class BV limited license. Mr. McNeil noted that the liquor sales would be an amenity to the golf club.

It was clarified that the sales of the alcohol would be located at a trailer located in the middle of the golf course at the check-in point.

The council suggested conducting a three-month review of the establishment's seasonal reopening in March, leading up to the council session on June 19th.

C. Ordinances

C1. Ordinance #2023-19 Chapter 16, Article V Stopping, Standing and Parking, Section 16-143 - Parking prohibited at all times (correction to Ordinance 2023-13 from east side to west side) (2nd reading) (continued from November 1, 2023) **(request to continue December 27, 2023, for further review)**

- a. copy of original petition requesting parking modification
- b. Patricia Esteves re - letter of concern
- c. updated recommendation from the Chief of Police

Teixeira/Ley - Voted unanimously to continue the matter until the meeting of January 17, 2024

Prior to the vote being taken, it was mentioned that the December 27 council meeting would be canceled due to multiple scheduling conflicts. The council suggested revisiting the matter on January 17, 2024.

(ADD ITEM)

At this point in the meeting, Council Chairman Calouro requested that the Council add an agenda item to consider the matter of canceling the December 27, 2023, council meeting.

Parella/Teixeira- Voted unanimously to add an agenda item to discuss the Town Council's meeting schedule.

Sweeney/Ley- Voted unanimously to omit the December 27, 2023, council meeting.

- C2.** Ordinance #2023-20 Chapter 19, Article I - In General, Section 19-2 Prohibited areas and rules governing peddlers, hawkers, itinerant vendors, and mobile food establishments (to include Itinerant vendors and mobile food establishments) **(2nd reading)**

Sweeney/Teixeira - Voted unanimously to consider this action to constitute the Second Reading for the adoption of Ordinance #2023-21. Advertise in the local newspaper

**It is hereby noted for the record that discussion pertaining to this agenda item appears in agenda item B1*

- C3.** Ordinance #2023-22 Chapter 16, Article V Stopping, Standing and Parking, Section 16-152 - Curb loading zones (loading zone- Charles St north side extending 66 feet west) **(2nd reading)**

Sweeney/Teixeira - Voted unanimously to consider this action to constitute the second reading of Ordinance #2023-22. Advertise in the local newspaper.

- C4.** Ordinance #2023-23 Chapter 28, Zoning, Sec. 28-1 (Definitions); Sec. 28-82 (Use regulations); Sec. 28-150 (Special use permit standards for various uses); Sec. 28-152 (Zoning modification permits); Article VI (Development Plan Review); Sec. 28-221 (Land nonconforming by area); Article IX, Division 6 (Low and Moderate Income Housing and Inclusionary Zoning); Sec. 28-408 (Zoning board of review); Sec. 28-409 (Variances and special use permits); Proposed New Sec. 28-161 (Adaptive reuse); Proposed New Sec. 28-414 (Unified development review) **(MISCELLANEOUS REVISIONS REFLECTING STATE LAW CHANGES) 1st Reading and call for Public Hearing December 6, 2023**

- a. (draft) Zoning Ordinance Amendments
- b. (draft) Special Use Permit Standards
- c. (draft) Permitted Use Table

Teixeira/Parella - Voted unanimously to consider this action to constitute the first reading of Ordinance #2023-23 and to call for a public hearing to consider said matter for the Second Reading to be held on December 6, 2023.

D. Licensing Board - New Petitions

D1. Robert McNeil, McNeil Design Collaborative, Inc.,
d/b/a The Northeast Golf Company (Bristol Golf Park)
96 Broadcommon Road re - Request for Class BV Limited
Liquor License

a. recommendation - Town Administrator and Fire Chief

b. recommendation - Town Administrator and Chief of
Police

c. recommendation - Town Administrator and Department
of Community Development

d. recommendation - Town Administrator and Zoning
Board

Teixeira/Ley -Voted unanimously to grant this license per the recommendations received and conditions, if any, as delineated, and also subject to conformance to all laws and ordinances and payment of all fees, taxes, and levies. Subject to a three-month review following their seasonal reopening in Spring, scheduled for June 19th, 2024

**It is hereby noted for the record that discussion pertaining to this agenda item appears in agenda item B1*

D2. Robert McNeil, McNeil Design Collaborative, Inc.,
d/b/a The Northeast Golf Company (Bristol Golf Park),
96 Broadcommon Road re - request for a Dancing and

Entertainment License **(continued from October 4, 2023)**

- a. recommendation - Town Administrator and Fire Chief
- b. recommendation - Town Administrator and Chief of Police

Sweeney/ Teixeira- Voted unanimously to continue the matter to the January 17, 2024, council meeting.

Prior to the vote taken, Chairman Calouro expressed reservations about the request for the dancing and entertainment license and indicated a lack of support for granting it in this area.

Mr. McNeil explained that the license would be to host a series of events at the golf course that would contain acoustic music.

It was suggested that a one-day or special event permit be requested instead of granted a full blank license.

Discussions ensued concerning the possibility of allowing a restricted dancing and entertainment license for seasonal use, with the condition of permitting only acoustic music.

Mr. McNeil explained that he had established a designated area behind the building, denoted as a beer garden, specifically intended for post-golf activities. The space, measuring approximately 25 by 25 feet, is not overly large and is primarily meant for our players, with an expected capacity of around 40 to 50 people for events. Through our partnership with a brewery, he planned to utilize it as a resource for events, ensuring flexibility between indoor and outdoor spaces to create a seamless experience. He noted that the brewery will also be responsible for managing activities related to dancing.

The suggestion was for Mr. McNeil to revisit the council on January 17, 2024, to present alternative proposals or a more detailed plan for the council's evaluation regarding dancing and entertainment.

- D3.** Kyle Olsen, Star Laundromat f/k/a East Bay Laundromat, 26 Gooding Avenue re - Request a Public Laundry License (new ownership)

- a. recommendation - Town Administrator and Water Pollution Control

Teixeira/Sweeney- Voted unanimously to continue to the December 6th council meeting.

E. Licensing Board - Renewals

E1. Intoxicating Beverage License Renewals 2023-2024

- a. recommendation - Town Administrator and Fire Chief
- b. recommendation - Town Administrator and Chief of Police
- c. recommendation - Town Administrator and Water Pollution Control

Teixeira/Sweeney- Voted unanimously to grant renewal of these licenses based upon the recommendations received and the receipt of all necessary renewal paperwork from the licensees and also subject to conformance to all laws and ordinances and payment of all fees, taxes, and levies.

Also, to include a provision for a six-month review scheduled for May 29th, 2024, specifically for the Nest; and to instruct the town to issue notification(s) to local liquor license establishments regarding RIGL 3-7-26(b)

Prior to the vote taken, Councilman Teixeira noted the successes of many local businesses.

Discussions ensued regarding the Nest's Facebook advertisement promoting free drink specials in violation of RGGL 3-7-26(b). It was noted that the manager was informed and canceled the event prior to the start time. It was further highlighted that violation of the laws and ordinances could result in a show

cause hearing and potential loss of license, and such infringements would not be tolerated.

The council suggested that the town should contact local liquor license establishments to remind them of the restriction. Additionally, it was recommended that a six-month review of the Nest's license be scheduled to ensure that such behavior has not persisted

E2. Sunday Sales License Renewals 2023-2024 (package stores)

- a. recommendation - Town Administrator and Fire Chief
- b. recommendation - Town Administrator and Chief of Police

Sweeney/Teixeira- Voted unanimously to grant renewal of these licenses based upon the recommendations received and the receipt of all necessary renewal paperwork from the licensees and also subject to conformance to all laws and ordinances and payment of all fees, taxes, and levies.

E3. Victualling License Renewals 2023-2024

- a. recommendation - Town Administrator and Fire Chief
- b. recommendation - Town Administrator and Chief of Police
- c. recommendation - Town Administrator and Water Pollution Control

Teixeira/Sweeney- Voted unanimously to grant renewal of these licenses based upon the recommendations received and the receipt of all necessary renewal paperwork from the licensees and also subject to conformance to all laws and ordinances and payment of all fees, taxes, and levies.

E4. Additional Hours License Renewals 2023-2024

- a. recommendation - Town Administrator and Chief of Police

Teixeira/Sweeney- Voted unanimously to grant renewal of these licenses based upon the recommendations received and the receipt of all necessary renewal paperwork from the licensees and also subject to conformance to all laws and ordinances and payment of all fees, taxes, and levies.

E5. Amusement Devices License Renewals 2023-2024

- a. recommendation - Town Administrator and Fire Chief
b. recommendation - Town Administrator and Chief of Police

Sweeney/Teixeira- Voted unanimously to grant renewal of these licenses based upon the recommendations received and the receipt of all necessary renewal paperwork from the licensees and also subject to conformance to all laws and ordinances and payment of all fees, taxes, and levies.

E6. Holiday Sales License Renewals 2023-2024

- a. recommendation - Town Administrator and Fire Chief
b. recommendation - Town Administrator and Chief of Police

Teixeira/Sweeney- Voted unanimously to grant renewal of these licenses based upon the recommendations received and the receipt of all necessary renewal paperwork from the licensees and also subject to conformance to all laws and ordinances and payment of all fees, taxes, and levies.

F. Petitions - Other

G. Appointments

G1. Zoning Board of Review (1 unexpired term set to expire March 2025)

a. Alayne White 11 Constitution Street (2nd Alternate)
- Letter of resignation

b. Paul Blasbalg, 60 Dewolf Avenue,
interest/appointment

c. Myra M. Page, 423 Hope Street, Unit K,
interest/appointment

d. Robert Larisa, III, 72 Sherman Avenue,
interest/appointment

Teixeira/Sweeney- Voted unanimously to accept the resignation and instruct the Clerk to send a letter of thanks for service, and to instruct the clerk to set a special meeting for interviews at the convenience of the parties

Prior to the vote being taken Alayne White of 11 Constitution St., addressed the council to share her experience serving on a town board and expressed her gratitude for the opportunity to serve on the zoning board. She further emphasized the significance of having a diverse composition of members on the board, recommending Myra Page to serve in her place.

G2. Harbor Commission Advisory Committee (1 vacant seat set to expire August 2026)

a. George S. ~~Burnham~~*Burman, 66 Highland Road, interest/appointment

Sweeney/Teixeira- Voted unanimously to instruct the Clerk to set a special meeting for interviews at the convenience of the parties

*Prior to the vote being taken Deputy Clerk Hubbard acknowledged on the record the incorrect spelling of the applicant and provided the accurate spelling as George S. Burman.

H. Old Business

I. Other New Business Requiring Town Council Action

I1. Sgt. Mourato re - (PSA) 2024 Citizens Academy Class

Sweeney/Teixeira - Voted unanimously to receive and file

Prior to the vote being taken Sgt. Mourato addressed the council and provided an overall highlight of the 2024 Citizens Academy Class set to commence on the revised date of January 24, 2024. He encouraged everyone to apply, emphasizing the limited availability of spaces. He noted applications are available in the town hall lobby and website and the police department lobby and website.

Chief Lynch expressed gratitude to Sgt. Mourato and Officer Brandon Correia, members of the accreditation and community outreach teams responsible for the Citizens Police Academy. The chief highlighted that one of the topics covered in the academy is the significance of a police department achieving national accreditation. Although not initially on the agenda, Chief Lynch informed the council that Sgt. Mourato and Officer Correia recently returned from Bellevue, Washington, where the Bristol Police Department was once again honored with national accreditation, attaining the gold standard. The chief extended thanks for their contribution to the excellence of the police department and its service to the community

The members of the council commended the local police department, particularly emphasizing the importance of the Police Academy in fostering closer ties between the community and law enforcement. They highlighted the mutual aspect of respect and gratitude, emphasizing that these are earned. They expressed gratitude for the community policing approach in Bristol, contrasting it with the situation in other communities.

I2. Director Williamson re - Learn365 Grant Assurances

- a. Grant Assurances for Learn365RI
- b. Learn365RI PowerPoint presentation

Teixeira/Ley - Voted unanimously to receive and file

Prior to the vote taken, Director Williamson noted that the grant assurance for Learn365RI was for informational purposes and would be later authorized by the town Administrator.

Planner Toth provided an overview of the progress of the Learn365 program, and the community facilities grant. He provided a presentation to the council containing the following information:

- Goals and Structure
 - Develop Career and Technical Education Afterschool Program for local students grades 8 through 12.
 - Participation open to all students in grades 8-12 residing in Bristol or that attend BWRSD
 - Introduce Students to Concepts and Careers in Manufacturing, Design, and Trades
 - Site Visits
 - Herreshoff Marine Museum Composites Program - Skateboard Kit
 - Connect Concepts being learned in the classroom with real-world
 - Hands on Projects
 - Tutoring and Classroom Programs
- Administration
 - Stakeholder working group
 - Members of the Community, Library Staff, Town Staff, and BWRSD Staff working together to plan and guide program

- LEARN365 Coordinator
 - Part-time contracted coordinator responsible for day-to-day administration, preparing reports, and working with Town Oversight Staff
- Town Oversight
 - The program is overseen by Library Staff and the Grant is Administered by the Department of Community Development. All direct costs are covered by the grant.
- BUDGET -totaling \$50,000
- Current Status
 - Award of Coordinator Position
 - Coordinator Position was awarded to Craig Evans after review and receipt of bid.
 - Presentation to Interested Students
 - Herreshoff Marine is working to recruit students for Skateboard program and beyond
 - Curriculum Development
 - Working Group is developing classroom tie-in programming
 - Expenses
 - Expenditures approved by Community Development
- Next Steps
 - Start of Programming with Herreshoff Marine Museum
 - Start of Classroom Programming
 - Start of Reporting
 - Further Development of Curriculum and Summer Programming
 - Program will run until September 2024
- Tie in to Rogers Free Library
 - State Requires LEARN365 Compact be Signed and LEARN 365 Programming to be a part of Community Learning Facilities Grant
 - Opens up \$1.75M in funding for Generational Investment in Library
- Community Learning Facilities Grant
 - Choice of Rogers Free Library
 - Investment of \$1.75M Allows for both massive facilities upgrades and new resources with little to no Town Funds
 - Existing Facility and considered Presumed Allowable Use by US Treasury
 - Existing programming and partnership already covers "Direct and Joint" requirement for Work, Education, and Health Monitoring

- Lower risk, failure to meet/report requirements can result in being required to reimburse US Treasury
- Community Learning Facilities Grant
 - Concerns with Walley School
 - Bids received - even with Value Engineering - still barely covered with addition of this funding
 - Concerns about overruns costing Town
 - Far more new programming needed, creating
- Programming
 - US Treasury requires programming for Education, Work, and Health Monitoring "Directly and Jointly" - available during all open hours to all clients
 - Library offers resources for all three items, and will develop additional programming through staff and partnerships (i.e. BHEZ, EBCAP, BWRSD, etc)
 - Programming can include Broadband-enabled resources
 - Programming must start by December 2026 and show operation for 5 years.
- Potential Award and Proposed Expenses
 - Total Allowed Funds (3rd Allocation) - \$1,751,142
 - Proposed Construction Projects
 - Mezzanine Improvements
 - Additional Quiet Study Areas
 - Maker Space
 - Roof Insulation
 - Security System Upgrades
 - Electrical Upgrades
 - HVAC Upgrades
 - Community A/V and Classroom
 - Upgrade Exterior Display Window
 - Flooring Replacement
 - Storage and Shelving
 - Water Intrusion Repairs
 - Window Repairs
 - ADA Repairs and Improvements
 - Equipment and Material Purchases
 - Computers and Laptops
 - Furniture and Furnishings
 - Maker Space Equipment

- Community Engagement
 - Design and Programming will involve lengthy public input from Community Stakeholders, the Council, and the Public at Large
 - Community Surveys
 - Community Workshops
 - Council Workshops
 - Library Board Workshops

Vice Chairwoman Parella inquired about the connection between the Career and Technical Education (CTE) programs at Kickemuit Middle School and the Mt. Hope High School's offerings. She suggested that the goal might be to provide students with an opportunity to continue their CTE learning after school. Planner Toth clarified that the intention is not to replace existing programs but to offer an additional option for students.

Vice Chairwoman Parella sought confirmation that the after-school program is open to all students, including those from private or parochial high schools. She then inquired whether the program would provide extra support or cover different topics compared to the high school's offerings. Planner Toth expressed the belief that the aim is to broaden students' horizons

Councilman Ley inquired about the duration of the program, asking if it would extend beyond one year. Planner Toth responded, expressing a strong desire for continued funding beyond the initial year. He acknowledged the dependence on state funding and the uncertainty regarding future program years. Planner Toth emphasized the intention to keep the program free for all students but also mentioned exploring alternative funding sources over time to ensure sustainability beyond the initial year.

Councilman Ley draws parallels between the current program and the 2016 initiative, specifically referencing Governor Raimondo's Real Jobs Rhode Island program. He highlights the earlier marine trades and composites partnership in Bristol, led by Wendy Mackey, and the marine trades industry. Noting that the program aimed to expose high school students to careers in the blue economy. Councilman Ley suggests that lessons from the challenges faced by the previous initiative, including a major study, could provide valuable insights for the current program

Councilman Ley inquires about the recruitment progress for the program and the current number of students involved in the skateboard program acknowledging the importance of outreach and

recruitment efforts. Planner Toth responds that there are currently 10 participants.

Councilman Ley expressed hope that the program will gain momentum and attract more participants over time. He highlights the need to showcase success stories and breakthroughs to demonstrate the program's impact, particularly if it aims to become an annual initiative.

- I3.** Director Williamson re - CDBG Housing Proposals for Home Repair Program

Teixeira/Sweeney - Voted unanimously to continue to December 6th, 2023, Council meeting

- I4.** Director Parks and Recreation Rensehausen re - Permission to apply for RI DEM Grant - matching funds

Parella/Teixeira - Voted unanimously to authorize the Town Administrator and Director Rensehausen to submit an application for RI DEM with the approval of matching funds in the amount of \$125,000.00 to be allocated from open space.

Director Rensehausen informs the council about upcoming grant opportunities from the Department of Environmental Management (DEM), with a deadline of December 6th. He emphasizes the need for matching funds and seeks the council's approval before applying. Director Rensehausen details two grant rounds, each requiring a 20% match. The small grant allows for a \$100,000 project with a \$25,000 match (\$125K total project), focusing on Coelho Park, specifically the basketball court and playground equipment. Director Rensehausen explains that other parks, including Rockwell Park and Cedarcrest Playground, are already undergoing improvements.

Director Rensehausen highlights the possibility of a larger recreation grant, allowing for a \$400,000 project with a

\$100,000 match (\$500K, total project). He explained that Director Williamson along with the Community Development Block Grant (CDBG), is actively working on resolving drainage issues in the town common this year. The grants have the ability to incorporate drainage issues in the town common. The plan includes making the playground fully handicapped accessible with a poured rubber surface, adding a walkway from Byfield School, and potentially installing big belly solar-operated trash compacting units and a bathroom near the pickleball courts in hopes of getting rid of Porta Johns on the common.

Discussions ensued regarding Big Belly solar-operated trash compactor units.

Chairman Calouro inquired about the timeline for grant awards and matching fund requirements if successful. Director Rensehausen clarifies that the grants would be awarded in the next fiscal year, with information on the submission outcome available in spring. He anticipated \$125,000 in matching funds for \$500,000 in project grants (\$625, in total projects). Anticipating additional funds from the State and the Community Development Block Grant (CDBG), which contributes to replacing part of the program but not the entire cost.

CF. Citizens Public Forum

PERSONS WISHING TO SPEAK DURING THE CITIZENS PUBLIC FORUM MUST NOTIFY THE COUNCIL CLERK PRIOR TO THE COMMENCEMENT OF THE MEETING

J. Bills & Expenditures

J1. Bid# 1022 - Screw Pump Repair - Main Lift Pumping Station

Sweeney/Parella - Voted unanimously to refer this matter to the Town Administrator and Water Pollution Control to act in the best interest of the Town.

Prior to the vote being taken, Deputy Clerk Hubbard read the following bid received:

- Hart Engineering Corp., Inc. in the amount of \$867,000

J2. Bid# 1023 - 4th of July Ball 2024

Teixeira/Parella - Voted unanimously to refer this matter to the Town Administrator and Fourth of July Committee to act in the best interest of the Town.

Prior to the vote being taken, Deputy Clerk Hubbard read the following bid received:

- Keane's Wood-Fired Catering in the amount of \$74.65 per plate
- Common Pub & Grill in the amount of \$100.00 per plate
- Blackstone Caterers in the amount of \$154.17 per plate
- Pranzi Catering and events in the amount of \$134.70 per plate
- Emery's Catering in the amount of \$38,628.25 total cost

J3 Bid# 1024 - Emergency Medical Services - Paramedic

Parella/Teixeira - Voted unanimously to refer this matter to the Town Administrator and Fire Chief to act in the best interest of the Town.

Prior to the vote being taken, Deputy Clerk Hubbard read the following bid received:

- Paramedic Systems, Inc. in the amount(s) of
 - o Year 1 - July 1, 2024-June 30, 2025 - \$620,000
 - o Year 2 - July 1, 2025-June 30, 2026 - \$651,000
 - o Year 3 - July 1, 2026-June 30, 2027 - \$683,000

K. Special Reports

- K1.** Juan Mariscal, Chairman, Bristol County Water Authority Tri-Town Monthly Report, October 26, 2023

Sweeney/Teixeira- Voted unanimously to receive and place this matter on file

There being no further business, upon a motion by Councilman Sweeney, seconded by Councilman Teixeira, and voted unanimously, the Chairman declared this meeting to be adjourned at 8:27 pm.

L. Town Solicitor

M. Executive Sessions

Consent Agenda Items:

(CA) AA. Submission of Minutes - Boards and Commissions

Approval of consent agenda = "motion to receive and place these items on file"

- (CA) AA1. Bristol Fire Department Board of Engineers Meeting Minutes, October 30, 2023
- (CA) AA2. Harbor Commission Meeting Minutes, October 2, 2023
- (CA) AA3. Bristol 4th of July Committee General Meeting Minutes, September 19, 2023
- (CA) AA4. Bristol Fourth of July Committee, Souvenir Sub-Committee Meeting Minutes, October 11, 2023
- (CA) AA5. Bristol Fourth of July Souvenir Sub-Committee Meeting Minutes, October 11, 2023
- (CA) AA6. Bristol Fourth of July Committee, Souvenir Print Subcommittee Meeting Minutes, October 17, 2023
- (CA) AA7. Bristol Fourth of July Committee, Membership Subcommittee Meeting Minutes, October 23, 2023
- (CA) AA8. Bristol Fourth of July Committee, Macaroni Supper Sub-Committee Meeting Minutes, October 23, 2023
- (CA) AA9. Bristol Fourth of July Committee, Jingle Mingle Meeting Minutes, October 30, 2023
- (CA) AA10. Harbor Commission Meeting Minutes, November 6, 2023
- (CA) AA11. Bristol Housing Authority Meeting Minutes, October 12, 2023

(CA) BB. Budget Adjustments

Approval of consent agenda = "motion to approve these adjustments"

(CA) CC. Financial Reports

Approval of consent agenda = "motion to receive and place these items on file"

(CA) CC1. Town Treasurer Hassell- re Revenue and Expenditure Statement - November 9, 2023

(CA) DD. Proclamations, Resolutions & Citations

Approval of consent agenda = "motion to adopt these Proclamations, Resolutions and Citations as prepared and presented"

(CA) DD1. Proclamation - Walter Coelho named "Veteran of the Year 2023" (signed)

(CA) DD2. Citation - Cidalia "Cid" Rodrigues, Bristol Sports Club, "Woman of the Year" (signed)

(CA) DD3. Citation - Unity Park - 2023 Rhody Award for Historic Preservation (signed)

(CA) EE. Utility Petitions

Approval of consent agenda = "motion to approve these petitions"

(CA) FF. City & Town Resolutions Not Previously Considered

Approval of consent agenda = "motion to receive and place these items on file"

(CA) GG. Distributions/Communications

Approval of consent agenda = "motion to receive and place these items on file"

(CA) GG1. Bid# 1021 - Bristol Municipal Career and Technical Academy/Learn 365 Coordinator

(CA) GG2. Town Clerk Cordeiro - Thank you letter to Armand Bilotti for serving on the Bristol Planning Board

(CA) GG3. Town Administrator Contente to Craig H. Evans re - award Bid# 1021 - Bristol Municipal Career and Technical Academy/Learn 365 Coordinator

(CA) GG4. Town Clerk Cordeiro re - Letter of recommendation to CRMC

(CA) GG5. Town Clerk Cordeiro - Call for Representatives to serve on the Bristol 250th Semi-quincentennial Commission

(CA) HH. Distributions/Notice of Meetings
(Office copy only)

Approval of consent agenda = "motion to receive and place these items on file"

(CA) HH1. Bristol Prevention Coalition Meeting, November 1, 2023

(CA) HH2. Board of Canvassers Meeting, November 7, 2023

(CA) HH3. Board of Canvassers Meeting, November 8, 2023

(CA) HH4. Capital Project Commission Meeting, November 6, 2023

(CA) HH5. Bristol Fourth of July Committee - Fourth of July Jingle Mingle Meeting, November 13, 2023

(CA) HH6. Bristol Fourth of July - Fourth of July Ball Meeting, November 13, 2023

(CA) HH7. Harbor Commission Meeting, November 6, 2023

(CA) HH8. Harbor Commission Meeting Amended, November 6, 2023

(CA) HH9. Bristol Housing Authority Meeting, November 9, 2023

(CA) HH10. Bristol Fourth of July Committee Jingle Mingle Meeting, November 13, 2023

(CA) HH11. Bristol County Water Authority Meeting, November 13, 2023

(CA) HH12. Conservation Commission Meeting, November 14, 2023

(CA) II. Claims (Referrals)

Approval of consent agenda = "motion to refer these items to the Insurance Committee and at its discretion to the Interlocal Trust"

(CA) II1. Maria R. Chaves, 147 Bradford Street, personal injury claim

- (CA) II2. Jimmy Smith, 66 French Avenue, Brockton MA,
Complaint for a Civil Case
- (CA) II3. Bruce P. Gladstein attorney on behalf of Michael
Brum, 118 Church Street, personal injury claim
- (CA) JJ. Miscellaneous Items Requiring Council Approval**
- Approval of consent agenda = "motion to approve
these items"**
- (CA) KK. Curb cut petitions as approved by the director of
public works**
- Approval of consent agenda = "motion to grant these
curb cuts per the recommendation of, and conditions
specified by, the Director of Public Works"**

There being no further business, upon a motion by Councilman
Sweeney, seconded by Councilman Teixeira, and voted unanimously,
the Chairman declared this meeting to be adjourned at 8:27 pm.



Town of Bristol, Rhode Island

Department of Community Development

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

November 8, 2023

Class W.

TO: Melissa Cordeiro, Town Clerk
FROM: Diane M. Williamson, Director
RE: **First Reading of Zoning Ordinance Revisions – Chapter 28**

Attached are the draft Zoning Ordinance amendments for first reading at the November 15, 2023 Town Council meeting. The second reading and public hearing is being advertised for December 6, 2023. The Planning Board meeting to review these amendments in November and any edits recommended as a result of this review will be presented prior to the December public hearing.

As you know, these amendments were necessitated due to changes in the State Law that will take effect on January 1, 2024.

Thank you.

TOWN COUNCIL
DEC 06 2023
MEETING

~~TOWN COUNCIL
NOV 15 2023
MEETING~~

2nd reading

LEGAL NOTICE

**TOWN OF BRISTOL
PUBLIC HEARING**

Notice is hereby given that the Town Council of the Town of Bristol will hold a second reading and public hearing on Wednesday, December 6, 2023, at 7:00 pm in the Council Chambers at the Bristol Town Hall, 10 Court Street, on the amendment of the following town ordinance:

**PROPOSED ZONING ORDINANCE AMENDMENTS – MISCELLANEOUS
REVISIONS REFLECTING STATE LAW CHANGES**

Sec. 28-1 (Definitions); Sec. 28-82 (Use regulations); Sec. 28-150 (Special use permit standards for various uses); Sec. 28-152 (Zoning modification permits); Article VI (Development Plan Review); Sec. 28-221 (Land nonconforming by area); Article IX, Division 6 (Low and Moderate Income Housing and Inclusionary Zoning); Sec. 28-408 (Zoning board of review); Sec. 28-409 (Variances and special use permits); Proposed New Sec. 28-161 (Adaptive reuse); Proposed New Sec. 28-414 (Unified development review)

The proposed amendments are required due to changes in state law which will take effect on January 1, 2024, the proposed effective date of these amendments. The amendments include the following changes:

- Revised standards for granting a dimensional variance;
- Addition of new criteria for uses permitted by special use permit and changes to table of permitted uses;
- Allowance for modification of dimensional requirements up to 15 percent;
- Procedure whereby uses not specifically addressed in the use table may be presented to the Zoning Board for review;
- Reduced dimensional requirements for nonconforming lots, and prohibition against lot merger in certain cases;
- Process for review and approval comprehensive permit applications (residential developments containing a minimum of 25% deed-restricted affordable housing);
- Unified development review for developments requiring zoning relief as well as approval by the Planning Board/Technical Review Committee/Administrative Officer;
- Standards for adaptive reuse (conversion of existing non-residential buildings to residential or mixed-use developments);
- Changes reflecting 2022 state law changes to the quorum requirement for the Zoning Board and majority vote required to approve applications

Proposed amendments are available at the Town Hall in the Town Clerk's Office and may be viewed or downloaded from the Town of Bristol website at www.bristolri.gov.

The proposed ordinance may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. All such alterations or amendments will be presented for comment in the course of the public hearing. All persons interested are invited to be heard thereon.

Per Order of the Town Council,
Melissa Cordeiro
Council Clerk

NOTE: INDIVIDUALS REQUESTING INTERPRETIVE SERVICES FOR THE DEAF OR HARD OF HEARING MUST NOTIFY THE TOWN CLERK'S OFFICE AT 253-7000, 72 HOURS IN ADVANCE OF THE HEARING DATE.

November 16, 23, & 30, 2023

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**TOWN OF BRISTOL
PUBLIC HEARING**

Notice is hereby given that the Town Council of the Town of Bristol will hold a second reading and public hearing on Wednesday, December 6, 2023, at 7:00 pm in the Council Chambers at the Bristol Town Hall, 10 Court Street, on the amendment of the following town ordinance:

**PROPOSED ZONING ORDINANCE
AMENDMENTS – MISCELLANEOUS REVISIONS
REFLECTING STATE LAW CHANGES**

Sec. 28-1 (Definitions); Sec. 28-82 (Use regulations); Sec. 28-150 (Special use permit standards for various uses); Sec. 28-152 (Zoning modification permits); Article VI (Development Plan Review); Sec. 28-221 (Land nonconforming by area); Article IX, Division 6 (Low and Moderate Income Housing and Inclusionary Zoning); Sec. 28-408 (Zoning board of review); Sec. 28-409 (Variances and special use permits); Proposed New Sec. 28-161 (Adaptive reuse); Proposed New Sec. 28-414 (Unified development review)

The proposed amendments are required due to changes in state law which will take effect on January 1, 2024, the proposed effective date of these amendments. The amendments include the following changes:

- Revised standards for granting a dimensional variance;
- Addition of new criteria for uses permitted by special use permit and changes to table of permitted uses;
- Allowance for modification of dimensional requirements up to 15 percent;
- Procedure whereby uses not specifically addressed in the use table may be presented to the Zoning Board for review;
- Reduced dimensional requirements for nonconforming lots, and prohibition against lot merger in certain cases;
- Process for review and approval comprehensive permit applications (residential developments containing a minimum of 25% deed-restricted affordable housing);
- Unified development review for developments requiring zoning relief as well as approval by the Planning Board/Technical Review Committee/Administrative Officer;
- Standards for adaptive reuse (conversion of existing non-residential buildings to residential or mixed-use developments);
- Changes reflecting 2022 state law changes to the quorum requirement for the Zoning Board and majority vote required to approve applications

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November 16, 22, & 30, 2023



Town of Bristol, Rhode Island

Department of Community Development

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

November 27, 2023

TO: Melissa Cordeiro, Town Clerk

FROM: Diane M. Williamson, Director

RE: **Zoning Ordinance Amendments – Chapter 28 – Per State Law Revisions**

The Planning Board reviewed the proposed amendments to Chapter 28, as drafted by the Town Solicitor's Office and the Department of Community Development Staff, at their November 9 and November 21, 2023 meetings.

Following the review of these amendments at the November 21, 2023 meeting, the Planning Board unanimously passed a motion to refer the draft proposals, as revised, to the Town Council and recommend adoption of same. The Planning Board made a finding in the motion that the draft proposed amendments are consistent with the General Purposes of Zoning and the Comprehensive Plan.

Attached are the documents that reflect the Planning Board's recommendations for the Town Council's December 6, 2023 meeting as follows:

- Draft proposed amendments to the Permitted Land Use Table;
- Draft proposed amendments to the Special Use Permit Standards; and,
- Draft proposed amendments incorporating required language from State Law

As you know, these changes to the Zoning Ordinance are in response to the State Law amendments that will take effect on January 1, 2024. In addition to required language that must be included in the Town's Zoning Ordinance, the State Law says that any Special Use Permit uses without standards are allowed uses by right. The Board spent considerable time reviewing the Permitted Land Use Table and the recommended edits include creating new Special Use Permit standards where there were none or changing a use to a permitted or non-permitted use.

Given the short timeframe for these amendments to be considered and adopted, the Planning Board will conduct a 6-month review following adoption. The Planning Board would like to re-examine the proposed changes to see if any need to be further clarified or refined. The Board was particularly concerned with the new Adaptive Reuse section and over the next 6 months would like to study what other Towns have adopted to see if there are examples that Bristol could adopt to further protect the Town.

It is also noted that the Planning Board recommended that the Inclusionary Zoning provision of the Ordinance be repealed given the new State Law mandating high density bonus calculations. The Comprehensive Permit process will remain with revisions as per the State Law. The Town has recently received a grant to update the Housing Element of the Comprehensive Plan; it is hoped that through this update we may find other tools to create more affordable housing.

Thank you.

Diane M. Williamson

Bristol Zoning Ordinance – 2023 Amendments

This amendment to the Zoning Ordinance contains the following revisions:

- Variance standards/definition [Article I, Sec. 28-1; Article XI, Sec. 28-409]
- Dimensional modifications [Article I, Sec. 28-1; Article V, Sec. 28-152]
- Substandard lots of record [Article VII, Sec. 28-221]
- Lot merger [Article VII, Sec. 28-221]
- Amended procedures for comprehensive permit applications [Article IX, Division 6]
- Adaptive reuse [Article I, Sec. 28-1; Article V, Sec. 28-161]
- Inclusionary zoning [Article IX, Division 7]
- Unified development review [Article XI, Sec. 28-414]
- Notice and hearing requirements [Article II, Sec. 28-52; Article XI, Sec. 28-409]
- Revisions to the definition of selected uses [Article I, Sec. 28-1]

Also contained within this amendment are revisions to changes to state law that took effect in 2022, as follows:

- Quorum requirement for the Zoning Board reduced from five (5) to four (4) members [Article XI, Sec. 28-408]
- Majority vote of three (3) members required to approve applications for variances or special use permits [Article XI, Sec. 28-408]

ORDINANCE No. 2023-___

AN ORDINANCE IN AMENDMENT TO CHAPTER 28 OF THE ORDINANCES OF THE BRISTOL TOWN CODE – ZONING ORDINANCE

* * *

Article I. In General.

Sec. 28-1. Definitions.

Amend as follows:

* * *

Adaptive reuse means the conversion of an existing structure from the use for which it was constructed to a new use by maintaining the elements of the structure and adapting such elements to a new use.

* * *

Boatyard/marina means a commercial facility for some or all of the following: the storing, servicing, sale, repairing, fueling, berthing, and securing, launching and transporting of boats, and the sale of fuel and incidental supplies (such as marine equipment and food service and

Bristol Zoning Ordinance – 2023 Amendments

supplies) for the boat owners, crews and guests, and provision of on-water taxi and marine salvage operations.

* * *

Cemetery means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including ~~crematories~~, mausoleums and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

* * *

Modification means permission granted and administered by the zoning official and pursuant to RIGL 45-24-46 and set forth in this Chapter at Sec. 28-152, to grant a dimensional variance other than lot area requirements from the zoning ordinance to a limited degree, not to exceed fifteen percent (15%) of each of the applicable dimensional requirements.

* * *

~~*Public informational meeting* means a meeting of the planning board or other governing body preceded by a notice, open to the public and at which the public shall be heard.~~

* * *

Variance means permission to depart from the literal requirements of this chapter. An authorization for the construction or maintenance of a building or structure, or for the establishment or maintenance of a use of land, which is prohibited by this chapter. There shall be only two categories of variance, a use variance or a dimensional variance.

(1) *Use variance.* Permission to depart from the use requirements of this chapter where the applicant for the requested variance has shown by evidence upon the record that the subject land or structure cannot yield any beneficial use if it is to conform to the provisions of this chapter.

(2) *Dimensional variance.* ~~Permission to depart from the dimensional requirements of this chapter, where the applicant for the requested relief has shown, by evidence upon the record, that there is no other reasonable alternative way to enjoy a legally permitted beneficial use of the subject property unless granted the requested relief from the dimensional regulations. However, the fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.~~ under the applicable standards set forth in RIGL 45-24-41 and set forth in this Chapter at Sec. 28-409(c).

* * *

Article II. Administration.

* * *

Division 2. Amendment of Zoning Provisions.

* * *

Amend as follows:

Bristol Zoning Ordinance – 2023 Amendments

Sec. 28-52. - Notice and hearing requirements.

(a) No provision of this chapter shall be adopted, repealed, or amended until after a public hearing has been held upon the question before the town council. The town council shall first give notice of such public hearing by publication of notice in a newspaper of general local circulation within the town at least once each week for three consecutive weeks prior to the date of such hearing, which may include the week in which the hearing is to be held, at which hearing opportunity shall be given to all persons interested to be heard upon the matter of the proposed ordinance. Written notice, which may be a copy of such newspaper notice, shall be mailed, to the parties specified in subsections (b) through (f) of this section, at least two weeks prior to the hearing. Such newspaper notice shall be published as a display advertisement, using a type size at least as large as the normal type size used by the newspaper in its news articles, and The same notice shall be posted in the town clerk's office and one other municipal building and shall be accessible on the home page of the town's website at least fourteen (14) days prior to the hearing. The notice shall:

- (1) Specify the place of the hearing and the date and time of its commencement;
 - (2) Indicate the provisions for adoption, amendment or repeal of this chapter that is under consideration;
 - (3) Contain a statement of the proposed amendments to this chapter that may be printed once in its entirety, or summarize or describe the matter under consideration;
 - (4) Advise those interested where and when a copy of the matter under consideration may be obtained or examined and copied; and
 - (5) State that the proposal shown thereon may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any such alteration or amendment must be presented for comment in the course of the hearing.
- (b) Where a proposed general amendment to the existing provisions of this chapter includes changes in an existing zoning map, public notice shall be given as required by subsection (a) of this section.
- (c) Where a proposed text amendment to an existing zoning ordinance would cause a conforming lot of record to become nonconforming by lot area or frontage, written notice shall be given to all owners of the real property as shown on the current real estate tax assessment records of the town. The notice shall be given at least two weeks prior to the hearing at which the text amendment is to be considered, with the content required by subsection (a). If the zoning ordinance contains an existing merger clause to which the nonconforming lots would be subject, the notice shall include reference to the merger clause and the impacts of common ownership of nonconforming lots. The notice shall be sent certified by first-class mail and a certificate of mailing from the US Postal Service shall be obtained and the certificate or an electronic copy thereof shall be retained to demonstrate proof of the mailing the sender of the notice shall submit a notarized affidavit to attest to such mailing.

Bristol Zoning Ordinance – 2023 Amendments

(d) Where a proposed amendment to an existing provision of this chapter includes a specific change in a zoning district map but does not affect districts generally, public notice shall be given as required in subsection (a) of this section, with the additional requirements that:

(1) Notice shall include a map showing the existing and proposed boundaries, zoning district boundaries, and existing streets and roads and their names, and town boundaries where appropriate; and

(2) Written notice of the date, time and place of the public hearing and the nature and purpose thereof shall be sent, by certified mail, to all owners of real property whose property is located within 200 feet of the perimeter of the area proposed for change, whether within the Town of Bristol or within an adjacent town (Warren) in which the property is located. Notice shall also be sent to any individual or entity holding a recorded conservation or preservation restriction on the property that is the subject of the amendment. The notice shall be sent by registered, certified, or first-class mail to the last known address of the owners, as shown on the current real estate tax assessment records of the town; provided for any notice sent by first-class mail, the sender of the notice shall utilize and obtain a US Postal Service certificate of mailing, PS Form 3817, or any applicable version thereof, to demonstrate proof of submit a notarized affidavit to attest to such mailing.

(e) Notice of a public hearing shall be sent by first class mail to the town council of any town to which one or more of the following pertain:

(1) Which is located within 200 feet of the boundary of the area proposed for change; or

(2) Where there is a public or quasi-public water source, or private water source that is used or is suitable for use as a public water source, within 2,000 feet of any real property that is the subject of a proposed zoning change, regardless of municipal boundaries.

(f) Notice of a public hearing shall be sent to the governing body of any state or municipal water department agency, special water district, or private water company that has riparian rights to a surface water resource and/or surface watershed that is used or is suitable for use, as a public water source and that is within 2,000 feet of any real property which is the subject of a proposed zoning change, provided, however, that the governing body of any state or municipal water company has filed with the director in the town a map survey, which shall be kept as a public record, showing areas of surface water resources and/or watersheds and parcels of land within 2,000 feet thereof.

(g) No defect in the form of any notice under this section shall render an ordinance or amendment invalid, unless such defect is found to be intentional or misleading.

(h) Costs of any notice newspaper and mailing notices required under this section shall be borne by the applicant.

* * *

Bristol Zoning Ordinance – 2023 Amendments

Article III. Permitted Uses.

Amend as follows:

Sec. 28-82. Use regulations.

(b) *Prohibited uses and uses not listed.* ~~If a use is not shown herein, it is prohibited, unless the zoning enforcement officer determines in writing that such use is consistent with uses that are explicitly permitted. To the extent a proposed land use is not specifically listed, an applicant may submit a written request to the zoning enforcement officer for an evaluation and determination of whether the proposed use is of a similar type, character, and intensity as a listed use requiring a special use permit. The zoning enforcement officer will have 30 days to provide a written response. Upon such determination, the proposed use may be considered to be a use requiring a special use permit. Unlisted uses that are deemed not similar to a listed use requiring a special use permit shall be deemed prohibited. Any number of uses may be located on a lot provided each use is permitted in that district and all other requirements of this chapter are met.~~

* * *

Article V. Supplementary Regulations

Amend as follows:

Sec. 28-152. Zoning Modification Permits.

~~The zoning enforcement officer may issue a modification permit on the construction, alteration or structural modification of a conforming structure or a conforming lot of record.~~

~~(1) *Criteria.* Such modification shall not exceed 25 percent of the following dimensional requirements: Side yard; front yard; and rear yard. Such modification shall only apply to residential structures in residential zoning districts. Such modification permits shall not include nonconforming lots of record. In the case of side yard variances, there shall be a minimum of ten feet between principle structures in all cases.~~

~~(2) *General procedure.* The applicant shall make an application for a modification permit with the zoning enforcement officer which shall include a signed site plan drawn to scale. Within ten days of receipt of a complete application, the zoning enforcement officer shall make a decision as to the suitability of the modification based on the following determinations:~~

- ~~a. The modification requested is reasonably necessary for the full enjoyment of the permitted use;~~
- ~~b. If the modification is granted, neighboring property will neither be substantially injured nor its appropriate use substantially impaired;~~
- ~~c. The modification requested is in harmony with the purposes and intent of the comprehensive plan and this chapter; and~~
- ~~d. The modification requested does not require a variance of a flood hazard permit.~~

Bristol Zoning Ordinance – 2023 Amendments

~~(3) *Notice.* Upon an affirmative determination, the zoning enforcement officer shall notify abutting owners by certified mail and place an advertisement in the newspaper of the proposed modification. Such notice shall indicate that the modification will be granted unless written objection is received within 30 days of such notice. Costs of the public notice shall be borne by the applicant.~~

~~(4) *Decision.* If written objection is received within 30 days, the request for modification shall be denied. In that case the changes requested will be considered a request for a variance and may only be issued by the zoning board of review following the standard procedures for variances. If no written objections are received within 30 days, the zoning enforcement officer shall grant the modification.~~

~~(5) *Conditions.* The zoning enforcement officer may apply such special conditions to the permit as may, in the opinion of the zoning enforcement officer, be required to conform to the intent and purposes of this chapter.~~

~~(6) *Public records.* The zoning enforcement officer shall keep public records of all requests for modifications, and of findings, determinations, special conditions and any objections received.~~

The zoning officer is authorized to grant modification permits of up to and including twenty-five percent (25%) of the literal dimensional requirements of this ordinance as follows:

- a. Within ten (10) days of the receipt of a request for a modification, the zoning enforcement officer shall make a decision as to the suitability of the requested modification based on the following determinations:
 1. The modification is reasonably necessary for the full enjoyment of the permitted use;
 2. If the modification is granted, neighboring property will neither be substantially injured nor its appropriate use substantially impaired;
 3. The modification requested does not require a variance of a flood hazard requirement, unless the building is built in accordance with applicable regulations;
 4. The modification requested does not violate any rules or regulations with respect to freshwater or coastal wetlands.
- b. Upon an affirmative determination, in the case of a modification of five percent (5%) or less, the zoning enforcement officer shall have the authority to issue a permit approving the modification, without any public notice requirements. In the case of a modification of greater than five percent (5%), the zoning enforcement officer shall notify, by first class mail, all property owners abutting the property which is the subject of the modification request, and shall indicate the street address of the subject property in the notice, and shall publish in a newspaper of local circulation within the city or town that the modification will be granted unless written objection is received within fourteen (14) days of the public notice. If written objection is received within fourteen (14) days, the request for modification shall be scheduled for the next available hearing before the zoning board of review on application for a dimensional variance following the standard

Bristol Zoning Ordinance – 2023 Amendments

procedures for such variances, including notice requirements provided for under this chapter. If no written objections are received within fourteen (14) days, the zoning enforcement officer shall grant the modification.

- c. The zoning enforcement officer may apply any special conditions to the permit as may, in the opinion of the officer, be requested to conform to the intent and purposes of the zoning ordinance.
- d. The zoning enforcement officer shall keep public records of all requests for modifications, and of findings, determinations, special conditions, and any objections received.
- e. Costs of any notice required under this subsection shall be borne by the applicant requesting the modification.

* * *

Sec. 28-161. Adaptive Reuse.

- a. Permitted Use. Adaptive reuse for the conversion of any commercial building, including offices, schools, religious facilities, medical buildings, and malls into residential units or mixed-use developments is a permitted use, under the criteria described below under Eligibility.
- b. Eligibility.
 - 1. Adaptive reuse development must include at least 50% of existing gross floor area developed into residential units.
 - 2. There are no environmental land use restrictions recorded on the property preventing the conversion to residential use by RIDEM or the US EPA.
- c. Density calculations.
 - 1. For projects that meet the following criteria, the residential density shall be no less than fifteen (15) dwelling units per acre:
 - i. Where the project is limited to the existing footprint, except that the footprint is allowed to be expanded to accommodate upgrades related to the building fire code, and utility requirements.
 - ii. The development includes at least twenty percent (20%) low- and moderate-income housing.
 - iii. The development has access to public sewer and water service or has access to adequate private water, such as well and/or wastewater treatment systems approved by the relevant state agency for the entire development as applicable.
 - 2. For all other adaptive reuse projects, the residential density permitted in the converted structure shall be the maximum allowed that otherwise meets all standards of minimum

Bristol Zoning Ordinance – 2023 Amendments

housing and has access to public sewer and water services or has access to adequate private water, such as well and wastewater treatment systems approved by the relevant state agency for the entire development, as applicable.

3. The density proposed for any adaptive reuse project shall be determined to meet all public health and safety standards.
- d. Dimensional requirements.
 1. Notwithstanding any other provisions of this section, existing building setbacks shall remain and are considered legal nonconforming.
 2. No additional encroachments shall be permitted into any nonconforming setback unless relief is granted by the permitting authority.
 3. Notwithstanding other provisions of this section, the height of the structure shall be considered legal nonconforming if it exceeds the maximum height of the zoning district in which the structure is located.
 - i. Any rooftop construction necessary for building or fire code compliance, or utility infrastructure is included in the height exemption.
- e. Parking requirements.
 1. Adaptive reuse developments shall provide one parking space per dwelling unit. The applicant may propose additional parking in excess of one space per dwelling unit.
 2. The parking requirements and design standards in Article VIII shall apply to all uses proposed as part of the project unless otherwise approved by the applicable authority. The number of parking spaces required shall apply for uses other than residential.
- f. Allowed uses within an adaptive reuse project.
 1. Residential dwelling units are a permitted use in an adaptive reuse project regardless of the zoning district in which the structure is located, in accordance with the provisions of this section.
 2. Any nonresidential uses proposed as part of an adaptive reuse project must comply with the provisions of Sec. 28-82 for the zoning district in which the structure is located.
 - 1.2. Development and Design Standards. Site design shall be in accordance with the development regulations.*
 - 1.3 Procedural requirements.*
- a. Adaptive reuse projects shall be subject to land development project review pursuant to the regulations.

Bristol Zoning Ordinance – 2023 Amendments

- b. In addition to the checklist requirements for the applicable review process, the applicant shall provide the following information:
 - 1. The proposed residential density and the square footage of nonresidential uses.
 - 2. A floor plan to scale for each building indicating, as applicable, the use of floor space, number of units, number of bedrooms, and the square footage of each unit.

* * *

Article VI. Development Plan Review.

Amend as follows:

Delete Sec. 28-181 through 28-186 and replace as follows:

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 Planning Board.

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:

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

Bristol Zoning Ordinance – 2023 Amendments

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

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

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

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

Bristol Zoning Ordinance – 2023 Amendments

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 – 28-210. Reserved.

* * *

Article VII. Nonconformance

Amend as follows:

Sec. 28-221. Land nonconforming by area.

(a) Single lots of record.

- (1) In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot which was of record on June 28, 1961.
- (2) Notwithstanding limitations imposed by other provisions of this chapter, such lot must be in separate ownership and not adjoining any other lots in common ownership which would result in a merger under subsection 28-221(c) below and must not have been merged by use. This provision shall apply:
 - a. Even though such lot fails to meet the requirements for total lot area or width, or both, that are generally applicable in the district as set forth in article V of this chapter; and
 - ~~b. Provided that the front and rear yard dimensions of the lot as built upon shall conform to the regulations for the district in which such lot is located as set forth in article IV of this chapter, and provided that for a lot with a lot width of 50 feet or more, each side yard shall have a minimum width of at least 20 percent of the lot width, but such yard need not exceed 25 feet in width. For any lot with a lot width of less than 50 feet, each side yard shall have a minimum width of ten feet.~~

Bristol Zoning Ordinance – 2023 Amendments

~~Lot coverage by structures shall not exceed 40 percent. Principal structures shall be compatible in size and character with the neighborhood in which they are located. Variance of building size, lot coverage or yard requirements shall be obtained only through action of the zoning board; and~~

- ~~e. Lots of 10,000 square feet or more must meet the requirements for public utilities of the zone in which it is located; and lots with less than 10,000 square feet shall either (A) be connected to both public sewer and water, or (B) shall obtain a variance from the zoning board of review to have the lot serviced by only one utility. In the granting of said variance, the zoning board of review shall consider such factors as health and safety reasons and the financial feasibility of extending the utility lines to the lot. It shall be considered financially unfeasible to extend utilities to the lot if the cost of such extension would exceed 50 percent of the value of the fully developed lot, (with street, utilities, etc., but without a building). Such financial infeasibility shall be verified by a certified appraisal as to the lot value and the BCWA estimate for water service or three estimates for the sewer line installation. If the lot is not serviced by water, the owner shall record an indemnity in the land evidence records to hold the town harmless against any and all future costs if a public utility must later be brought to service the lot.~~

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

~~(d)~~ (c) Provided that appropriate landscaping, including, but not limited to, trees, hedges or fences shall be installed pursuant to the direction of the director to minimize any impact on adjacent property.

(d) Merger prohibited for certain lots. The merger of lots shall not be required when the substandard lot of record has an area equal to or greater than the area of fifty percent (50%) of the lots within two hundred feet (200 ft) of the subject lot, as confirmed by the zoning enforcement officer.

* * *

Article IX. Land Development Projects and Special Zones

* * *

Bristol Zoning Ordinance – 2023 Amendments

Division 6. Low and Moderate Income Housing and Inclusionary Zoning

Amend as follows:

Sec. 28-361. – Purpose and authority.

(a) Purpose.

~~(1) To promote the public health, safety and welfare by promoting 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.~~

~~(2) To promote the development of affordable housing throughout town in a manner that is consistent with the town's adopted affordable housing plan and the comprehensive community plan.~~

~~(3) To produce housing that qualifies as affordable as defined by the mandates of the State's Comprehensive Housing Production and Rehabilitation Act of 2004.~~

~~(4) To establish mixed income households within new subdivisions and land development projects throughout the town.~~

~~(5) To provide the town's developers of affordable housing the financial resources for promoting the production of affordable units throughout town, in lieu of on-site units provided within a subdivision subject to the provisions of this article.~~

~~(6) To establish an affordable housing unit or funding set-aside requirement that allows for a reasonable return for property owners and developers, while recognizing the fact that most future subdivisions will be small scale because few large parcels remain for development within Bristol.~~

~~(b) Authority to grant comprehensive permits. In accordance with RIGL Tit. 45, Ch. 53, the Low and Moderate Income Housing Act (as amended) the local review board shall have the power to issue a comprehensive permit for a qualifying low or moderate income housing project, which relief shall include all permits or approvals from any local board or official who would otherwise act with respect to such application including, but not limited to, the power to attach to the permit or approval conditions and requirements with respect to setbacks, height, site plan, size, shape, building materials, landscaping, and parking consistent with the terms of the Act.~~

Sec. 28-362. – Designation of local review board.

~~The town planning board is hereby designated as the local review board and all references in this division to local review board shall be to the planning board.~~

Sec. 28-363. – Definitions.

~~*Affordable housing* means residential housing that has a sales price or rental amount that is within the means of a household that is moderate income or less. In the case of dwelling units for sale, housing that is affordable means housing in which principal, interest, taxes, which may be~~

Bristol Zoning Ordinance – 2023 Amendments

~~adjusted by state and local programs for property tax relief, and insurance constitute no more than 30 percent of the gross household income for a household with less than 120 percent of area median income, adjusted for family size. In the case of dwelling units for rent, housing that is affordable means housing for which the rent, heat, and utilities other than telephone constitute no more than 30 percent of the gross annual household income for a household with 80 percent or less of area median income, adjusted for family size. Such housing shall remain affordable through a land lease and/or deed restriction for 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 30 years from initial occupancy.~~

~~*Affordable housing plan* means that component of the housing element of the town comprehensive plan designed to meet the housing needs in the town.~~

~~*Approved affordable housing plan* means the affordable housing plan that has been approved by the director of administration as meeting the guidelines for the local comprehensive plan as promulgated by the state planning council.~~

~~*Affordable housing trust fund* means a restricted fund to be established by the town council for the purposes set forth in this article per RIGL Tit. 45, Ch. 53.~~

~~*Comprehensive plan* means the comprehensive plan of the town adopted and approved by the town pursuant to RIGL Chs. 22.2 and 22.3.~~

~~*Consistent with local needs* means reasonable in view of the state need for low or moderate income housing, considered with the number of low income persons in the town affected and the need (a) to protect the health and safety of the occupants of the proposed housing or of the residents of the town, (b) to promote better site and building design in relation to the surroundings, or (c) to preserve open spaces, and if the local zoning or land use ordinances, requirements, and regulations are applied as equally as possible to both subsidized and unsubsidized housing.~~

~~*Inclusionary housing agreement* means an agreement recorded in the town's land evidence records describing how the developer will comply with the provisions of this article.~~

~~*Inclusionary housing plan* means a plan setting forth in detail the manner in which the provisions of this article will be implemented.~~

~~*Inclusionary unit* means an affordable housing unit, as defined in this article.~~

~~*Local board* means any town or city official, zoning board of review, planning board or commission, board of appeal or zoning enforcement officer, local conservation commission, historic district commission, or other municipal board having supervision of the construction of buildings or the power of enforcing land use regulations, such as subdivision, or zoning laws.~~

~~*Low or moderate income housing* means 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~~

Bristol Zoning Ordinance – 2023 Amendments

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 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 30 years from initial occupancy.

Sec. 28-364. ~~Applicability and eligibility.~~

(a) ~~Any applicant proposing to build low or moderate income housing may submit to the local review board a single application for a comprehensive permit to build that housing in lieu of separate applications to the applicable local boards. This procedure is only available for proposals in which at least 25 percent of the housing is low or moderate income housing.~~

(b) ~~Notwithstanding the foregoing, in accordance with RIGL § 45-53-4(a)(xiii) the Bristol Town Council limits the annual total number of dwelling units in comprehensive permit applications from for-profit developers to an aggregate of one percent of the total number of year-round housing units in the town, as recognized in the affordable housing plan.~~

(c) ~~Notwithstanding the timetables set forth elsewhere in this division, the local review board shall have the authority to consider comprehensive permit applications from for-profit developers, which are made pursuant to this paragraph, sequentially in the order in which they are submitted.~~

Sec. 28-365. ~~Application and review procedures.~~

~~Application and review procedures shall be set forth in the Town of Bristol Subdivision and Development Review Regulations.~~

Sec. 28-366. ~~Criteria for approval.~~

~~In approving an application for a comprehensive permit, the local review board shall make positive findings, supported by legally competent evidence on the record which discloses the nature and character of the observations upon which the fact finders acted, on each of the following standard provisions, where applicable:~~

(1) ~~The proposed development is consistent with local needs as identified in the local comprehensive community plan with particular emphasis on the community's affordable housing plan and/or has satisfactorily addressed the issues where there may be inconsistencies.~~

(2) ~~The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance and subdivision regulations, and/or where expressly varied or waived local concerns that have been affected by the relief granted do not outweigh the state and local need for low and moderate income housing.~~

(3) ~~All low and moderate income housing units proposed are integrated throughout the development; are compatible in scale and architectural style to the market rate units within the project; and will be built and occupied prior to, or simultaneous with the construction and occupancy of any market rate units.~~

Bristol Zoning Ordinance – 2023 Amendments

~~(4) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.~~

~~(5) There will be no significant negative impacts on the health and safety of current or future residents of the community, in areas including, but not limited to, safe circulation of pedestrian and vehicular traffic, provision of emergency services, sewerage disposal, availability of potable water, adequate surface water run-off, and the preservation of natural, historical or cultural features that contribute to the attractiveness of the community.~~

~~(6) All proposed land developments and all subdivisions lots will have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.~~

~~(7) The proposed development will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, unless created only as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.~~

Sec. 28-367. — Criteria for denial.

~~The local review board may deny the request for any of the following reasons:~~

~~(1) The town has an approved affordable housing plan and is meeting housing needs, and the proposal is inconsistent with the affordable housing plan. In this section *meeting housing needs* means adoption of the implementation program of an approved affordable housing plan and the absence of unreasonable denial of applications that are made pursuant to an approved affordable housing plan in order to accomplish the purposes and expectations of the approved affordable housing plan.~~

~~(2) The proposal is not consistent with local needs, including, but not limited to, the needs identified in an approved comprehensive plan, and/or local zoning ordinances and procedures promulgated in conformance with the comprehensive plan. Local zoning and land use ordinances, requirements, or regulations are consistent with local needs when imposed by the town council after comprehensive hearing, and, the town either has existing low or moderate income housing units in excess of ten percent of the year round housing units reported in the latest decennial census of the town, or the town has promulgated zoning or land use ordinances, requirements, and regulations to implement a comprehensive plan which has been adopted and approved pursuant to state law, and the housing element of the comprehensive plan provides for low and moderate income housing in excess of ten percent of the year round housing units.~~

~~(3) The proposal is not in conformance with the comprehensive plan.~~

~~(4) The town has met or has plans to meet the goal of ten percent of the year round units being low and moderate income housing.~~

~~(5) Concerns for the environment and the health and safety of current residents have not been adequately addressed.~~

Bristol Zoning Ordinance – 2023 Amendments

In the case of a denial, if the applicant fails to meet one or more of the criteria for approval, where applicable, then the local review board shall make negative findings on those provisions as part of its decision.

~~Sec. 28-368. Voting and appeal.~~

~~All decisions on comprehensive permits shall be by majority vote of the membership of the local review board and may be appealed by the applicant to the state housing appeals board. Any person aggrieved by the issuance of an approval may appeal to the Rhode Island Supreme Court.~~

~~Sec. 28-369. Expiration of approval and construction.~~

~~A comprehensive permit shall expire unless construction is started within 12 months and completed within 60 months of final plan approval unless a longer and/or phased period for development is agreed to by the local review board and the applicant. Low and moderate income housing units shall be built and occupied prior to, or simultaneous with the construction and occupancy of market rate units.~~

Sec. 28-361. Definitions.

“Adjustment(s)” means a request, or requests by the application to seek relief from the literal use and dimensional requirements of the zoning ordinance and/or the design standards or requirements of the land development and subdivision regulations. The standard for the local view board’s consideration of adjustments is set forth in RIGL §45-53-4(d)(2)(iii)(E)(II).

“Consistent with local needs” means reasonable in view of the state need for low- and moderate-income housing, considered with the number of low-income persons in the town affected and the need to protect the health and safety of the occupants of the proposed housing or of the residents of the town, to promote better site and building design in relation to the surroundings, or to preserve open spaces, and if the zoning ordinance, requirements, and regulations are applied as equally as possible to both subsidized and unsubsidized housing.

“Infeasible” means any condition brought about by any single factor or combination of factors, as a result of limitations imposed on the development by conditions attached to the approval of the comprehensive permit, to the extent that it makes it financially or logistically impracticable for any applicant to proceed in building or operating low- or moderate-income housing, within the limitations set by the subsidizing agency of government or local review board, on the size or character of the development, on the amount or nature of the subsidy, or on the tenants, rentals, and income permissible, and without substantially changing the rent levels and unit sizes proposed by the applicant.

“Letter of eligibility” means a letter issued by the Rhode Island housing and mortgage finance corporation in accordance with RIGL §42-55-5.3(a).

“Local review board” means the planning board.

“Low- or moderate-income housing” shall be synonymous with “affordable housing” as defined in R.I. Gen. Laws § 42-128-8.1, and further means any housing whether built or operated by any

Bristol Zoning Ordinance – 2023 Amendments

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 affordable housing 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.

“Meeting local housing needs” means as a result of the adoption of the implementation program of an approved affordable housing plan, the absence of unreasonable denial of applications that are made pursuant to an approved affordable housing plan in order to accomplish the purposes and expectations of the approved affordable housing plan, and a showing that at least twenty percent (20%) of the total residential units approved by a local review board or any other municipal board in a calendar year are for low- and moderate-income housing as defined in R.I. Gen. Laws § 42-128-8.1.

“Monitoring agents” means those monitoring agents appointed by the Rhode Island housing resources commission pursuant to RIGL §45-53-3.2 and to provide the monitoring and oversight set forth in this chapter, including, but not limited to, RIGL §§45-53-3.2 and 45-53-4.

Sec. 28-362. Applicability and eligibility.

- a. Any applicant proposing to build low- or moderate-income housing may submit to the local review board a single application for a comprehensive permit to build that housing in lieu of separate applications to the applicable local boards. This procedure is only available for proposals in which at least twenty five percent (25%) of the housing is low- or moderate-income housing.
- b. Notwithstanding the foregoing, in accordance with RIGL §45-53-4(d)(10), the Bristol Town Council limits the annual total number of dwelling units in comprehensive permit applications from for-profit developers to an aggregate of one percent (1%) of the total number of year-round housing units in the town, as recognized in the affordable housing plan, and notwithstanding the timetables set elsewhere in this section, the planning board shall consider comprehensive permit applications from for-profit developers sequentially in the order in which they are submitted.

Sec. 28-363. Municipal Subsidies.

In order to offset the differential cost of the low- or moderate-income housing units in the section, the following municipal subsidies shall be provided:

- a. Adjustments, meaning a request, or requests by the application to seek relief from the literal use and dimensional requirements of the zoning ordinance and/or the design standards or requirements of the land development and subdivision regulations. The standard for the planning board’s consideration of adjustments is set forth in RIGL §45-53-4(d)(2)(iii)(E)(II).

Bristol Zoning Ordinance – 2023 Amendments

- b. Density bonus. The town shall provide the following density bonuses for projects submitted under this section provided that the total land utilized under in the density calculation shall exclude wetlands, wetland buffers, area devoted to infrastructure necessary for development, and easements or rights of way of record.
 - 1. For projects connected to public water and sewer, or eligible to be connected to public water and sewer, demonstrated through written confirmation from each respective service provider the following density bonuses are provided:
 - i. For projects providing at least twenty-five (25%) low- and moderate-income housing the density bonus shall be five (5) units per acre.
 - ii. For projects providing at least fifty percent (50%) low- and moderate-income housing the density bonus shall be nine (9) units per acre.
 - iii. For projects providing at least 100 percent (100%) low- and moderate-income housing the density bonus shall be twelve (12) units per acre.
 - 2. For properties not connected to either public water or sewer or both, but which provide competent evidence as to the availability of water to service the development and/or a permit for on-site wastewater treatment system to service the dwelling units from the applicable state agency the following density bonuses are provided:
 - i. For projects providing at least twenty-five (25%) low- and moderate-income housing the density bonus shall be three (3) units per acre.
 - ii. For projects providing at least fifty percent (50%) low- and moderate-income housing the density bonus shall be five (5) units per acre.
 - iii. For projects providing at least 100 percent (100%) low- and moderate-income housing the density bonus shall be eight (8) units per acre.
- c. Parking. For comprehensive permit applications one (1) off-street parking space per dwelling unit is required for units up to and including two (2) bedrooms. Bedrooms. The bedroom count of units for a comprehensive permit are not limited to any count less than three (3) bedrooms for single family dwelling units, Floor area. There are no floor area limitations for comprehensive permit applications other than those provided by §45-24.3-11.

Sec. 28-364. Application Procedure.

The application and review process for a comprehensive permit shall be as follows:

- a. Pre-application conference. A pre-application conference may be required by the administrative officer or requested by the applicant. The preapplication conference may be with the planning board, technical review committee, or administrative officer as determined appropriate by the administrative officer.

Bristol Zoning Ordinance – 2023 Amendments

1. In advance of the pre-application conference, the applicant shall submit a short written description of the project including the number of units, type of housing, density analysis, preliminary list of adjustments requested, a location map, and a conceptual site plan.
2. Upon request of the applicant for a pre-application conference, such conference will be scheduled and held within thirty (30) days of the request, unless a different timeframe is agreed to by the applicant in writing.
3. If thirty (30) days has elapsed from the filing of the pre-application submission, and no pre-application submission has taken place, nothing shall be deemed to preclude the applicant from thereafter filing and proceeding with an application for preliminary plan review.
 - b. Preliminary plan.
 1. Submission requirements. Applications for preliminary plan under this section shall include:
 - i. A letter of eligibility issued by the Rhode Island Housing Mortgage Finance Corporation, or in the case of projects primarily funded by the U.S. Department of Housing and Urban Development or other state or federal agencies, an award letter indicating the subsidy, or application in such form as may be prescribed for a municipal government subsidy; and
 - ii. A letter signed by the authorized representative of the applicant, setting forth the specific sections and provisions of applicable local ordinances and regulations from which the applicant is seeking adjustments; and
 - iii. A proposed timetable for the commencement of construction and completion of the project; and
 - iv. Those items included in the checklist for preliminary plan review with the exception of evidence of state or federal permits.
 - v. Notwithstanding the submission requirements set forth above, the planning board may request additional, reasonable documentation throughout the public hearing, including, but not limited to, opinions of experts, credible evidence of application for necessary federal and or state permits, and advice from other local boards and officials.
 2. Certification of completeness. The preliminary plan must be certified complete or incomplete by the administrative officer, provided, however, that the certificate shall be granted within twenty-five (25) days of submission of an application. The running of the time period set forth herein 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 correct 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. If the administrative officer certifies the

Bristol Zoning Ordinance – 2023 Amendments

application as incomplete, the officer shall set forth in writing with specificity the missing or incomplete items.

3. Public hearing. A public hearing shall be noticed and held as soon as practicable after the issuance of a certificate of completeness.
 4. Notice. Public notice for the public hearing will be the same notice required under local regulations for a public hearing for a master plan. The cost of notice shall be paid by the applicant.
 5. Timeframe for review. The planning board shall render a decision on the preliminary plan application within ninety (90) days of the date the application is certified complete, or within a further amount of time that may be consented to by the applicant through the submission of written consent.
 6. Failure to act. Failure of the planning board to act within the prescribed period constitutes approval of the preliminary plan and a certificate of the administrative officer as to the failure of the planning board to act within the required time and the resulting approval shall be issued on request of the applicant. Further, if the public hearing is not convened or a decision is not rendered within the time allowed, the application is deemed to have allowed and the preliminary plan approval shall be issued immediately.
 7. Vesting. The approved preliminary plan is vested for a period of two (2) years with the right to extend for two (2), one-year extension upon written request by the applicant, who must appear before the planning board for each annual review and provide proof of valid state or federal permits as applicable. Thereafter, vesting may be extended for a longer period, for good cause shown, if requested, in writing by the applicant, and approved by the planning board. The vesting for the preliminary plan approval includes all ordinances and provisions and regulations at the time of the approval, general and specific conditions shown on the approved preliminary plan drawings and support material.
- c. Final plan. The second and final stage of review for the comprehensive permit project shall be done administratively, unless an applicant has requested and been granted any waivers from the submission of checklist items for preliminary plan review, and then, at the planning board's discretion, it may vote to require the applicant to return for final plan review and approval.
1. The following items shall be submitted as part of the final plan submission:
 - i. All required state and federal permits must be obtained prior to the final plan approval.
 - ii. A draft monitoring agreement which identifies an approved entity that will monitor the long-term affordability of the low- and moderate-income units pursuant to RIGL §45-53-3.2.

Bristol Zoning Ordinance – 2023 Amendments

- iii. A sample land lease or deed restriction with affordability liens that will restrict use as low- and moderate-income housing in conformance with the guidelines of the agency providing the subsidy for the low- and moderate-income housing, but for a period of not less than thirty (30) years.
- iv. Those items included in the checklist for final plan review.
- v. Arrangements for completion of the required public improvements, including construction schedule and/or financial guarantees.
- vi. Certification by the tax collector that all property taxes are current.
- vii. For phased projects, the final plan for phases following the first phase, shall be accompanied by copies of as-built drawings not previously submitted of all existing public improvements for prior phases.
 - 2. Certificate of completeness. The final plan application must be certified complete or incomplete by the administrative officer according to the provisions of § 45-23-36; provided however, that, the certificate shall be granted within twenty-five (25) days of submission of the application. The running of the time period set forth herein 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. If the administrative officer certifies the application as incomplete, the officer shall set forth in writing with specificity the missing or incomplete items.
 - 3. Timeframe for review. The reviewing authority shall render a decision on the final plan application within forty-five (45) days of the date the application is certified complete.
 - 4. Decision on final plan. An application filed in accordance with this article shall be approved by the administrative officer unless such application does not satisfy conditions set forth in the preliminary plan approval decision or such application does not have the requisite state and/or federal approval or other required submissions, does not post the required improvement bonds, or such application is a major modification of the plans approved at preliminary plan.
 - 5. Failure to act. Failure of the reviewing authority to act within the prescribed period constitutes approval of the final 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 applicant.

Bristol Zoning Ordinance – 2023 Amendments

6. Vesting. The approved final plan is vested for a period of two (2) years with the right to extend for one one-year extension upon written request by the applicant, who must appear before the planning board for the extension request. Thereafter, vesting may be extended for a longer period, for good cause shown, if requested, in writing by the applicant, and approved by the local review board.

Sec. 28-365. Modifications and changes to plans.

- a. Minor changes, as defined in the local regulations, to the plans approved at preliminary plan may be approved administratively, by the administrative officer, whereupon final plan approval may be issued. The changes may be authorized without additional public hearings, 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 a recommendation from either the technical review committee or the local review board. Denial of the proposed change(s) shall be referred to the local review board for review as a major change.
- b. Major changes, as defined in the local regulations, to the plans approved at preliminary plan may be approved only by the local review board and must follow the same review and public hearing process required for approval of preliminary plans.

Sec. 28-366. Required findings.

- a. Required findings for approval. In approving a preliminary plan application for a comprehensive permit, the local review board shall make positive findings, supported by legally competent evidence on the record which discloses the nature and character of the observations upon which the fact finders acted, on each of the following standard provisions, where applicable:
 1. The proposed development is consistent with local needs as identified in the comprehensive plan with particular emphasis on the affordable housing plan and/or has satisfactorily addressed the issues where there may be inconsistencies.
 2. The proposed development is in compliance with the standards and provisions of the zoning ordinance and subdivision regulations, and/or where adjustments are requested by the applicant, that local concerns that have been affected by the relief granted do not outweigh the state and local need for low- and moderate-income housing.
 3. All low- and moderate-income housing units proposed are integrated throughout the development; are compatible in scale and architectural style to the market rate units within the project; and will be built and occupied prior to, or simultaneous with the construction and occupancy of any market rate units.

Bristol Zoning Ordinance – 2023 Amendments

4. There will be no significant negative impacts on the health and safety of current or future residents of the community, in areas including but not limited to, safe circulation of pedestrian and vehicular traffic, provision of emergency services, sewerage disposal, availability of potable water, adequate surface water runoff, and the preservation of natural, historical, or cultural features that contribute to the attractiveness of the community.
5. All proposed land development and all subdivision lots will have adequate and permanent physical access to a public street.
6. The proposed development will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, unless created only as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.
 - b. Required findings for denial. In reviewing the comprehensive permit request, the local review board may deny the request for any of the following reasons:
 1. The town has an approved affordable housing plan and is meeting housing needs, and the proposal is inconsistent with the affordable housing plan; provided that, the local review board also finds that the municipality has made significant progress in implementing the housing plan;
 2. The proposal is not consistent with local needs, including, but not limited to, the needs identified in an approved comprehensive plan, and/or local zoning ordinance and procedures promulgated in conformance with the comprehensive plan;
 3. The proposal is not in conformance with the comprehensive plan;
 4. The community has met or has plans to meet the goal of ten percent (10%) of the year-round units being low- and moderate-income housing provided that, the local review board also finds that the community has achieved or has made significant progress towards meeting the goals of the affordable housing plan; or
 5. Concerns for the environment and the health and safety of current residents have not been adequately addressed.
 - c. Infeasibility of Conditions of Approval. The burden is on the applicant to show, by competent evidence before the local review board, that proposed conditions of approval are infeasible, as defined in R.I. Gen. Laws § 45-53-3. Upon request, the applicant shall be provided a reasonable opportunity to respond to such proposed conditions prior to a final vote on the application.

Sec. 28-367 – 28-369. Reserved.

Bristol Zoning Ordinance – 2023 Amendments

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.

(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.

Bristol Zoning Ordinance – 2023 Amendments

(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.
- b. Reserved.
- c. *Second preference.* Off-site options:

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

Bristol Zoning Ordinance – 2023 Amendments

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.

* * *

Article XI. Administration, Enforcement and Relief

Amend as follows:

Sec. 28-408. Zoning board of review.

(f) Voting. The board shall be required to vote as follows:

(1) ~~Five~~ Four active members, which may include alternates, shall be necessary to conduct a hearing. As soon as a conflict occurs for a member, that member shall excuse himself, and shall not sit as an active member and shall take no part in the conduct of the hearing. ~~Only A~~ maximum of five active members, which may include alternates, shall be entitled to vote on any issue.

Bristol Zoning Ordinance – 2023 Amendments

(2) The concurring vote of ~~three of the five~~ a majority of members of the board sitting at a hearing shall be necessary to reverse any order, requirement, decision or determination of the historic district commission, the planning board, or any administrative officer or agency from whom an appeal was taken.

(3) The concurring vote of ~~four of the five~~ a majority of members of the board sitting at a hearing shall be required to decide in favor of an applicant on any matter within the discretion of the board upon which it is required to pass under this chapter, including variances and special use permits.

Sec. 28-409. Variances and special use permits.

* * *

(b) *Hearing and notice.* The zoning board shall immediately upon receipt of an application for a use variance or special use permit, request that the planning board report its findings and recommendations, including a statement on the general consistency of the application with the goals and purposes of the comprehensive plan of the town, in writing to the board. The planning board may, but need not, hold a public hearing on any such request to the zoning board not later than 30 days from receipt of the request by the planning board. The planning board may also delegate the review of such requests to its technical review committee pursuant to RIGL § 45-23-32(52). The zoning board shall hold a public hearing on any application for variance or special use permit in an expeditious manner after receipt in proper form of an application and the planning board recommendation, provided such recommendation is received within the specified 30 days. The zoning board shall give public notice thereof at least 14 days prior to the date of the hearing in a newspaper of ~~general~~ local circulation in the town. The same notice shall be posted in the town clerk's office and one other municipal building and shall be accessible on the home page of the town's website at least fourteen (14) days prior to the hearing. Notice of this hearing, including at least the substance of the application and the street address of the subject property, shall be sent by first class mail to the applicant and to:

(1) All owners of real property whose property is located within 200 feet of the perimeter of the subject property, if any part of the subject property is located in the D, W, LB or R-6 zones; or

(2) All owners of real property whose property is located within 300 feet of the perimeter of the subject property, if any part of the subject property is located in any zone other than the zones set forth in subsection 28-409(b)(1) of this section; and

(3) To the town council of any town to which one or more of the following pertain:

a. Which is located within 200 or 300 feet, as set forth in subsections 28-409(b)(1) and (2) of this section, of the boundary of the subject property; or

b. Where there is a public or quasi-public water source, or private water source that is used or is suitable for use as a public water source, within 2,000 feet of any part of the subject property, regardless of municipal boundaries; and

Bristol Zoning Ordinance – 2023 Amendments

(4) To the governing body of any state or municipal water department or agency, special water district, or private water company that has riparian rights to a surface water resource and/or surface watershed that is used, or is suitable for use, as a public water source and that is within 2,000 feet of any part of the subject property; provided, however, that the governing body of any state or municipal water company has filed with the director in the town a map survey, which shall be kept as a public record, showing areas of surface water resources and/or watersheds and parcels of land within 2,000 feet thereof.

Such notice as is required in subsections 28-409(b)(1) and (2) of this section shall be sent whether or not the noticed land is within the town or within an adjacent town. No defect in the form of any notice under this section shall render any variance, special use permit or decision on appeal, invalid, unless such defect is found to be intentional or misleading. For any notice sent by first-class mail, the sender of the notice shall submit a notarized affidavit to attest to such mailing.

(c) Standards for relief. The following shall be standards for relief:

(1) Variance. In granting a variance, the board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

a. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant;

b. That such 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;~~

c. That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town;

~~d. That the relief to be granted is the least relief necessary;~~

~~e d.~~ The board shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:

1. In granting a use variance, the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this chapter. Nonconforming use of neighboring land or structures in the same district and permitted use of land or structures in an adjacent district shall not be considered grounds for granting a use variance; and

2. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

* * *

Bristol Zoning Ordinance – 2023 Amendments

Add the following:

Sec. 28-414. Unified development review.

- a. Unified development review established. There shall be unified development review for the issuance of variances and special use permits for properties undergoing review by development plan review and/or land development or subdivision review.
- b. Public hearing. All land development and subdivision applications, and development plan review applications that include requests for variances and/or special-use permits submitted pursuant to this section, shall require a public hearing.
- c. In granting requests for dimensional and use variances, the planning board shall be bound to the requirements of Sec. 28-409(c)(1) relative to entering evidence into the record in satisfaction of the applicable standards.
- d. In reviewing requests for special use permits the planning board shall be bound to the conditions and procedures under which a special use permit may be issued and the criteria for the issuance of such permits, as found within the zoning ordinance at Sec. 28-409(c)(2), and shall be required to provide for the recording of findings of fact and written decisions as described in the zoning ordinance pursuant to Sec. 28-408(i).
- e. Appeals. An appeal from any decision made pursuant to this section may be taken pursuant to RIGL 45-23-71.

* * *

This ordinance shall take effect on January 1, 2024.

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

~~Section 28-150 (e) Special Use Standards for Keeping of non-domesticated animals and non-household domesticated animals kept as pets and/or for profit or consumption~~

- ~~(1) The animals and their shelters must be kept a minimum of 40 feet from all lot lines.~~
- ~~(2) No animals or their quarters may be kept in the front yard.~~
- ~~(3) No more than three non-domesticated animals or non-household domesticated animals may be kept on any one property, except that up to six chicken hens may be kept on any one property. As part of the granting of a special use permit the zoning board may allow more animals if neighborhood conditions are appropriate.~~
- ~~(4) Parcels qualifying (or simply meeting the definition of) as farms under the Rhode Island Department of Environmental Management (RIDEM) Farm, Forest, and Open Space Act are exempt from the provisions of subsection (2), above.~~

Section 28-150 (e) Special Use Standards for Raising of animals for profit or consumption, keeping of non-domesticated animals as pets, and, keeping of non-household domesticated animals

1. Keeping of non-domesticated animals and non-household domesticated animals are permitted in the rear yard only.
2. The keeping of non-domesticated animals and non-household domesticated animals shall be by an owner-occupant of the property which shall consist of a minimum of one acre of lot area.
3. Shelters and enclosures shall be no closer than fifty (50) feet to a neighboring residential dwelling unless the owner of the neighboring residence has provided written consent to the same.
4. Non-domesticated animals and non-household domesticated animals are not allowed in a residence, porch or attached garage, or to run free.
5. No more than three non-domesticated animals or non-household domesticated animals may be kept on any one property.
6. Parcels qualifying as farms under the Rhode Island Department of Environmental Management (RIDEM) Farm, Forest, and Open Space Act are exempt from the provisions of subsection (2), above.

Section 28-150 (n) Special Use Permit Standards for Nursery or Greenhouse (commercial or nonprofit) with sales on premises

1. The on-site sales area shall be delineated on a site plan drawn to scale to show locations of merchandise sales and customer parking. All parking and merchandise pickup areas shall be on the subject property and not impede pedestrian or vehicular traffic on adjacent public streets.
2. Outdoor sales areas shall be separate from customer parking areas with a physical barrier.
3. Hours of operation for on-site sale shall be limited to between 10:00 am and 7:00 pm unless approved otherwise by specific use permit.

*Proposed Special Use Permit Standards
As Revised by the Planning Board November 9 and November 21, 2023*

Section 28-150 (o) Special Use Permit Standards for Keeping of chicken hens

1. Chicken coops and runs are permitted in the rear yard only.
2. Chicken coops and runs shall be no closer than forty (40) feet to a neighboring residential dwelling unless the owner of the neighboring residence has provided written consent to the same.
3. Chickens are not allowed in a residence, porch or attached garage, or to run free.
4. One chicken hen is permitted per each 800 square feet of total lot area, up to a maximum of six hens on any lot.
5. The owner of the hens shall be a resident of the dwelling on the lot.
6. Roosters are prohibited. However, if the sex of a chick cannot be determined at hatching, a chick of either sex may be kept on the property for up to six months.
7. All hens shall be confined between the hours of 9:00 p.m. and 8:00 a.m.
8. All hens shall be provided with both a chicken coop and a fenced outdoor enclosure, subject to the following provisions:
 - a. The chicken coop shall provide a minimum of two square feet per hen.
 - b. An outside, enclosed run is permitted. The run should be no larger than one hundred (100) square feet, and it must be attached to the coop.
 - c. The chicken coop and fenced enclosure shall be kept in good repair, maintained in a clean and sanitary condition, and free of vermin, obnoxious smells, and substances. The facility shall be adequately lit and ventilated.
 - d. The chicken coop shall be designed to ensure the health and well-being of the hens, including protection from predators, the elements, and inclement weather.
9. All manure shall be composted in enclosed bins.
10. Slaughtering of chickens on-site is prohibited.

Section 28-150 (p) Special Use Permit Standards for Nursing Home

1. Must have sufficient parking to meet minimum requirements of 28-252(6).
2. Resident and visitor parking to be screened by fence or vegetation from neighboring residential uses.
3. There shall be a designated drop off area for residents and visitors near an entrance to the building with a queuing area that does not block off-street vehicle parking spaces.
4. Service and delivery entrances for cooking and maintenance facilities must be located a minimum 75 feet from adjacent residential properties.
5. Service and delivery parking/loading areas must be separate from vehicle parking areas and located adjacent to facilities such as kitchen and maintenance garage entrances.
6. A parking and circulation plan shall be provided showing safe circulation for vehicles and pedestrian with clearly marked crosswalks where appropriate.
7. Nursing homes must have direct access from collector or arterial street and not a local neighborhood street.
8. When adjacent to a residential use, the following conditions must be met:

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

- a. A minimum of 25 feet of landscape buffer from adjacent residential; or a minimum of 15 feet of landscape buffer with a 6-foot-tall solid fence
 - b. Building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
9. Outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

Section 28-150 (q) Special Use Permit Standards for Congregate Care Facilities

1. Must have sufficient parking to meet minimum requirements of 28-252(6).
2. Resident and visitor parking to be screened by fence or vegetation from neighboring residential uses.
3. There shall be a designated drop off area for residents and visitors near an entrance to the building with a queuing area that does not block off-street vehicle parking spaces.
4. Service and delivery entrances for cooking and maintenance facilities must be located a minimum 75 feet from adjacent residential properties.
5. Service and delivery parking/loading areas must be separate from vehicle parking areas and located adjacent to facilities such as kitchen and maintenance garage entrances.
6. A parking and circulation plan shall be provided showing safe circulation for vehicles and pedestrian with clearly marked crosswalks where appropriate.
7. Congregate Care Facilities must have direct access from collector or arterial street and not a local neighborhood street.
8. When adjacent to a residential use, the following conditions must be met:
 - a. A minimum of 25 feet of landscape buffer from adjacent residential; or a minimum of 15 feet of landscape buffer with a 6-foot-tall solid fence
 - b. Building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
9. Outdoor lighting must be fully shielded, hooded; and cannot trespass onto any adjacent property.

Section 28-150 (r) Special Use Permit Standards for Hotel

The following standards shall govern the development and/or operation of hotels:

1. Kitchens, kitchenettes and other cooking facilities shall not be permitted within motel or hotel units except the manager's unit.
2. All uses integral to the hotel or motel development shall either be clearly accessory to the hotel or motel or shall be permitted uses or special permit uses within the zoning district in which the hotel or motel development is proposed.
3. Integral accessory uses shall generally be limited to the following:
 - (a) Meeting rooms.
 - (b) Restaurant (excluding a formula food establishment as defined in Article XIII) and dining facilities serving either guests exclusively or the general public, provided that no

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

music or other objectionable noise shall be audible beyond the boundaries of the lot on which the use is constructed.

(c) Recreational facilities, such as swimming pools and tennis courts for the provision of guests.

(d) Small personal service/retail shops fully within the hotel or motel and selling newspapers, magazines, small gifts, and similar items; and

(e) One apartment for the manager.

4. The minimum setback for any structure, parking lot or other outdoor facility from any property line adjacent to a residential zoning district shall be 100 feet.

Section 28-150 (s) Special Use Permit Standards for Motel

The following standards shall govern the development and/or operation of motels:

1. Kitchens, kitchenettes and other cooking facilities shall not be permitted within motel or hotel units except the manager's unit.
2. All uses integral to the hotel or motel development shall either be clearly accessory to the hotel or motel or shall be permitted uses or special permit uses within the zoning district in which the hotel or motel development is proposed.
3. Integral accessory uses shall generally be limited to the following:
 - a. Meeting rooms.
 - b. Restaurant (excluding a formula food establishment as defined in Article XIII) and dining facilities serving either guests exclusively or the general public, provided that no music or other objectionable noise shall be audible beyond the boundaries of the lot on which the use is constructed.
 - c. Recreational facilities, such as swimming pools and tennis courts for the provision of guests.
 - d. Small personal service/retail shops fully within the hotel or motel and selling newspapers, magazines, small gifts, and similar items; and
 - e. One apartment for the manager.
4. The minimum setback for any structure, parking lot or other outdoor facility from any property line adjacent to a residential zoning district shall be 100 feet.

Section 28-150 (t) Special Use Permit Standards for Lodging/Boarding House

1. Lodging/boarding houses must have an on-site manager on the premises when occupants are residing in the facility.
2. Unless otherwise approved by the Zoning Board as part of the Special Use Permit, the total occupancy of a lodging/boarding house shall be based on double occupancy of the approved number of bedrooms to be used for transient purposes. The Zoning Board shall ensure that the proposed occupancy of the establishment can be effectively and efficiently accommodated by the configuration of the structure and the physical layout of the property.
3. There shall be two (2) parking spaces provided for use for the resident(s)/owner(s) and one (1) additional parking space for each guest room. All parking shall be located on the parcel in which the lodging/boarding house resides. In addition to the general requirements and standards set

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

forth in Article VIII (off-street parking and loading regulations), parking areas shall also adhere to the following:

- a. A solid wall or opaque fence not less than five (5) feet nor more than six (6) feet in height or a compact evergreen screen not less than five (5) feet in height shall be erected and maintained between a parking area(s) and an adjacent residential property.
- b. Any light used to illuminate the parking area shall be arranged to reflect the light away from adjoining property and away from adjacent streets.
4. No kitchen or cooking facilities shall be allowed in guestrooms.
5. Outdoor Livability Space. At least 25% of the lot must be used for outdoor livability space such as lawns, gardens, and/or outdoor patios.
6. No exterior additions or alteration shall be made for the express purpose of maintaining or adding to a lodging/boarding house, other than those required to meet health, safety, and sanitation requirements. Minimal outward modification of the structure or grounds may be made if such changes are compatible with the character of the neighborhood and approved as part of the Special Use Permit.
7. The Lodging and boardinghouse shall contain: One (1) bathroom for every two (2) bedrooms. One (1) kitchen facility; and not over 75 percent of the heated floor area in use for sleeping quarters.
8. The lodging/boardinghouse shall be located in a structure originally constructed as and adhering to the standards of a single-family dwelling.
9. Operations. The lodging and boardinghouse shall be the permanent residence of the owner or the manager of the business; and permitted to contain home occupations and adhere to the additional standards outlined therefore (see 28-153 Home Occupations)

Section 28-150 (u) Special Use Permit Standards for Hospital

1. A certificate of need from the RI Department of Health or condition of approval shall be submitted.
2. Shall be so located to have at least one (1) lot line abutting a major street. All ingress and egress to the site shall be directly onto said thoroughfare or a marginal access service drive.
3. No building shall be located closer than 30 feet to a lot line.
4. Service entrances shall be screened from the view of adjacent residential property.
5. Height of any structure shall not exceed four floors.
6. Minimum lot area shall be no less than 5 acres.
7. No building or parking area shall be located closer than 50 feet to any side or rear lot line if adjacent to a residential use.
8. No on-site incineration shall be permitted, and all chemical, radioactive and other medical waste shall be disposed of in accordance with applicable state and federal requirements.

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

Section 28-150 (v) Special Use Permit Standards for Drug and Alcohol Rehabilitation Facility

1. A certificate of need from the RI Department of Health or condition of approval shall be submitted.
2. Drug and alcohol rehabilitation facilities shall have an on-site manager on duty at all times.
3. There shall be a minimum of three (3) off-street parking spaces. In authorizing construction of new structures, the zoning board may require sufficient yard area to be reserved as potential parking to facilitate conversion to a permitted use in the district, should the facility cease to operate.
4. Site Plan and Property Maintenance Requirements. Existing structures shall meet all the minimum property maintenance and site plan requirements for licensing. Applications for new buildings shall include a site plan, floor plan and elevations.
5. Approval of the site plan and/or special use permit shall specify compliance with the number of occupants. Violation of this condition shall result in a public hearing before the Zoning Board and shall be grounds for revocation of the Special Use Permit.
6. In reviewing an application for a special use permit, the Zoning Board shall consider the density of similar uses. In no case shall a drug and alcohol rehabilitation facility be permitted within 500 feet of another similar 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.

Section 28-150 (w) Special Use Permit Standards for Halfway House

1. Halfway Houses shall have an on-site manager on duty at all times.
2. Halfway Houses shall have a minimum of three (3) off-street parking spaces. In authorizing construction of new structures, the zoning board may require sufficient yard area to be reserved as potential parking to facilitate conversion to a permitted use in the district, should the facility cease to operate.
3. Existing structures shall meet all the minimum property maintenance and site plan requirements for licensing. Applications for a new building shall include a site plan, floor plan and elevations.
4. Approval of the site plan and/or special use permit shall specify compliance with the number of occupants. Violation of this condition shall result in a public hearing before the Zoning Board and shall be grounds for revocation of the Special Use Permit.
5. In reviewing an application for a special use permit, the Zoning Board shall consider the density of similar uses. In no case shall a halfway house be permitted within 500 feet of another similar facility.
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.

Section 28-150 (x) Special Use Permit Standards for Day care facility with 6 or more persons

1. The applicant shall provide proof of state licensing.

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

2. There shall be a designated drop-off area near an entrance to the building with a minimum two vehicle queuing lane that does not block vehicle parking spaces calculated as 25% percent of facility's enrollment capacity as determined by the licensing authority.
3. The parking plan shall provide safe pedestrian circulation with clearly marked crosswalks from each parking area to the building entrance(s).
4. All outdoor activity areas are to be enclosed with fencing, a minimum of four (4) feet high, provided that such fencing is to be solid and six (6) feet in height on any property line abutting a residential use on an adjoining lot.

Section 28-150 (y) Special Use Permit Standards for Cemetery

1. No burial or memorial plots or buildings shall be located closer than 50 feet to any residential lot line, except when a dense evergreen hedge or wall or landscaped strip at least six feet in height provides complete visual screening from all adjacent residential properties. Burial or memorial plots with headstones, monuments or other grave markers limited to less than six feet in height may be located as close as 25 feet to any residential property line. This provision shall apply to both new cemeteries and proposals for expansion of existing cemeteries.
2. A cemetery shall be located so that the site has direct ingress from and egress to a major street or a minor street no more than 400 feet from its intersection with a major street.
3. No building for a cemetery use shall be located closer than thirty (30) feet to a lot line.
4. Service buildings and entrances shall be screened from the view of adjacent residential property.
5. No companion crematory shall be allowed.

Section 28-150 (z) Special Use Permit Standards for Museum, nonprofit

1. For a museum to be located in any residential district, the structure must have a direct link with an individual who inhabited the structure or event that transpired in the structure.
2. The structure must remain residential in character and may not be altered in a way that detracts from the surrounding neighborhood and must meet all zoning district requirements.

Section 28-150 (aa) Special Use Permit Standards for k-12 school

1. The applicant shall provide proof of state licensing as required.
2. The site shall otherwise comply with landscaping requirements of this chapter.
3. There shall be a designated drop-off area near an entrance to the building with a queuing lane that does not block vehicle parking spaces calculated as 25% percent of facility's enrollment capacity as determined by the licensing authority.
4. The use shall be screened along interior side and rear lot lines with a solid fence or wall, a minimum of 4 feet and a maximum of 6 feet in height. Shrubs a minimum of 10 feet in height at time of planting shall be planted linearly every 10 feet on-center along such fence or wall.

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

5. Parking shall be located in the side and rear yards of the property, behind the building(s) and parking plans shall provide safe pedestrian circulation with clearly marked crosswalks from each parking area to the building entrance(s).

Section 28-150 (bb) Special Use Permit Standards for Office of a professional

1. A professional office use may only be permitted in the M zone within a building that contains a permitted use. The professional office use shall not occupy more than 25 percent of the total gross floor area of the structure.

Section 28-150 (cc) Special Use Permit Standards for Bank

1. A bank use may only be permitted in the M zone within a building that contains a permitted use. The bank office use shall not occupy more than 25 percent of the total gross floor area of the structure.

Section 28-150 (dd) Special Use Permit Standards for Restaurant, café or deli with or without liquor sales

1. When adjacent to a residential use, the following conditions must be met:
 - A minimum of 25 feet of landscape buffer from adjacent residential; or a Minimum of 15 feet of landscape buffer with a 6-foot-fence.
 - All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
 - Operating hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by special use permit.
 - Outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

Section 28-150 (ee) Special Use Permit Standards for Fast food restaurant

1. Hours of operation shall be compatible with adjacent uses and residential areas and to avoid the creation of any nuisance condition.
2. The inclusion of accessory recreational facilities or similar amusement areas, including tot lots, video games and the like, as part of the fast-food establishment shall be strictly prohibited.
3. The establishment shall not alter the identity of Bristol in a way which detracts from its uniqueness or contributes to a nationwide trend of standardized fast-food offerings.
4. The establishment shall contribute to a diverse and appropriate blend of uses in the district and shall not be located within 500 feet of another fast-food establishment.
5. The establishment shall complement the uses already located in the district and must help promote and foster the economic base as a whole.
6. The establishment shall be compatible with existing surrounding uses and shall be designed and operated in a nonobtrusive manner to preserve the community's character and appearance.
7. The establishment shall not create a substantial impact to the public safety from increased traffic.

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

Section 28-150 (ff) Special Use Permit Standards for Tavern/bar/nightclub

1. When adjacent to a residential use, the following conditions must be met:
 - a. minimum of 25 feet of landscape buffer from adjacent residential; or a minimum of 15 feet of landscape buffer with a 6-foot-fence.
 - b. All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
 - c. Outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property.

Section 28-150 (gg) Special Use Permit Standards for Funeral home

1. The funeral home shall maintain the appearance and the building and site design characteristics of a residential dwelling.
2. The funeral home shall be located on a single lot with no less than the minimum lot area specified for the zoning district.
3. Off-street parking and its associated lighting shall be both screened by an intervening landform and/or natural vegetation from neighboring residential properties and located in a rear or side yard.
4. No companion crematory shall be allowed.

Section 28-150 (hh) Special Use Permit Standards for Car wash

1. Car wash facilities shall be screened along interior side and rear lot lines with a solid fence or wall, a minimum 6 feet in height. Shrubs a minimum of 4 feet in height at time of planting shall be planted linearly every 10 feet on-center along such fence or wall.
2. When a car wash facility abuts a residential use or zoning district, there shall be a 20ft. setback from each such lot line abutting a residential use or zoning district.
3. When vacuums are included on the site, they shall include mufflers to reduce the sound of the equipment.
4. Trash receptacles shall be placed near all vacuum stations as applicable and at the entrance to the car wash entrance.
5. Structures or equipment related to cleaning vehicles (car wash bays, vacuums, vending machines) must be located at least 50 ft. from the boundary of any residential zoning district, places of residence such as nursing homes or lodging establishment.
6. Washing facilities must occur under a roofed area with at least two walls.
7. Car wash facilities next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments: Must be screened and buffered with solid fencing at least six feet in height to minimize impact on residential properties. May operate only between 7:00 AM and 9:00 PM. Cannot have loudspeakers or equipment that emits audible signals such as beeps, buzzers and bells that would be audible off the site.

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

Section 28-150 (ii) Special Use Permit Standards for Commercial or Technical Trades School

1. The applicant shall provide proof of state licensing or approval shall be conditioned on final approval of licensing.
2. There shall be a designated drop-off area near an entrance to the building with a queuing lane that does not block vehicle parking spaces.
3. Parking plans shall include pedestrian circulation with clearly marked crosswalks from each parking area to the building entrance(s)
4. A traffic study shall be required if proposed number of students exceeds 50.

Section 28-150 (jj) Special Use Permit Standards for Contract Construction service

1. Outside storage of equipment, supplies and materials associated with any of the normal operations of must be adequately screened along the interior side yard, rear yard and road frontage with natural vegetation, landscaping, fencing and/or as shall be deemed appropriate by the Board.
2. The materials processing area shall be completely enclosed along all lot lines by an opaque fence, 6' in height.
3. Where buildings are proposed, they should be located along the street frontage, meeting setback requirements. Otherwise, screening the operation from the street, which may include fences and tall vegetation is required.
4. A narrative is required to be submitted explaining the scope of the business, including without limitation, the number of employees, the number and type of trucks and other vehicles and the provisions to protect adjoining and adjacent residential properties from noise, vibration, visual, odor, or other adverse effects.
5. The subject property shall have frontage on, and direct vehicular access to an arterial or collector street.
6. Vehicular access to the subject property shall not be by means of local streets.

Section 28-150 (kk) Special Use Permit Standards for Kennel and Animal Care

1. Exterior exercise areas shall be located in the interior side or rear yard and shall be completely enclosed along all property lines by landscaping, fencing and/or as shall be deemed appropriate by the Board.
2. Where the outside exercise area abuts a residential use or residential zoning district, there shall be a setback from the residential use or zone of 75'.
3. All overnight (between the hours of 10 p.m. – 8 a.m) boarding operations shall be located indoors and be fully enclosed and sufficiently insulated so no unreasonable noise or odor can be detected off the premises.
4. The facility shall be compliant with all state and local license requirements, or condition of approval will be subject to licenses from state and local authorities.

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

Section 28-150 (ll) Special Use Permit Standards for Mechanical Equipment Sales

1. Sales of Mechanical Equipment when associated with a manufacturing operation provided the area for the sales does not exceed 25% of the total gross floor area of the manufacturing operation.

Section 28-150 (mm) Special Use Permit Standards for Wholesale Trade Outdoor storage

1. The storage area shall be completely enclosed along all side and rear lot lines by a solid fence, 6' in height. Front lot line, along street frontage, shall be screened with a mixture of fencing and landscaping as determined appropriate by the board.
2. Storage of any kind is prohibited outside the fence or landscaping screening when adjacent to a residential use or zone. No items stored within 10' of the screening shall exceed the height of the screening.
3. The storage area should be located to the rear of the lot. Any structures shall be located in front of the storage area to obscure the view of the storage area from the street, in compliance with the front yard setback of the underlying zone.

Section 28-150 (nn) Special Use Permit Standards for Warehouse /Distribution Facility

1. A Traffic Study is required prepared by a Registered Professional Engineer.
2. The subject property shall have frontage on, and direct vehicular access to, an existing street with sufficient capacity to accommodate the type and amount of traffic to be generated by the business.
3. Vehicular access to the subject property shall not be by means of streets internal to residential subdivisions.

Section 28-150 (oo) Special Use Permit Standards for Reclamation Facility

1. Shall be located on a site not less than one (1) acre.
2. Any outside storage area shall be completely enclosed along all side and rear lot lines by a solid fence, 6' in height with a row of evergreens on the outside of the fence. Front lot line, along street frontage, shall be screened with a mixture of fencing and landscaping as determined appropriate by the board.
3. Storage of any kind is prohibited outside the fence or landscaping screening. No items stored within 10' of the screening shall exceed the height of the screening.
4. All lubricants, oils or other hazardous materials must be stored in on-site leak proof containers.
5. Owners must maintain an active EPA ID# with RIDEM as a hazardous waste generator and comply with all reporting requirements for same.

Section 28-150 (pp) Special Use Permit Standards for Dry Cleaning Plant

1. All processes and storage shall be carried on within an enclosed building.
2. All fluids used in processing shall be recycled, and the overall facility shall be designed, located and operated to protect surface waters and the groundwater reservoir from pollution.

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

Section 28-150 (qq) Special Use Permit Standards for Food and Kindred products

1. All operations shall be confined to the interior of a wholly enclosed building.
2. There shall be no outside storage of either raw materials or finished products.

Section 28-150 (rr) Special Use Permit Standards Processing of bakery Products

1. All operations shall be confined to the interior of a wholly enclosed building.
2. There shall be no outside storage of either raw materials or finished products.

Section 28-150 (ss) Special Use Permit Standards for Stone, Clay and Glass products manufacturing and Pottery Products Manufacturing

1. All operations shall be confined to the interior of a wholly enclosed building.
2. Any outside storage area shall be completely enclosed along all side and rear lot lines by a solid fence, 6' in height. Front lot line, along street frontage, shall be screened with a mixture of fencing and landscaping as determined appropriate by the board.
3. Storage of any kind is prohibited outside the fence or landscaping screening. No items stored within 25' of the screening shall exceed the height of the screening.

Section 28-150 (tt) Special Use Permit Standards for Drop Forge Industries, manufacturing forgings with power hammers.

1. There shall be no emission of toxic gases or fumes.
2. There shall be no discharge of harmful or toxic materials as runoff into public or private sewers or septic tanks, public or private waterways, or public or private land.
3. No drop forge or power hammer shall be allowed to operate within 500 feet of a zone in which they are prohibited.
4. Any outside storage area shall be completely enclosed along all side and rear lot lines by a solid fence, 6' in height.
5. A dedicated loading and unloading area shall be designated off of public streets.
6. Operation of drop forges or power hammers shall not create nuisance noise as defined by Ch 10 Art II of the Town Code of Ordinances
7. There shall be no production of heat or glare perceptible from any line of the premises on which the use is located.

Section 28-150 (uu) Special Use Permit Standards for Instruments and Scientific Equipment Manufacturing

1. All operations shall be confined to the interior of a wholly enclosed building.

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

2. Any outside storage area shall be completely enclosed along all side and rear lot lines by a solid fence, 6' in height. Front lot line, along street frontage, shall be screened with a mixture of fencing and landscaping as determined appropriate by the board.
3. Storage of any kind is prohibited outside the fence or landscaping screening. No items stored within 25' of the screening shall exceed the height of the screening.

Section 28-150 (vv) Special Use Permit Standards for Pump Station

1. The proposed facility is needed to provide service to the public.
2. The facility and its accessory elements shall be sited in accordance with the regulations of the underlying zone in which it is located or as modified to minimize any adverse impact on the existing community in which the facility is proposed to be located.

Section 28-150 (ww) Special Use Permit Standards for Sewage Treatment Plant

1. The proposed facility is needed to provide service to the public.
2. The facility and its accessory elements shall be sited in accordance with the regulations of the underlying zone in which it is located or as modified to minimize any adverse impact on the existing community in which the facility is proposed to be located.

Section 28-150 (xx) Special Use Permit Standards for Camp for Children, including music or art camp

1. There shall be a designated drop off area near an entrance to the facility.
2. Any overnight outdoor Childrens Camp shall conform to the standards for Campground.
3. All outdoor play areas in areas will be enclosed with fencing, a minimum of 4 feet, and shall be solid and 6 feet in height on any property line abutting a residential use on an adjoining lot.
4. In zones requiring special use permit, clear road signage noting presence of children (i.e. SLOW CHILDREN AT PLAY) should be posted no less than 100 feet from the camp in coordination with Bristol Department of Public Works.

Section 28-150 (yy) Special Use Permit Standards for Campground

1. Definitions
 - a. Sanitary Facilities: A closed toilet or latrine with handwashing station
 - b. Campsite: Any section or plot of ground upon which is erected any tent, tent house or camp cottage and/or for the accommodation of each automobile trailer or house car.
2. Campgrounds shall have an on-duty host or manager at all times of operation.
3. Sanitary facilities shall be provided for every 10 individual campsites.
4. Potable water shall be provided via connection to Town water supply or through spigots connected to a well supply. One water source shall be provided for at least every 10 individual campsites. Water supply shall be separate from the handwashing station in sanitary facilities.

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

5. Each individual campsite on which a tent, trailer or recreational vehicle is erected or placed, and each unit in any tourist camp upon which a camp cottage is hereafter erected or placed, shall be not less than 50 feet by 100 feet in area, clearly defined by markers in each corner.
6. Road or driveways shall be provided and shall be so located that each individual campsite is accessible.
7. Fully enclosed, permanent structures for use as sleeping units may be required to conform to state and town code for a dwelling unit.
8. Season of operation shall be not more than between March 31 and November 1.
9. Stormwater mitigation plan must be presented upon application for Special Use Permit .

Section 28-150 (zz) Special Use Permit Standards for Riding Stable

Definition: Riding Stable shall be defined as any establishment in which, for business purposes, horses or ponies are rented, hired, or loaned for riding or boarded for riding.

1. Riding Stable shall fall under the standards for non-household domesticated animals , Section 28-150 (e).
2. At least 1 acre of lot area must be provided per stable stall.

Section 28-150 (aaa) Special Use Permit Standards for Driving Range

1. Minimum lot area for driving ranges shall be 3 acres.
2. No tee or hole within any driving range station shall be closer than 100 feet from the principal structure on any abutting parcel. This shall not apply to practice putting greens.
3. Driving ranges abutting any public highway, street, sidewalk, or bicycle path shall have netting along full length of said roadway of no less than 45 feet in height.
4. Driving ranges abutting any non-open space parcel shall have netting along full length of property line of no less than 45 feet in height.
 - a. Off street parking shall be provided as follows:
 - i. employees - 1 space per employee.
 - ii. per driving range station tee area - 2 spaces.
5. Parking lots shall be shielded with a minimum 3-foot-high wall or a landscaped berm providing equivalent screening or a combination of both so that no vehicle lights shall shine onto adjacent residentially zoned property.
6. Signage shall only face street frontage or parking lot.
7. Outdoor floodlights to illuminate driving ranges shall not be allowed.
8. Stormwater mitigation plan must be presented upon application for Special Use Permit

Section 28-150 (bbb) Special Use Permit Standards for Health Club

1. For Health Clubs "LB" zones, all activities including exercise equipment, weights, etc. should be limited to indoor use as to avoid noise nuisance.
2. Outdoor lighting must be fully shielded .

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

3. Signage shall only face street frontage or parking lot.
4. At least one (1) off street parking space or equivalent shall be provided in "LB" zones. Bicycle racks may be substituted for automobile parking spaces at a rate of five (5) bicycle spaces per one (1) automobile space.
5. Automobile off street parking shall be screened by a minimum six (6) foot solid fence or minimum six (6) foot solid landscape barrier when on any property line adjacent to a residential use lot.

Section 28-150 (ccc) Special Use Permit Standards for Theater

1. In "LB" zones, acoustic deadening must be installed in performance area.
2. Parking lots shall be shielded with a minimum 3 foot high wall or a landscaping berm providing equivalent screening or a combination of both so that no vehicle lights shall shine onto adjacent residentially zoned property.
3. Signage shall only face street frontage or parking lot.
4. If liquor sales are requested, theater must meet standards for Tavern/Bar/Nightclub in a Limited Business (LB) zone.

Section 28-150 (ddd) Special Use Permit Standards for Boatyard/Marina and Yacht Club

1. A Best Management Practices (BMP's) document for marina tenants is to be submitted. This document shall include the specifications for repair and cleaning of gear and other cleaning and repair activities. Tenant agreements shall include the BMP's document and a section in the agreement that states that by signing the agreement, the tenant has read and agrees to comply with the BMP's.
2. Open areas used for boat and/or trailer storage and above ground structures storing fuel shall be screened with natural buffers or planted landscaped areas and set back a minimum of 50' from adjoining residential use or residential zone. The buffer may be reduced to 40' if the Board determines that architecturally designed fencing, compatible with the adjacent properties would effectively screen the facilities from view from the adjoining properties.
3. Large visual expanses of asphalt or concrete paving are to be avoided through the use of appropriately placed planter island and planting strips. Planting areas shall be designed and located so as to direct and control traffic flow.
4. Outdoor stacking of boats may be permitted if the activity is visually screened from abutting residential uses and residential zones.
5. The normal hoist or boating related hours of operation shall be limited to one half hour before sunrise and one half hour after sunset.
6. Stormwater mitigation plan shall be presented upon application for Special Use Permit

Section 28-150 (eee) Special Use Permit Standards for Structures in Residential Zones in the Flood Zone greater than 25' above grade

1. At a minimum, every special use permit granted pursuant to this section shall be conditioned on the construction conforming to the State Building Code requirements of the flood zone (see also Section 28-301 to 28-311).

Proposed Special Use Permit Standards

As Revised by the Planning Board November 9 and November 21, 2023

2. The pitch of all roof areas shall be no less than 4/12. Roof pitches of less than 4/12 shall only be allowed directly below the footprint of a deck.
3. For lots with rear lot lines abutting a coastal feature, the minimum front yard shall be the average setback of those parcels within 250' of the parcel on the same side of the street.
4. The maximum lot coverage by structures percentage as defined by Article IV is not applicable. Instead building size shall be determined as follows:
 - i. For structures with two floors of living space (living space does not include the first floor car park and storage area), a Floor Area Ratio (FAR) 0.30 shall be used to calculate the maximum allowable gross floor area (GFA) for the parcel. The GFA is calculated by multiplying the parcel size by 0.30. The footprint of the first floor shall be no greater than 60% of the GFA and the footprint of the second floor, if any, shall be no greater than 40% of the GFA. In no case shall the area of the 2nd floor footprint exceed two-thirds of the first floor footprint.
 - ii. For structures with one floor of living space (living space does not include the first floor car park and storage area), a Floor Area Ratio of 0.2 shall be used to calculate the maximum allowable Gross Floor Area for the parcel. The GFA is calculated by multiplying the parcel size by 0.20.
 - iii. Decks shall be no greater in size than 15% of the calculated GFA. Integrated second story decks located directly over the footprint of the first floor of the structure shall not be included in this calculation. Decks located above the highest floor of living space shall not be permitted.
5. Articulation shall be required for structural walls that face a public right of way and exceed 24' in length. Articulation shall be in the form of a structural projection of at least one (1) foot in depth and six (6) feet in length and must extend along the entire vertical plane of the wall. The required projection may be divided into more than one, provided the total width of these projections is at least 6' in length.

Section 28-150 (fff) Special Use Permit Standards for Structures in a Commercial or Industrial zone in the flood zone greater than 35' above grade

1. At a minimum, every special use permit granted pursuant to this section shall be conditioned on the construction conforming to the State Building Code requirements of the flood zone (see also Section 28-301 to 28-311).
2. The applicant must present a storm preparedness plan including provisions for temporary storage of equipment/supplies outside of the flood zone.
3. The Board shall have the ability to condition any granted Special Use Permit as necessary to ensure public health and safety. Such conditions may include, but not be limited to, the following: limitations on periods of use and operation, imposition of performance standards, operational controls, and sureties, requirements on the location, construction, durability and safety of driveways and parking areas.

Section 28-82 Table A PERMITTED USE TABLE NOVEMBER 1, 2023 Revised Per Planning Board Review November 9 and 21, 2023

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W†	M	OS	EI	HPC	MMU	PI
AGRICULTURAL																
Gardening and raising of crops	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	Y
Nursery or greenhouse/agricultural (without sales on premises)	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	Y	N	Y	Y	N
Nursery or greenhouse/commercial (with sales on premises)	S* _	S* _	S* _	S* _	N	Y	Y	Y	N	N	N	S* _	N	N	Y	N
Nursery or greenhouse/nonprofit (with sales on premises)	S* _	S* _	S* _	S* _	N	Y	Y	Y	N	N	N	S* _	N	Y	Y	N
Raising of animals for profit or consumption	S*	S*	S*	S*	N	N	N	N	N	N	N	Y	N	Y	N	N
Keeping of chicken hens†††	S*	S*	S*	S*	N	N	N	N	N	N	N	Y	N	Y	N	N
Keeping of non-domesticated animals as pets	S*	S*	S*	N	N	N	N	N	N	N	N	Y	N	Y	N	N

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ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Keeping of non-household domesticated animals	S*	S*	S*	S*	N	N	N	N	N	N	N	Y	N	Y	N	N
Agricultural promotion uses as part of an agricultural operation on a farm lot: on-site retail of farm products, roadside stand, light food processing, farm demonstration and educational projects, pick your own produce, cafe/limited food service	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N	N	N	N
Seasonal attractions up to 4 times a year with a permit by the zoning enforcement officer in accordance with the standards of section 28-157	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N	N	N	N
Farm brewery, farm winery, farm cidery as part of an agricultural operation on a farm lot	S-Y	S-Y	S-Y	S-Y	N	N	N	N	N	N	N	S-N	N	N	N	N

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ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
RESIDENTIAL																
Single household dwelling	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	N	N
Two household dwelling	N	N	Y(1)	Y(1)	Y	Y	Y	N	Y	Y	N	N	N	N	N	N
Multi-household dwelling	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	Y; on upper floors of building only	N
Bed and breakfast	N	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	Y	Y	N
Country inn with 5—10 rooms in one or more buildings with meals to guests only	N	N	N	N	N	N	N	N	S N	S N	N	N	N	Y	N	N
Dormitory	N	N	N	N	N	N	N	N	S N	N	N	N	Y	N	N	N
Nursing home	N	N	N	S* —	S* —	Y	Y	S* —	S* —	N	N	N	N	N	Y	N
Congregate care facility	N	N	N	S* —	S* —	Y	Y	S* —	S* —	N	N	N	N	N	Y	N

Created: 2023-08-17 09:32:10 [EST]

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Hotel	N	N	N	N	N	N	S* <u> </u>	Y	Y	Y	N	N	N	N	Y	N
Motel	N	N	N	N	N	N	N	S* <u> </u>	N	N	N	N	N	N	S* <u> </u>	N
Manufactured home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Community residence	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y	N
Lodging/boarding house:														Y		N
5 rooms or less	N	N	N	N	N	Y	S S* <u> </u>	N	Y	Y	N	N	N		S S* <u> </u>	N
Over 5 rooms	N	N	N	N	N	S S* <u> </u>	S* <u> </u>	N	S	S* <u> </u>	N	N	N		S* <u> </u>	N
INSTITUTIONAL AND GOVERNMENTAL SERVICES																
Medical clinic	N	N	N	N	N	N	Y	Y	Y	N	N	N	Y	N	Y	N
Hospital	N	N	N	N	N	N	S N <u> </u>	S* <u> </u>	S	N	N	N	N	N	S* <u> </u>	N
Drug and alcohol rehabilitation facility	S* <u> </u>	S* <u> </u>	N	N	N	S* <u> </u>	S* <u> </u>	Y	S	N	N	N	N	N	S* <u> </u>	N
Halfway house	N	N	N	N	N	S* <u> </u>	N	N	S	N	N	N	N	N	N	N

Created: 2023-08-17 09:32:10 [EST]

SERVICE BUSINESS																
ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Restaurant, cafe, or deli <u>with or without liquor</u> sales	N	N	N	N	N	N	Y S*	Y	Y	Y	N	N	N	N	Y	N
Brew pub	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Restaurant, cafe, or deli with liquor sales	N	N	N	N	N	N	S	Y	Y	Y	N	N	N	N	S	N
Drive-thru restaurant	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	S*	N
Fast food restaurant	N	N	N	N	N	N	S*	Y	Y	Y	N	N	N	N	S*	N
Tavern/bar/nightclub	N	N	N	N	N	N	S*	Y	Y	Y	N	N	N	N	Y	N
Funeral home	N	N	N	N	N	S*	Y	Y	Y	N	N	N	N	N	Y	N
<u>Crematory</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	S*	Y	N	N	N	N	N	N	S*	N
Catering	N	N	N	N	N	N	Y	Y	Y	Y	S*Y	N	N	N	Y	N
Massage therapist	N	N	N	N	N	N	Y	Y	Y	Y	S*N	N	N	N	Y	N
Tattoo parlor	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N
Sign painting	N	N	N	N	N	N	S*Y	Y	S	Y	Y	N	N	N	S*Y	N

Created: 2023-08-17 09:32:10 [EST]

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	WT	M	OS	EI	HPC	MMU	PI
Car wash	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	S *	N
Self-service storage facility (mini storage)	N	N	N	N	N	N	N	S N	N	N	S*	N	N	N	N	N
Auto repair, minor	N	N	N	N	N	N	S*	S*	N	N	Y	N	N	N	S*	N
Laundry, self-service	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Dry-cleaning without on-site plant	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Gunsmith (gun repair)	N	N	N	N	N	N	N	Y	N	N	S Y	N	N	N	S N	N
Bakery	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Appliance repair	N	N	N	N	N	N	Y	Y	Y	S Y	Y	N	N	Y	Y	N
Mechanical equipment repair	N	N	N	N	N	N	Y	Y	Y	S Y	Y	N	N	Y	Y	N
Printing, blueprinting and photocopying	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y	Y	N
Artist work or sale space (studio/gallery)	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	Y	Y, within decommissioned school buildings only

Created: 2023-08-17 09:32:10 [EST]

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Artisan manufacturing and production and sale space	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	Y	Y	Y; within decommissioned school buildings only
Photographic development	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Hairdresser/barber	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Pet grooming	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	Y	N
Commercial or technical trades school	N	N	N	N	N	N	S* -	S* -	N	S* -	Y	N	N	N	N	Y; within decommissioned school buildings only
Adult entertainment	N	N	N	N	N	N	N	N	N	N	Y (4)	N	N	N	N	N
Conference center	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	Y	Y	Y
Contract construction service	N	N	N	N	N	N	N	S* -	N	S* -	Y	N	N	N	N	N
Kennel and Animal Care	N	N	N	N	N	N	N	S* -	N	N	Y	N	N	N	N	N
RETAIL BUSINESS																
Antique store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N

Created: 2023-08-17 09:32:10 [EST]

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Appliance store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Auto parts sales, new	N	N	N	N	N	N	S-Y	Y	S	N	N	N	N	N	Y	N
Auto sales	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N
Bait shop	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Bakery	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Book store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Book store/cafe	N	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	N	Y	N
Car rental	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	S-Y	N
Clothing sales	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Convenience store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Florist	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Furniture store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Gunsmith (sales)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
General merchandise store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Gift shop	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N

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ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Grocery store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Liquor store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N	Y	N
Mechanical equipment sales	N	N	N	N	N	N	N	Y	N	N	S* _	N	N	N	Y	N
Newsstand	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	N
Pet store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	N
Pharmacy	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	N
Variety store	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	N
Lumber/building products	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N
WHOLESALE BUSINESS																
Wholesale trade within enclosed structure	N	N	N	N	N	N	N	Y	N	Y	Y	N	N	N	Y	N
Wholesale trade, outdoor storage	N	N	N	N	N	N	N	S* _	N	N	S* _	N	N	N	S* _	N

Created: 2023-08-17 09:32:10 [EST]

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Outdoor storage of junk, scrap, or salvage material, including junkyards	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Warehouse/distribution facility	N	N	N	N	N	N	N	S* _	N	N	Y	N	N	N	S* _	N
Air-supported structure	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Reclamation facility	N	N	N	N	N	N	N	N	N	N	S* _	N	N	N	N	N
SERVICE INDUSTRIES																
Dry-cleaning plant	N	N	N	N	N	N	N	S* _	N	N	Y	N	N	N	NS	N
Automotive body repair, major	N	N	N	N	N	N	N	S*	N	N	Y	N	N	N	S*	N
INDUSTRIAL																
Food and kindred products-manufacturing including canning or packaging	N	N	N	N	N	N	N	S* _	N	N	S* _	N	N	N	N	N
Large brewery	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N

Created: 2023-08-17 09:32:10 [EST]

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Microbrewery	N	N	N	N	N	N	N	S Y	S Y	S Y	S Y	N	N	N	N	N
Processing of bakery products	N	N	N	N	N	N	S* _	Y	N	N	Y	N	N	N	S* _	N
Textile mill products and apparel manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Cosmetics manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Lumber and wood products, furniture and fixtures manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Paper and allied products, printing, and publishing, including refinishing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Chemicals and allied products manufacturing	N	N	N	N	N	N	N	N	N	N	S N	N	N	N	N	N
Leather and fur tanning and finish	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

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ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Rubber and miscellaneous plastic products-manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Stone, clay, and glass products manufacturing	N	N	N	N	N	N	S S*	S* _	S S*	N	Y	N	N	N	S S*	N
Pottery products manufacturing	N	N	N	N	N	N	Y	Y	S S*	S S*	Y	N	N	N	Y	N
Cement, lime, gypsum, or plaster of Paris manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Fabricated metal products-manufacturing	N	N	N	N	N	N	N	N	N	S N	Y	N	N	N	N	N
Drop forge industries, manufacturing forgings with power hammers	N	N	N	N	N	N	N	N	N	N	S* _	N	N	N	N	N
Machinery and machine parts manufacturing	N	N	N	N	N	N	N	N	N	S N	Y	N	N	N	N	N
Wire and cable manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N

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ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Transportation equipment manufacturing	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Boat building including fiberglass and steel	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Boat building (wooden boats only)	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N
Marine trade industries	N	N	N	N	N	N	N	S*	N	S*	Y	N	N	N	S*	N
Instruments and scientific equipment manufacturing	N	N	N	N	N	N	N	S*	N	Y	Y	N	N	N	S*	N

Created: 2023-08-17 09:32:10 [EST]

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Jewelry, silverware, plated ware, costume jewelry manufacturing	N	N	N	N	N	N	N	N	N	S -Y	Y	N	N	N	N	N
Manual assembly of jewelry parts and crafts	N	N	N	N	N	N	N	Y	Y	S -Y	Y	N	N	N	N	N
Lighting manufacturing	N	N	N	N	N	N	N	N	N	S -N	Y	N	N	N	N	N
Plating of jewelry and other metals	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Extractive industry	N	N	N	N	N	N	N	N	N	N	S -N	N	N	N	N	N
Pump station	Y	Y	Y	Y	Y	S* -	Y	Y	S* *	S* -	S* -	N	Y	N	Y	Y
Sewage treatment plant	S* -	S* -	S* -	S* -	S* -	S* -	S* -	S* -	S* -	S* -	Y	N	S* -	N	S* -	Y
Sludge compost facility, public	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y
Recycling facility, indoor	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y
Landfill, public	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
RECREATION																

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Camp for children, including music or art camp	Y	Y	S* <u>—</u>	S* <u>—</u>	S* <u>—</u>	S* <u>—</u>	S* <u>—</u>	N	N	N	N	Y	S* <u>—</u>	Y	N	Y; within decommissioned school buildings only
Campground	S* <u>—</u>	S* <u>—</u>	N	N	N	N	N	N	N	N	N	S* <u>—</u>	N	S* <u>—</u>	N	N
Riding stable	S* <u>—</u>	S* <u>—</u>	S* <u>—</u>	S* <u>—</u>	N	N	N	N	N	N	N	Y	S* <u>—</u>	Y	N	N
Golf course	Y-N	Y-N	Y-N	Y-N	N	N	N	N	N	S-N	S-N	Y	N	Y	N	N
Golf driving range	N	N	N	N	N	N	N	S-S*	N	S-N	S-N	N	N	N	N	N
Miniature golf course	N	N	N	N	N	N	S-Y	Y	N	N	N	N	N	N	S-Y	N
Bowling alley	N	N	N	N	N	N	S-Y	Y	Y-S	N	N	N	S	N	Y	N
Skating/rolling rink	N	N	N	N	N	N	S-Y	Y	S	N	S-N	N	S	N	Y	Y
Billiards parlor	N	N	N	N	N	N	S-Y	Y	Y	Y	N	N	S	N	Y	N
Health club	N	N	N	N	N	N	S* <u>—</u>	Y	Y	Y	N	N	N	N	Y	N

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ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Theater	N	N	N	N	N	N	S* <u>—</u>	Y	Y	Y	N	N	Y	N	Y	Y; within decommissioned school buildings only
Playground/park	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
Open space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Recreational or athletics school	N	N	N	N	N	N	Y	Y	Y	Y	N	N	S — Y —	S — Y —	S — Y —	Y
Nonprofit community or education center	S — N	S — N	S — N	S — N	S — N	S — N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
Boatyard/marina	S* —	S* —	S* —	S* —	N	N	N	N	N	Y	Y	N	N	N	N	N
Yacht club	S* —	S* —	S* —	S* —	N	N	N	N	N	Y	N	N	N	N	N	N
Air-supported structure	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
ACCESSORY USES††																
Prefabricated relocatable steel buildings, box trailers, or shipping or cargo containers	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	S*(5)	N	N	S*(5)	N	N	N	S*(5)	N

Created: 2023-08-17 09:32:10 [EST]

ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R- 10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Above ground propane tanks larger than 500 gallons	N	N	N	N	N	N	N	S*	N	N	S*	N	N	N	N	N
Outdoor wood boiler(6)	Y	Y	Y	Y	Y	N	N	Y	N	N	Y	Y	Y	Y	Y	N
Wireless telecommunications antenna on an existing structure, subject to section 28-147	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	S

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ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Wireless telecommunications facility, including tower, subject to sections 28-147 and 28-150	N	N	N	N	N	N	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*
Drive-thrus	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	S*	N
Gift shop	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Administrative services	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Caretaker's residence	N	N	N	N	N	N	N	N	N	N	N	Y(7)	N	(See section 28-356 et seq.)	N	N
MEDICAL MARIJUANA/CANNABIS RELATED USES																
Compassion center	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	N	N
Medical marijuana cultivation center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Medical marijuana emporium	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Cannabis retailer/hybrid cannabis retailer	N	N	N	N	N	N	N	S*	N	N	N	N	N	N	N	N

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ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Cannabis cultivator	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Cannabis product manufacturer	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Cannabis testing laboratory	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
UTILITIES																
Accessory use solar energy system, subject to sections 28-158 through 28-160	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
Accessory use solar canopy over parking lot (parking lot would be principal use)	N	N	N	N	N	N	N	Y	N	N	Y	N	Y	N	Y	N
Principal use solar energy system	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Ground mounted solar	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

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ZONING DISTRICTS	R-80	R-40	R-20	R-15	R-10 R-10SW R-8	R-6	LB	GB	D	W+	M	OS	EI	HPC	MMU	PI
Large-scale ground-mounted solar photovoltaic facility, located on a remediated and restricted contamination site or a contaminated site pending remediation, as a major land development project subject to sections 28-286 through 28-291	N	N	N	N	N	N	S*	S*	S*	S*	S*	N	S*	N	S*	N
Large-scale ground-mounted solar photovoltaic facility on a closed and capped landfill subject to sections 28-286 through 28-290	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y

Notes:

* See special use standards in section 28-150.

† In the W (waterfront) zone, other than for single, two-family, three-family, four-family dwellings or in an urban rehab land development project; retail business, office uses, marine trades industries, restaurants, cafes, and/or delis are required on the first floor within 50 feet of the front lot line.

†† See section 28-356 et seq. for additional language regarding accessory uses in the HPC zone.

††† See section 28-150(eo) et seq. for ~~additional language standards~~ regarding the keeping of chicken hens.

See sections 28-150(h) and 28-281 for formula business (as defined in section 28-1) in the historic district zone which also require a special use permit.

- (1) Two household dwellings may be permitted in the R-15 and R-20 zoning districts provided that at least one unit is deed restricted as an affordable housing unit under the Low to Moderate Income Housing Act.
- (2) On state-owned land.
- (3) Except as provided per section 28-153, home occupations.
- (4) Only if not within 200 feet from a residential zone or residential use.
- (5) Not more than one prefabricated relocatable steel building, box trailer or shipping or cargo container shall be permitted as of right for a single period of no longer than 60 days as a temporary use of any property by the property owner. The temporary use must first be approved by a permit from the building official and zoning enforcement officer to ensure compliance with standards of section 28-150(i). During that 60-day period, a property owner may apply to the zoning board for a special use permit to maintain the structure for an extended period of time.
- (6) See chapter 10, article V of the Bristol Town Code for additional regulation of outdoor wood boilers.
- (7) One dwelling for a caretaker may be constructed if the property has more than 20 acres.

(Ord. No. 2013-15, 10-9-13; Ord. No. 2015-15, 12-16-15; Ord. No. 2017-03, 4-26-17; Ord. No. 2018-12, 7-11-18; Ord. No. 2018-18, 2-6-19; Ord. No. 2019-07, 6-26-19; Amend. of 1-27-21 ; Ord. No. 2022-12, 11-16-22)

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(Supp. No. 50)



Town of Bristol, Rhode Island

Department of Community Development

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

November 21, 2023

TO: Melissa Cordeiro, Town Clerk

FROM: Diane M. Williamson, Director

Diane W.

RE: **CDBG Application - Housing Proposals – Public Hearing and Authorization to submit**

We are preparing the Housing Proposals for the CDBG Application. It is requested that a public hearing be included on the December 6, 2023 Town Council meeting agenda. It is also requested that the Town Council authorize the Town Administrator, by resolution, to submit the CDBG Grant application for these proposals.

The proposals are for

- Bristol Home Repair Program - \$400,000
- Bristol Housing Authority bathroom renovations - \$500,000

Thank you.



Rhode Island COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Applicant: (City/Town of): BRISTOL

3. Authorizing Resolution*

The following certification must be completed and submitted as part of the final application:

This is certified as a true copy of a resolution adopted by the Council of the Town of Bristol at a meeting held on Wednesday, December 6, 2023.

WHEREAS, funds are available under the Rhode Island Community Development Block Grant Program, administered by the Executive Office of Commerce, Office of Housing and Community Development; and,

WHEREAS, the Governor of the State of Rhode Island has authorized the Director of said Department/Office to disburse such funds; and,

WHEREAS, it is in the interest of the citizens of the Town of Bristol that application be made to undertake a local Community Development Block Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF: BRISTOL

That the filing of this application for the amount of \$900,000 to implement the activities proposed herein hereby authorized and that Steven Contente (Chief Executive Officer) is hereby authorized and directed to file this application with the Office of Housing and Community Development, to provide any additional information or documents required by said office, to make any assurances required in connection with this program, to execute an agreement with the State of Rhode Island and to otherwise act as the Representative of the Town of Bristol in all matters relating to this application and any award which may be based upon this application.

Date:	Signature:
-------	------------

Seal:	Title: Bristol Town Clerk
-------	------------------------------

4. Chief Executive Officer Signature (Empowered by Resolution in #3 above)

Name & Title:	Steven Contente, Bristol Town Administrator
---------------	---

Signature:	
------------	--

Date:	
-------	--

LEGAL NOTICE

PUBLIC HEARING TOWN OF BRISTOL 2023 COMMUNITY DEVELOPMENT BLOCK GRANT

The Town of Bristol is preparing an application for a Community Development Block Grant to undertake the following activities and programs:

1) Public Facilities: Provide funding to support necessary repairs to the bathrooms at the Bristol Housing Authority at 1014 Hope St, Bristol, RI 02809.

Amount: \$500,000

2) Housing Rehabilitation: Provide funding for the Bristol Home Repair Program, which offers home repair loans for qualifying local applicants.

Amount: \$400,000

A Public Hearing will be held on Wednesday, December 6, 2023 at 7:00 p.m. in the Town Hall at 10 Court Street, for the purpose of obtaining citizens' views and comments concerning the proposed activities and programs. Written or oral comments may be provided at the public hearing or to Diane Williamson, Director of Community Development prior to the public hearing by emailing dwilliamson@bristolri.gov. For any additional questions please contact the Bristol Community Development Department at 401-253-7000 ext. 126. The Town Hall is handicapped accessible. Individuals requiring language interpreter or reader services for the hearing impaired (TDD) or auxiliary aids for the vision impaired must contact the Town Clerk at 253-7000.

FIRST READING

ORDINANCE NO. 2023- 24

AN ORDINANCE IN AMENDMENT TO CHAPTER 17 OF THE ORDINANCES OF THE BRISTOL TOWN CODE

IT IS HEREBY ORDAINED by the Town Council of the Town of Bristol, Rhode Island, that Chapter 17 of the Town Code be amended as follows.

CHAPTER 17 — OFFENSES AND MISCELLANEOUS PROVISIONS

* * *

ARTICLE II — ALCOHOLIC BEVERAGES ESTABLISHMENTS

* * *

Sec. 17-82. - Number of licenses.

Alcoholic beverage licenses within the town shall be limited in quantity as follows:

* * *

(4) For B-V, there shall be a maximum of ~~32~~ **31** licenses;

* * *

This ordinance shall take effect upon its passage.



TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email: Mcordeiro@bristolri.gov

MEMORANDUM

Date: November 27, 2023

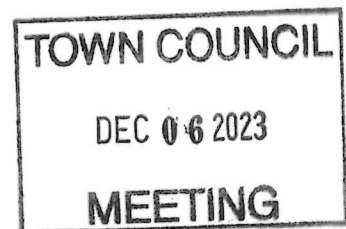
From: Melissa Cordeiro, Town Clerk

Re: Sherry Scott, Beehive Cafe, 10 Franklin St., re
surrender of class BV Liquor license

A handwritten signature in black ink, appearing to read 'Melissa Cordeiro', is written over the 'From' line of the memorandum.

Please be advised that this office has received official notification that the Beehive Cafe intends to surrender its class BV liquor license. In response to this update, the proposed ordinance is designed to address essential adjustments to the existing licensing structure, ensuring alignment with the accurate count of issued licenses.

Thank you for your attention to this matter. Should you have any questions, please do not hesitate to contact my office.





LICENSE REQUEST: DOG KENNEL LICENSE

Expires: May 1st

PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of your
Honorable Body to be granted a

DOG KENNEL LICENSE

FOR: (NAME OF ESTABLISHMENT) Leader of the Pack

AT: (ADDRESS OF ESTABLISHMENT) 629 Metacom Avenue
Bristol, RI 02809

BY: (NAME OF APPLICANT) Nicole Ferreira

- Kenel License Petition
\$25 License Fee (payable after Council approves license)
4th Quarter Taxes must be paid prior to issuance of license
Copy of current DEM State License

Please attend the Council meeting on Dec 6, 2023

Petition must be returned by NOV 22, 2023
Petition to applicant mailed:

*SIGNATURE: Nicole Ferreira

NAME: Nicole Ferreira

ADDRESS:

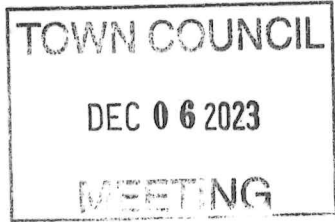
TOWN:

DATE OF B

BUSINESS T

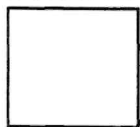
HOME TELI

EMAIL: N



Date Received: 11/20/2023

TAX STAMP



TO BE USED BY FINANCE DEPARTMENT

*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL INFORMATION, RESIDENCE RECORDS, AND ANY COURT RECORDS.



TOWN CLERK'S OFFICE
Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email: Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
COUNCIL CLERK

DATE: November 20, 2023

RE: Nicole Ferreira, Leader of the Pack, 629 Metacom
Avenue- Request for Dog Kennel License (New
Ownership)

May we please have your recommendation, or the recommendation of the department head you deem appropriate in order for the Council to review the request at the regular Town Council Meeting to be held on December 6, 2023

Please note that all council items are due by **12 PM noon, November 29th**, one week prior to the meeting. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachment



Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900

D1A



KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 10-20-2023

PETITION DESCRIPTION:

Nicole Ferreira, Leader of the Pack, 629 Metacom Ave. - Request for Dog Kennel License (New Ownership)

JOHN CLERKS OFFICE
BRISTOL, RHODE ISLAND
023 NOV 30 PM 12: 04

PERSON/S FILING PETITION: Nicole Ferreira

LICENSE RENEWAL NEW PETITION

REVIEW:

- APPROVED
- CONDITIONAL APPROVAL
- DENIED
- FORWARD TO ANOTHER DEPARTMENT FOR REVIEW

NOTES:

After Reviewing this petition, there is no known reason to deny the approval of this Kennel License for Leader of the Pack, provided that all laws and ordinances governing this practice are followed.

REVIEWING OFFICER: Lt. Roman Wozny

DATE COMPLETED: 11-29-23

TOWN COUNCIL
DEC 06 2023
MEETING



LICENSE REQUEST: PUBLIC LAUNDRY LICENSE

Expires: July 1, 2024

(New ownership)

PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:

The undersigned hereby respectfully requests of your Honorable Body to be granted a

PUBLIC LAUNDRY LICENSE

FOR: STAR LAUNDROMAT (FKA) East Bay Laundromat (NAME OF ESTABLISHMENT)

AT: 26 Gooding Ave Bristol RI (ADDRESS OF ESTABLISHMENT)

BY: Kyle Olsen (NAME OF APPLICANT)

- Laundry License Petition & Fee (\$10 - payable after Council issues license)
4th Quarter Taxes must be paid prior to issuance of license

This application will be considered during the Council Meeting of: Nov 15 2023

*SIGNATURE: Kyle Olsen
NAME: Kyle Olsen
ADDRESS:
TOWN: Sc
DATE OF BI
BUSINESS T
HOME TELE
EMAIL: []

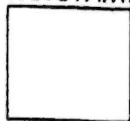
Petition must be returned by:

Petition to applicant mailed:

Date Received:

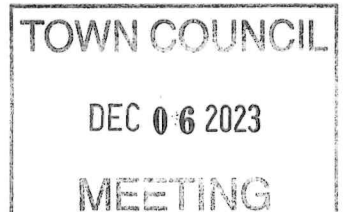


TAX STAMP



TO BE USED BY FINANCE DEPARTMENT

*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL INFORMATION, RESIDENCE RECORDS, AND ANY COURT RECORDS.





TOWN CLERK'S OFFICE
Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email: Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
COUNCIL CLERK

DATE: October 30, 2023

RE: Kyle Olsen, Star Laundromat f/k/a East Bay
Laundromat, 26 Gooding Avenue re - Request a
Public Laundry License (new ownership)

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the regular Town Council Meeting to be held on November 15, 2023.

All items for this docket must be received in the Clerk's office before 12:00 noon on Wednesday, November 8, 2023. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.
Attachment



Town of Bristol, RI
WATER POLLUTION CONTROL DEPARTMENT
2 PLANT AVENUE
BRISTOL, RI 02809-3015
(401) 253-8877 Fax: (401) 253-2910
Pretreatment Department, Shealyn A. Davey

DZA
TOWN HALL
10 COURT STREET
BRISTOL, RI 02809
(401) 253-7000

DATE: November 8, 2023
TO: Steven Contente
Town Administrator
FROM: Shealyn A. Davey
Chemist/Pretreatment Coordinator
RE: Request for Public Laundry License – Kyle Olsen, Star Laundromat (FKA East Bay Laundromat), 26 Gooding Ave.

Concerning the public laundry license for the above business, my department has no objections to the above petition and supports the request. This business location has been properly permitted, is in good standing, and has no history of violations. I have spoken with the new owner about filling out a new application and the process of transferring the current permit to his name.

Sincerely,

Shealyn A. Davey
Pretreatment Coordinator

TOWN COUNCIL
DEC 06 2023
MEETING

~~TOWN COUNCIL
NOV 15 2023
MEETING~~

Cathy Marshall

From: Kyle Olsen
Sent: Tuesday, November 28, 2023 2:41 PM
To: Cathy Marshall
Subject: Star laundromat

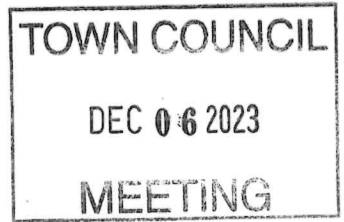
Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Hello,
I am kyle olsen the new owner of East bay laundromat.

I bought this business as an existing business and will be continuing to operate it. Our dba has also currently changed, we are now named Star laundromat.

Star laundromat is a small chain in New England that is family owned. We strive to provide exceptional service in the laundry industry. We take pride in our customer satisfaction and we are happy to be expanding into Rhode Island. We look forward to providing Bristol and the surrounding communities with exceptional service.

Thank you all and happy holidays!





Town of Bristol

Board Book Report

Conservation Commission

Basic Information	
Type	Commission
Status	Enabled
Visibility	Public

Composition	
7 members, 3-year terms	
Persons appointed to the conservation commission shall hold no other office in the service of the town.	

Board Seats								
Board Name	Board Type	Position	First Name	Last Name	Address	Calculated End Date	Actual Start Date	Status
Conservation Commission	Commission	Member	Anthony	Morettini	46 Highland Road	12/1/2023	12/1/2020	Active
Conservation Commission	Commission	Member	Craig	Fisher	25 Sunset Road	12/1/2025	12/1/2022	Active
Conservation Commission	Commission	Member	Glenn	Donovan	2 Rego Avenue	12/1/2023	12/1/2020	Active
Conservation Commission	Commission	Member	Jay	Maciel	81 King Philip Avenue	12/1/2024	12/1/2021	Active
Conservation Commission	Commission	Member	Lee Ann	Freitas	134 Bay View Avenue	12/1/2024	12/1/2021	Active
Conservation Commission	Commission	Member	Lindsay	Green	73 Union Street	12/1/2025	12/1/2022	Active
Conservation Commission	Commission	Member	Raymond	Payson	131 Ferry Road	12/1/2025	12/1/2022	Active

TOWN COUNCIL
DEC 06 2023
MEETING

LEGAL NOTICE

PUBLIC NOTICE

**TOWN OF BRISTOL
PUBLIC SERVICE APPOINTMENTS**

The public is being notified that the Honorable Town Council desires to seek applications from among the citizens of Bristol to fill appointments for the following current service:

- Bristol 250th Commission**
- Bristol Housing Authority**
- Bristol Planning Board**
- Capital Projects Commission**
- Conservation Commission**
- Harbor Commission Advisory Committee**
- Historic District Commission**
- Juvenile Hearing Board**
- Newport & Bristol County Convention & Visitors Bureau**
- Personnel Board**
- Post Retirement Benefits Fund Board of Trustees**
- Recreation Board**

Applications and resumes can be submitted to the Town Clerk's office. You may also apply to volunteer to serve on one of our many boards, commissions, or committees in person, by mail at 10 Court Street, Bristol, or by visiting <https://onboard.bristolri.gov>.

By Order of the Town Council
Melissa Cordeiro
COUNCIL CLERK

.....

Board or Commission: Conservation

G1A

I, Glenn L Donovan,
Name (please print)

2 Rego Ave.
Street Address Apt #

Bristol RI 02809
City/Town State Zip Code

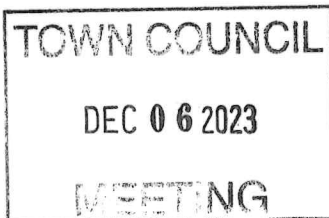
N/A
Mailing Address (if different than above) Apt #

City/Town State Zip Code

Primary Phone:

Alternate Phone:

Email Address:



do

do not

wish to be considered for reappointment to the above-mentioned Board or Commission.

Glenn L Donovan
Signature of Applicant

11/14/23
Date Signed

Board or Commission: Conservation

JOHN LEWIS GALE
BRISTOL, MASSACHUSETTS
2023 NOV 14 AM 10:17

G1B

I, Anthony Morettini
(Name (please print))

46 Highland Rd
Street Address Apt #
Bristol VT 02809
City/Town State Zip Code

Mailing Address (if different than above) Apt #
City/Town State Zip Code

Primary Phone:

Alternate Phone:

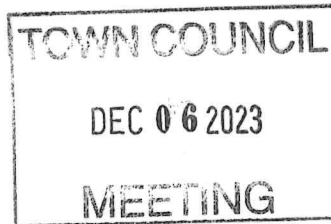
Email Address:

- do
- do not

wish to be considered for reappointment to the above-mentioned Board or Commission.

[Signature]
Signature of Applicant

11/13/23
Date Signed



Kathryn D. Swanson

Town of Bristol | Generated 11/13/2023 @ 11:38 am by OnBoard2 - Powered by ClerkBase

G1C

Status

Name Kathryn D. Swanson
Application Date 9/11/2023
Expiration Date 9/11/2025
Board Member Kathryn D. Swanson
Status Validated

Board	Vacancies	Status
Conservation Commission	0	Pending

Basic Information

Name
Kathryn D. Swanson

I would like to be appointed to the position because:

I have been a weekly volunteer in the Blithewold gardens for 25 years. I maintain, with my husband David Swanson, the gardens and trees in our one acre yard on Ferry Road. I am a daily walker through the historic district of our town and have a deep appreciation for the trees and surroundings there, and the neighboring shoreline.

Contact Information

Address
150 Ferry Road
Bristol, RI 02809

Resident
Yes

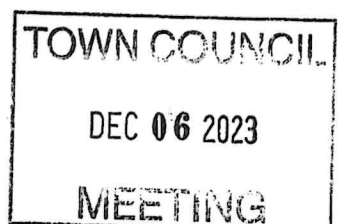
Email

Phone

Occupation

Yes, I am a city employee
No

Generated 11/13/2023, 11:38:26 AM



Mr George Voutes

Town of Bristol | Generated 11/13/2023 @ 11:37 am by OnBoard2 - Powered by ClerkBase

G1D

Status

Name Mr George Voutes
Application Date 7/26/2023
Expiration Date 7/26/2025
Board Member George Voutes
Status Validated

Board	Vacancies	Status
Conservation Commission	0	Pending

Basic Information

Name
Mr George Voutes

I would like to be appointed to the position because:

I am experienced in land conservation and have a strong desire to protect and care for land in Bristol.

Contact Information

Address
17 shore road bristol ri
bristol, RI 02809

Resident
Yes

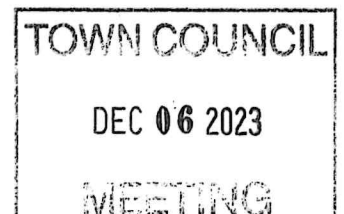
Email

Phone

Occupation

Yes, I am a city employee
No

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Town of Bristol

Board Book Report

Board of Fire Engineers

Description

Type Board

Status Enabled

Visibility Public

Creating Authority The board of fire engineers shall consist of the chief, deputy chief, three assistant chiefs, the captain of the rescue squad and the clerk of the board. Candidates to the board of fire engineers shall be elected annually to the board by the aforementioned companies.

Composition

1 year term

Board Seats

First Name	Last Name	Address	Calculated End Date	Actual Start Date	Status
Adam	Medeiros		2/1/2024	2/9/2023	Active
Dennis	Cabral		2/1/2024	2/9/2023	Active
John	Perry		2/1/2024	2/9/2023	Active
Louis	Mascola		2/1/2024	2/9/2023	Active
Nelson	Luis	10 Malden Street	2/1/2024	2/9/2023	Active
Samuel	Turner	50 Belvedere Drive	2/1/2024	2/9/2023	Active

TOWN COUNCIL
 DEC 06 2023
 MEETING



GZA

Inter Office Memorandum

To: Steven Contente, Town Administrator
From: Michael DeMello, Fire Chief
cc: File
Date: November 22, 2023
Re: Board of Engineers Recommendation, December 6 Council Meeting

NOV 22 2023

Faint handwritten notes or stamps on the right margin.

Stephen Knapman has been promoted to the full-time position of Deputy Chief of Administration overseeing Safety, Training, & Health.

It is my recommendation to add D/C Knapman to the Board of Engineers filling the second Deputy position by virtue of his position.

Please forward to the Town Council for their consideration.

CONCUR
[Signature]
 STEVEN CONTENTE
 Town Administrator

TOWN COUNCIL
 DEC 06 2023
 MEETING



Board of Tax Assessment Review

Basic Information

Type Board

Status Enabled

Visibility Public

Creating Authority The board of tax assessment review shall hear and consider the appeal of any property owner concerning the amount of his assessed valuation as determined by the assessor. The board shall keep an accurate record of its proceedings which shall be available for public inspection.

There shall be a board of tax assessment review consisting of three (3) members appointed by the council, to serve for three-year staggered terms, no more than two (2) of whom shall be of the same political party at any one time and two (2) alternate members, to serve for three-year staggered terms, who may not both be of the same political party. All initial appointments, and all subsequent appointments made upon the expiration of terms or to fill vacancies, shall be made from lists of names requested by the council from the party chairman from whose party appointment is to be made. Any such list shall contain at least three (3) times the number of names as there are appointments to be made from that list. The first members appointed under this Charter shall be appointed for one-year, two-year and three-year terms, respectively.

Composition

3 members, 3-year terms 2 alternate members, 3-year terms

Board Seats

Board Name	Board Type	Position	First Name	Last Name	Address	Calculated End Date	Actual Start Date	Status
Board of Tax Assessment Review	Board	Chair	Robert	Faris	40 Greylock Road	12/1/2024	12/1/2021	Active
Board of Tax Assessment Review	Board	Member	Anthony	Rego	1176 Hope Street	12/1/2024	12/1/2021	Active
Board of Tax Assessment Review	Board	Member	Carolyn	Medina	15 Cliff Drive	12/1/2023	12/1/2020	Active
Board of Tax Assessment Review	Board	Member	Peter	Hewett	11 Wendy Drive	12/1/2025	12/1/2022	Active
Board of Tax Assessment Review	Board	Member	Tracy	Ramos	116 Bay View Avenue	12/1/2025	12/1/2022	Active
Board Name	Board Type	Position	First Name	Last Name	Address	Calculated End Date	Actual Start Date	Status

TOWN COUNCIL
DEC 06 2023
MEETING



2023 NOV 28 PM 12:22

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

Bristol Democratic Town Committee
82 Church Street
Bristol, RI 02809

28 November 2023

Honorable Bristol Town Council
11 Court Street
Bristol, RI 02809

Re: Board of Tax Assessment Review Appointments

Dear Chairman Calouro and Honorable Council Members:

I am pleased to recommend the appointment of **Ms. Tracy Ramos**, of 116 Bayview Avenue, for a three-year term to the Board of Tax Assessment Review as a full Democratic Member. Tracy has been serving as the Democratic Alternate since 2017. I have spoken with Ms. Ramos, and she has expressed a desire to continue to serve and to take on the role of a full voting member.

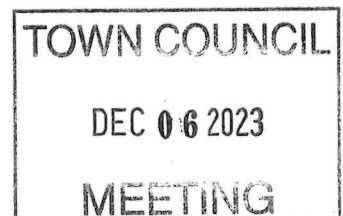
I am equally pleased to recommend the appointment of **Ms. Cornelia Murphy** (AKA Nina), of 142 High Street, to the Board of Tax Assessment Review as the Democratic Alternate Member. Nina is a real estate agent and will bring a wealth of relevant experience with her to the Board. I have spoken with Ms. Murphy, and she has expressed interest in serving in this role.

I would also like to thank **Ms. Carolyn Medina** for her years of service to this Board. Carolyn was first appointed in October of 2017 and has actively participated with the Board to bring clarity and closure for those who seek the Boards review. I wish her well in all her future endeavors.

Please let me know if you require any further information or if you have any questions.

Respectfully Submitted,

Erich Haslehurst, Chair
Bristol Democratic Town Committee





Town of Bristol

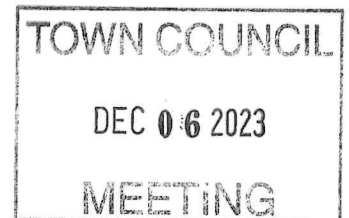
Board Book Report

Personnel Board

Basic Information	
Type	Board
Status	Enabled
Visibility	Public

Composition
5 members (4 appointed by TC, 4-year terms; 1 appointed by TA, 2-year term)

Board Seats								
Board Name	Board Type	Position	First Name	Last Name	Address	Calculated End Date	Actual Start Date	Status
Personnel Board	Board	Member	Elizabeth	Rene	11 Lincoln Avenue	12/1/2026	12/1/2022	Active
Personnel Board	Board	Member	Matthew	Cabral	5 Polk Court	12/1/2025	12/1/2021	Active
Personnel Board	Board	Member	Renee	Wetterland	3 Leila Jean Drive	12/1/2024	12/1/2020	Active
Personnel Board	Board	Member	Russell	O'Connell	1382 Hope Street	12/1/2023	12/1/2019	Active
Personnel Board	Board	TA Appointee	Richard	Devault	14 Roosevelt Drive	12/1/2024	12/1/2022	Active



LEGAL NOTICE

PUBLIC NOTICE

**TOWN OF BRISTOL
PUBLIC SERVICE APPOINTMENTS**

The public is being notified that the Honorable Town Council desires to seek applications from among the citizens of Bristol to fill appointments for the following current service:

- Bristol 250th Commission**
- Bristol Housing Authority**
- Bristol Planning Board**
- Capital Projects Commission**
- Conservation Commission**
- Harbor Commission Advisory Committee**
- Historic District Commission**
- Juvenile Hearing Board**
- Newport & Bristol County Convention & Visitors Bureau**
- Personnel Board**
- Post Retirement Benefits Fund Board of Trustees**
- Recreation Board**

Applications and resumes can be submitted to the Town Clerk's office. You may also apply to volunteer to serve on one of our many boards, commissions, or committees in person, by mail at 10 Court Street, Bristol, or by visiting <https://onboard.bristolri.gov>.

By Order of the Town Council
Melissa Cordeiro
COUNCIL CLERK

.....

Board or Commission: Personnel Board **G4A**

I, Russell F O'Connell
Name (please print)

1392 Hope ST
Street Address Apt #

River RI 02909
City/Town State Zip Code

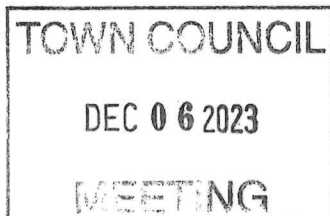
Mailing Address (if different than above) Apt #

City/Town State Zip Code

Primary Phone:

Alternate Phone:

Email Address:



do

do not

wish to be considered for reappointment to the above-mentioned Board or Commission.

Signature of Applicant

11/30/23
Date Signed



Town of Bristol

Board Book Report

Bristol Housing Authority

Basic Information

Type	Board
Status	Enabled
Visibility	Public

Composition

5 members, 5-year terms Persons appointed to the housing authority shall hold no other office in the service of the town.

Board Seats

Board Name	Board Type	Position	First Name	Last Name	Address	Calculated End Date	Actual Start Date	Status
Bristol Housing Authority	Board	Member				1/1/2025		Vacant
Bristol Housing Authority	Board	Member	Edward	Correia	46 Varnum Avenue	1/1/2026	1/1/2021	Active
Bristol Housing Authority	Board	Member	Helen	Barboza	23 Jane Lane	1/1/2024	1/1/2020	Active
Bristol Housing Authority	Board	Member	John	Faria	1039 Hope Street	1/1/2027	1/1/2022	Active
Bristol Housing Authority	Board	Resident Commissioner (tenant position)	Pasquale	D'Alessio	1014 Hope Street	1/1/2028	1/1/2023	Active

TOWN COUNCIL

DEC 06 2023

MEETING

Ms Kimberly Ann Teves

Town of Bristol | Generated 11/29/2023 @ 12:28 pm by OnBoard2 - Powered by ClerkBase

GSA

Status

Name Ms Kimberly Ann Teves
Application Date 11/10/2023
Expiration Date 11/10/2025
Board Member Kimberly Ann Teves
Status Validated

Board (Rank)	Vacancies	Status
Bristol Housing Authority (1)	1	Pending
Zoning Board of Review (2)	0	Pending

Basic Information

Name
Ms Kimberly Ann Teves

I would like to be appointed to the position because:

I feel as though I am ready to be actively involved in our community supporting and advocating with others with the same goal to continue to keep our town one that our citizens respect and find supportive and dedicated to them and the greater good.

Resume File

 Download

Cover Letter File

 Download

Contact Information

Address

32 Brooks Farm Drive
Bristol, RI 02809

Resident

Yes

Email**Phone**

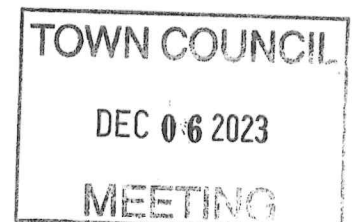
Occupation

Yes, I am a city employee

No

Professional Licenses

Real Estate Broker



November 8, 2023

To Whom It May Concern,

I am thankful for your consideration to volunteer on either one of these two boards and have the opportunity to become more involved within my community which I have resided in and raised my children for the past 26 years.

I have been in the Real Estate business for 17 years and during that period of time owned and operated The Kimberly Group which was on Hope Street for 7 of them. I still continue to sell Real Estate while raising my 13 year old, the last of five, and caring for my 22 year old son Ben, who has Down Syndrome and is very active in our town.

I previously worked at Roger Williams University and was the creator of their faculty and staff wellness program called Simply Wellness. I still offer nutrition coaching to a small group of clients as well as teach fitness classes in the community. I find myself having more time to give back now and involve myself more in ways that I have always hoped to. The housing authority would be a great way for me to break into this but am open to any opportunity where as I would be of the best use for and with my experiences.

I look forward to hearing from you and the potential to participate at this level for our community and the future of our children, families and residence.

Sincerely,

Kimberly Teves

Kimberly Ann Teves

Service Area: Rhode Island / South Eastern Massachusetts

Kim Teves, Broker ABR, CDPE, CRS, REO Platinum

The Kimberly Group, HomeSmart Professionals

Objective

To provide you and your company with the best possible representation and service you deserve from a listing agent and CDPE.

Service:

Service is what I pride myself on. I offer a full service CDPE division that will provide asset managers and loss mitigation department with direct communication, competency and efficiency regarding the disposition of their Assets. I personally complete all my own BPO's and weekly property visits as well as marketing plans. I am the main contact for all of my properties. You deal with the Realtor that directly represents you not an assistant or employee. The following are just some of the services I provide:

Telephone/email response within 24 hours of referral/assignment

Contact log for tracking

Activity log on all appointments

Showing time accurate show system for all showing

Property Inspection/photos

BPO's if needed

Secure Property if vacant or abandoned

Personal Property Evaluation

Trash Out

Winterization

Utilities

Accurate Reporting

Monthly Status Reports

Aid in the removal of liens

Multiple Listing Service

Market property like any other listing for exposure

Attorney available as needed for any preliminary title work to be done

Summary of Qualifications:

Realtor with extensive experience in single family, multi-family, condominium and commercial property disposition.

Member the #1 group in our area for transactions for 2010, 2009, 2008 and 2007 also ranked the #7 team in the State of Rhode Island in residential sales.

Member of the 100% club and recipient of the Gold award for sales from 2011 to present.

RE/MAX President's Club	Greater Providence Board of Realtors
Circle of Excellence	Accredited Buyer's Representative
Bachelor's in Liberal Arts	Member, Women's Council of Realtors
Equator, REO Platinum Certified	CDPE designation
CRS designation	BNI President 2012- 2013

Goals:

Average less than 30 days on market to procure a buyer.
To average list to sale price to stay within 95-97% of fair market value
24-48 hour turnaround time for additional paperwork requested and or tasks assigned
6 year's experience with use of Equator platform system.

Marketing

Rhode Island Multiple Listing Service
Massachusetts Listing Property Information Network
Extensive Investor and buyer Database
Properties are uploaded to the top 40 Internet Property Showcase Sites
Expanded descriptions and Photo Galleries

References

Paul Laprocina, partner, Lepizzera & Laprocina 401-965-7191
Attorney Paul Silva, 401-253-0230
Kris Cummings, Caliber Home Loans 401-855-5712
Bruce Allen, Re/max Professionals of Newport 401-849-0100
Past client references upon request

Let me go to work for you! I look forward to hearing from you in the near future.

Thank you for your consideration,

Kim Teves
Broker Associate
The Kimberly Group
HomeSmart Professionals

Ms. Donna M St. Angelo

Town of Bristol | Generated 11/29/2023 @ 12:27 pm by OnBoard2 - Powered by ClerkBase

G5B

Status

Name Ms. Donna M St. Angelo
Application Date 11/17/2023
Expiration Date 11/17/2025
Board Member Donna St. Angelo
Status Validated

Board	Vacancies	Status
Bristol Housing Authority	1	Pending

Basic Information

Name
Ms. Donna M St. Angelo

I would like to be appointed to the position because:
of my interest in assisting the residents and the Bristol Housing Authority.

Resume File

 Download

Cover Letter File

 Download

Contact Information

Address
25 Duffield Road
PO Box 814
Bristol, RI 02809

Resident

Yes

Email

Phone

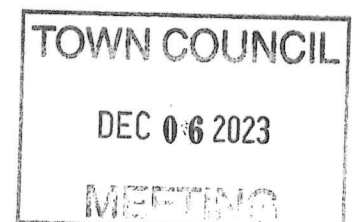
Cell Phone

Occupation

Yes, I am a city employee

No

Generated 11/29/2023, 12:27:19 PM



25 Duffield Road
P. O. Box 814
Bristol, RI 02809
November 17, 2023

Town of Bristol
10 Court Street
Bristol, RI 02809

To Whom It May Concern:

I am interested in applying for a position with the Bristol Housing Authority. I feel this would be an interesting opportunity to become more involved with our wonderful Town and the Bristol Housing Authority and its residents.

Thank you for your consideration.

Sincerely yours,

Donna M. St. Angelo

Donna M. St. Angelo

DONNA M. ST. ANGELO
 25 Duffield Road, P. O. Box 814
 Bristol, Rhode Island 02809

EXPERIENCE:

- 1/1990-2/2017 Bristol Warren Regional School District, Bristol, Rhode Island
 Position: Confidential Secretary/Human Resources Coordinator
 Duties: Oversee payroll and HR functions; maintain personnel files; process all employee transfers; meet with all new employees regarding payroll/benefits issues; generate correspondence as required; follow-up as required with employees.
- 4/1986-1/1990 Hinckley, Allen, Snyder & Comen, Providence, Rhode Island
 Position: Legal Secretary in Corporate Department
 Duties: Drafted and prepared correspondence and legal documents on Mass-11 word processing system for two attorneys; assembled closing binders; maintained all client files; made travel arrangements.
- 8/1983-4/1986 KGK International Corporation, South Windsor, Connecticut
 Position: Administrative Assistant/Regional Office Secretary
 Duties: Worked directly with dealers on machine sales; tracked all orders for Eastern Region; responsible for company checkbook and petty cash; responsible for all office purchases; organized complete office filing system; responsible for office and file maintenance; initiated travel arrangements; generated all correspondence.

EDUCATION:

- 9/1977-6/1979 B.S., University of Florida, Gainesville, Florida
 Major: Business Education
- 8/1974-6/1977 A.S., Berkshire Community College, Pittsfield, Massachusetts
 Major: Executive Secretarial Arts and Business Data Processing

CIVIC INVOLVEMENT:

Bristol Fourth of July Committee, Chairman (2002, 2003), Vice Chair/Parade Chair (2000, 2001), Recording Secretary, Various Subcommittee Chairs, Member (35 years)
 Bristol Christmas Festival Committee
 Rhode Island Soccer Association Registrar
 Bristol Youth Soccer Association
 Our Lady of Mount Carmel School, Parent Teacher Group
 Local Cub Scout and Boy Scout Troops, Parent Committee
 Bristol Substance Abuse Task Force



Town of Bristol

Board Book Report

Rogers Free Library Board of Trustees

Basic Information

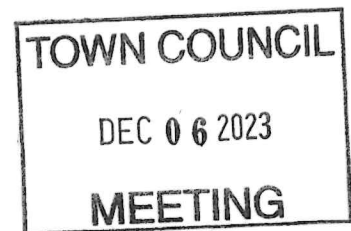
Type Board
Status Enabled
Visibility Public
Creating Authority For more information please visit: [Rogers Free Library Board of Trustees](#)

Composition

7 members, 3-year staggered terms

Board Seats

Position	First Name	Last Name	Address	Calculated End Date	Actual Start Date	Status
Member	Nicholas	Landekic	43 Sunset Road	1/1/2025	5/25/2023	Active
Member				1/1/2024		Vacant
Member	Al	Wroblewski	24 Burton Street	1/1/2024	1/1/2021	Active
Member				1/1/2024		Vacant
Member	Kasey	Feijo	667 Metacom Avenue	1/1/2026	5/25/2023	Active
Member	Samantha	Faria	41 Franklin Street	1/1/2025	1/1/2022	Active
Member	Marie	Knapman	14 Goulart Avenue	1/1/2026	1/1/2023	Active
Position	First Name	Last Name	Address	Calculated End Date	Actual Start Date	Status



G6A

Al Wroblewski
24 Burton Street · Bristol RI 02809
Phone 401-240-0050
Cell 774-262-4154
Email: al@alwroblewski.com

October 4 2023

Ms Kasey Feijo
Secretary
Rogers Free Library Board of Trustees
525 Hope Street
Bristol RI 02809

Dear Kasey:

My first term as Trustee at Rogers Free Library expires in January 2024. As stipulated in our by-laws, a Trustees may be re-appointed for a second three-year term. I would like to be considered for re-appointment.

I feel we are very much in the midst of multiple transitions and I believe my continued involvement would contribute to the stability and continuity of our wonderful library.

Cordially,



Al Wroblewski

TOWN COUNCIL
DEC 06 2023
MEETING

G6B



October 26, 2023

Ms Melissa Cordeiro
Town Clerk
Town of Bristol, Rhode Island
10 Court St
Bristol, RI 02809

Dear Ms Cordiero:

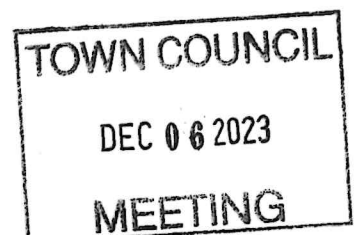
At our regularly scheduled monthly meeting on October 19, 2023, the Board of Trustees of the Rogers Free Library voted to recommend Trustee Al Wroblewski be re-appointed to a second three-year Trustee term beginning in January, 2024.

I turned the gavel over to Secretary Kasey Feijo to chair that portion of the meeting, did not participate in the discussion nor did I vote.

The Trustee Selection Committee comprised of Trustee Marie Knapman (chair), Kasey Feijo and Samantha Faria had previously met, considered my letter of interest in being re-appointed, reviewed my standing as a Trustee and voted to recommended that the full Board ask the Town Council to re-appoint me.


Admittedly, this process differs from the customary re-appointment process used for members of the Town's other commissions and boards. It is a reflection of the agreement worked out between the Rogers Free Library Board of Trustees and the Town Council earlier this year that spells out a very distinct (and important) role for the Trustees in recruiting, vetting, and recommending individuals to the Town Council for appointment. We believe any Trustee seeking re-appointment receive the endorsement of the Board before action is taken by the Town Council.

As we have not gone through a re-appointment before (this being the first one), I shared this approach with our Town Council liaison, Mary Parella, to make sure we were proceeding in a manner consistent with the terms of our agreement. I don't want to speak for her, but she did seem comfortable with what we are proposing.



If you have questions or concerns, please feel free to discuss with her, me or both of us.

Sincerely,



Al Wroblewski

Chair, Board of Trustees

Rogers Free Library

525 Hope St., Bristol, RI 02809

774-262-4154

al@alwroblewski.com



Bristol Harbor Master

TO: Bristol Town Council
FROM: Gregg Marsili
Bristol Harbor Master
CC: Steven Contente
Bristol Town Administrator
DATE: November 27, 2023

SUBJECT: NEW TOWN ORDINANCE SEC. 8-71 INSURANCE REQUIREMENT FOR TOWN MARINA

I am requesting that a new ordinance concerning boat insurance for users of the Town Marina be introduced at the next appropriate Town Council meeting. The new ordinance is Sec. 8-71 Insurance Requirement for Town Marina.

The new ordinance will provide insurance coverage for the Town if a boat does damage to the dock, electrical, and water that is provided by the town.

TOWN COUNCIL
DEC 06 2023
MEETING

TOWN CLERK'S OFFICE
BRISTOL, R.I. 02881
2023 NOV 27 AM 11:49

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ORDINANCE No. 2024-__

AN ORDINANCE IN AMENDMENT TO
CHAPTER 8
OF THE ORDINANCES OF THE BRISTOL TOWN CODE

* * *

CHAPTER 8 – BOATS, DOCKS AND WATERWAYS

* * *

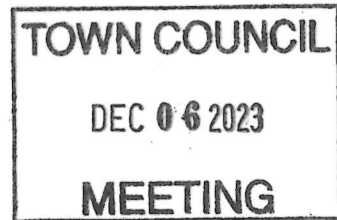
Sec. 8-71. Insurance requirement for Town marina.

Vessels shall not be permitted to dock at the Town marina unless covered by liability insurance. Vessel operators shall present proof of insurance to the Harbormaster or his/her designee prior to docking at the Town marina. Such insurance shall be a comprehensive general liability policy with policy limits of not less than \$1,000,000.00 per occurrence, naming the Town of Bristol as additional insured by endorsement, and shall be maintained continuously during all time periods for which marina usage is requested. The Harbormaster or his/her designee shall refuse to permit any vessel that is not covered by insurance to dock at the Town marina.

* * *

This ordinance shall take effect upon its passage.

\\SERVER1\Share\Bristol\Ordinances\Ord re marina insurance requirement d2.docx



Lori Hubbard

From: Melissa Cordeiro
Sent: Friday, November 17, 2023 12:07 PM
To: Lori Hubbard
Subject: Fwd: Traffic Calming Policy
Attachments: Draft-Bristol Traffic Calming Policy.docx; 20221103_Peck Avenue.pdf

Can you add this to the 12/6 meeting

Get [Outlook for iOS](#)

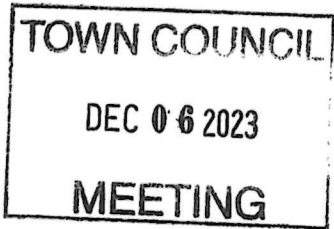
From: Steven Contente
Sent: Friday, November 17, 2023 10:43:48 AM
To: Melissa Cordeiro
Cc: Nathan Calouro
Subject: Traffic Calming Policy

Hello Clerk Cordeiro,
I am looking to include a new item for the December 6th Town Council Meeting for a Police Department presentation on traffic calming and a draft policy for Town Council consideration. Attached is a copy of the draft policy and the design for new PILOT speed humps that were installed after the road paving of Peck Avenue for trial.

Sincerely,

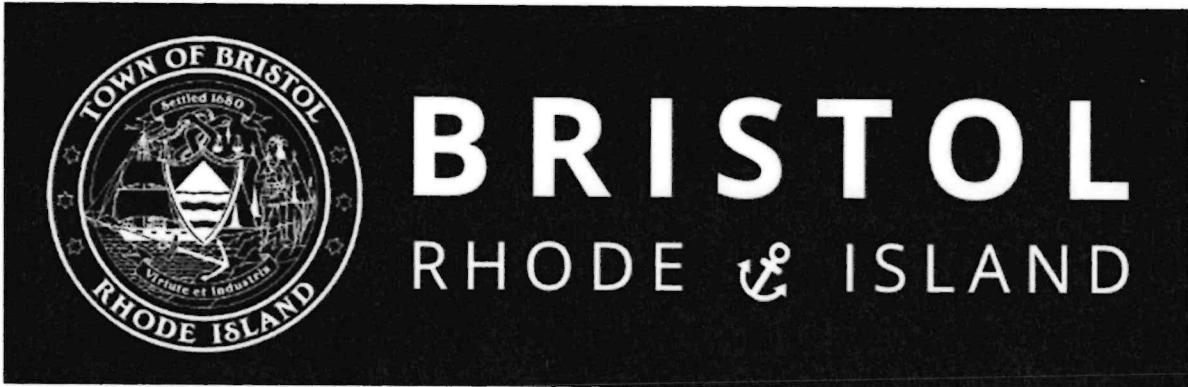
Steven Contente

Steven Contente | Town Administrator
Town of Bristol, Rhode Island
10 Court Street Bristol, RI 02809
P: 401-253-7000 | F: 401-253-1570
E: scontente@bristolri.gov



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TOWN OF BRISTOL TRAFFIC CALMING POLICY

A. TOWN MISSION STATEMENT

In an effort to ensure that the Town of Bristol roadways are kept safe, addressing neighborhood safety is one of our highest priorities. The Town of Bristol is actively working to address residents' traffic concerns on Town maintained roadways. This policy was established to provide traffic calming solutions for safer roadways and increased quality of life in our neighborhoods.

It is the goal of the Town of Bristol to achieve solutions to traffic related problems in a manner that is least intrusive to our neighborhood residents.

This policy has been developed for the purpose of establishing a formal process for residents to initiate requests for traffic calming measures on Town maintained residential roadways.

Bristol residents that have concerns regarding excessive traffic speeds in their neighborhood may apply to the Town of Bristol for traffic measures to be studied and implemented if deemed desirable.

B. TRAFFIC CALMING DEFINITION AND AVAILABLE OPTIONS

Traffic calming is the combination of measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users. Traffic calming consists of physical design and other measures put in place on existing roads to reduce vehicle speed and improve safety for residents and pedestrians with the use of speed humps or roadway narrowing. These measures are used to reduce vehicular traffic speeds.

Please remember that although traffic calming strategies can have the desired benefits in the targeted area, they also can create disadvantages to adjacent streets and neighborhoods. These factors are taken into consideration by the Town of Bristol when reviewing traffic calming requests.

TOWN COUNCIL
 DEC 06 2023
 MEETING

1. Traffic Speed Humps: An artificial ridge set crosswise into the surface of a roadway to make the operators of vehicles drive at a slower speed.
2. Road Narrowing: Also known as road diet, is a narrowing of travel lanes. Narrowing lanes encourage driver alertness and cause motorists to slow down at the narrowed roadways.

The Town frequently receives requests for new stop signs to reduce traffic speed and improve safety on local streets. According to the Federal Highway Administration, stop signs are used to determine vehicular right-of-way at an intersection and should never be used to control vehicle speeds. Research shows that installing unnecessary stop signs often results in an increased number of collisions and speeding.

C. TRAFFIC CALMING PROGRAM ELIGIBILITY

1. Proposed road needs to be a town-maintained roadway.
2. Proposed road shall not have more than one traffic lane in each direction.
3. Proposed road shall not have a posted speed limit greater than 25mph.
4. Proposed road shall not be on a RIPTA bus route.
5. Proposed road shall not have emergency response services located on or used as a primary route for emergency services (unless approved by those services).
6. Traffic study showing at least 85% percentile of speeds 10 mph over posted speed limit or roadway contributing factors.
7. Neighborhood support with 70% approval by residents, as verified by the current tax roll.

D. TRAFFIC CALMING REQUEST PROCEDURES

A traffic calming request form will need to be completed by the resident. The traffic calming request form will need to include details identifying the traffic problem. Town Hall staff will evaluate the completed form and forward the request to the Bristol Police Department and Bristol Department of Public Works to further evaluate the request. The Bristol Police Department will conduct a two-week traffic study, accident analysis and traffic flow. Town Hall staff will identify an "area of influence" utilizing the abutters zoning map for the neighborhood. The area of influence will also include properties abutting the street and properties on intersecting streets within a reasonable distance of the problem street.

Once an area of influence is established, the resident will need to circulate a signature petition describing the traffic issue. A 70% approval is needed to continue. Town Council will vote to continue proposed traffic calming measures. If funding is available, the project will be approved for installation. See traffic calming request progress flow chart on page 4.

E. CONSTRUCTION STANDARDS

Construction shall conform to the standards established by licensed Engineers contracted by the Town of Bristol and approved by the Town Administrator and Director of Public Works. The Department of Public Works reserves the right to change, modify or adopt different standards, provided that the Town Administrator is informed of the changes prior to its implementation.

F. TRAFFIC CALMING PROJECT DESIGN

The traffic calming design is to be completed by licensed Traffic Engineers selected by the Town of Bristol. Traffic Engineers will develop a plan within the traffic calming guidelines to address the traffic concerns which were brought before the Town Council. The Traffic Calming design is subject to Town Council approval. Two most commons traffic calming practices utilized by this Town will be the Traffic Speed Humps and Roadway Narrowing. Additional measures will be considered as needed.

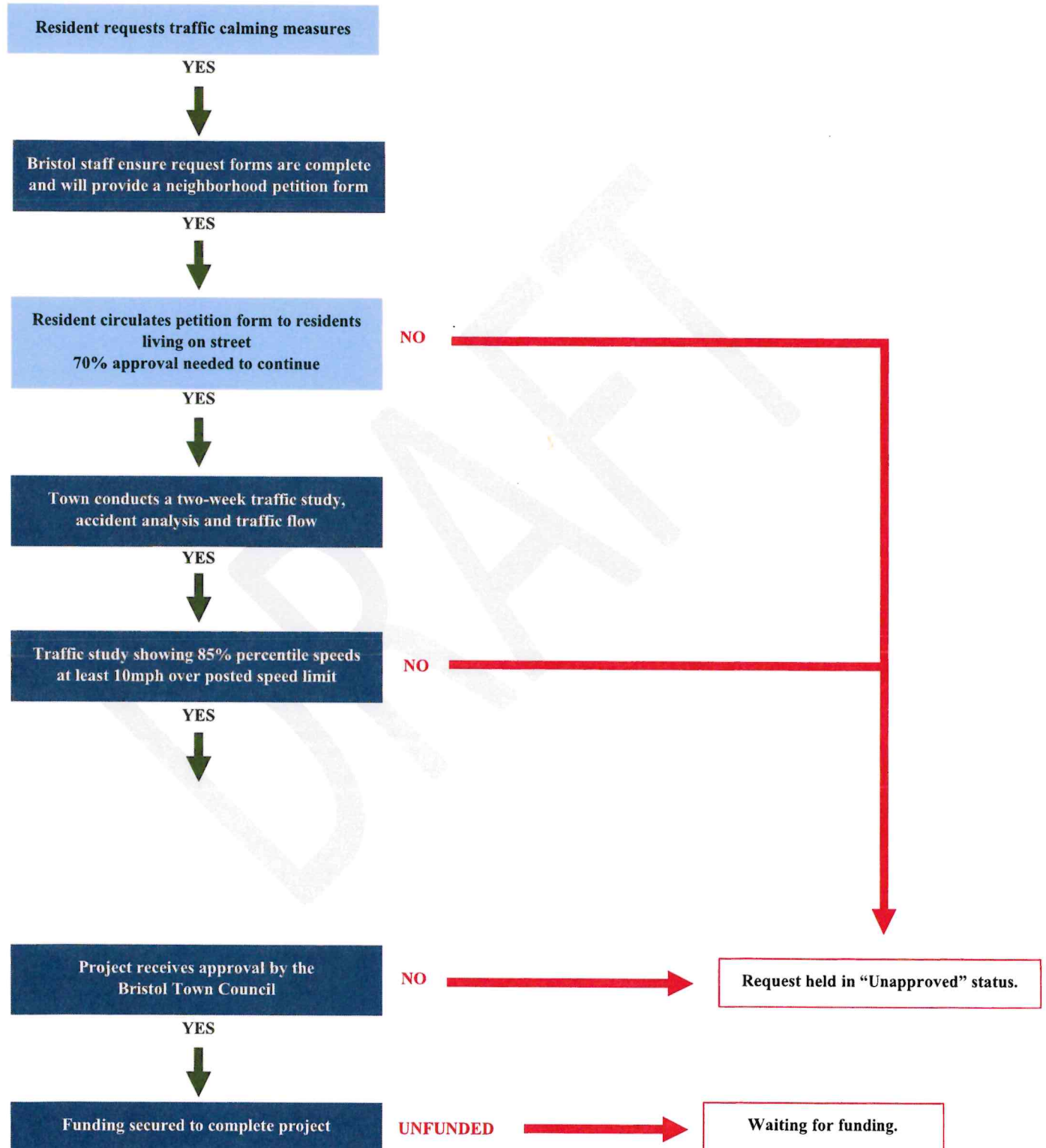
G. AMERICANS WITH DISABILITIES ACT

Traffic calming measures must be designed to accommodate all people in the community. To accomplish this goal, features that are implemented to improve pedestrian safety, or have an effect on pedestrian travel, must be designed to meet the requirements of the Federal Americans with Disabilities Act.

H. REVIEW OF IMPLAMANTED TRAFFIC CALMING MEASURES

After installation of a traffic calming measure, an additional traffic study shall be conducted at six months and one year to determine the effectiveness of the project. This review shall be conducted by the Police Department and forwarded to the Town Council for further review.

TRAFFIC CALMING REQUEST PROGRESS FLOW CHART



NEIGHBORHOOD PETITION FORM (PAGE 1)

Please complete this form and return with attached sheets to:

Town of Bristol

10 Court St.

Bristol RI, 02809

THE UNDERSIGNED AGREE TO THE FOLLOWING:

All persons signing this petition do hereby certify that they own property or reside within the following area:

All persons signing this petition do hereby agree to the following concern in the defined area:

All persons signing this petition do hereby agree that the following contact person (s) represent the neighborhood in matters pertaining to items above:

Name of contact person (please print) _____

Address _____

Telephone number _____ Email _____

Name of second contact person (optional) (please print) _____

Address _____

Telephone number _____ Email _____

Warren Rensehausen, CPRP
Director of Parks & Recreation
wrensehausen@bristolri.gov

Tim Shaw
Asst. Director of Parks & Recreation
tshaw@bristolri.gov



RECREATION BOARD
Chairman **N. Diane Davis**
Karl Antonevich
Mike Cabral
Joseph DeMelo
Donald Squires
Kevin Manuel

2023 NOV 27 PM 12:48
TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

To: Honorable Town Council
From: Warren Rensehausen, CPRP
Director
Bristol Parks and Recreation Department
Date: November 27, 2023
Re: Update on Stage Project

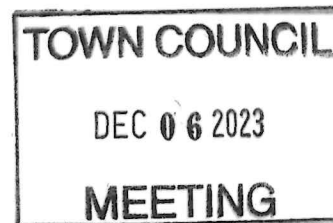
The Department of Bristol Parks and Recreation would like to give you an update on the status of the stage project at the Town Beach.

We have obtained almost all of the permits, with all requirements finished (just waiting on actual permit from State).

We will be ready to go out to bid for the completion of the project soon.

Respectfully,

Warren Rensehausen



Warren Rensehausen, CPRP
Director of Parks & Recreation
wrensehausen@bristolri.gov

Tim Shaw
Asst. Director of Parks & Recreation
tshaw@bristolri.gov



RECREATION BOARD
Chairman N. Diane Davis
Karl Antonevich
Mike Cabral
Joseph DeMelo
Donald Squires
Kevin Manuel

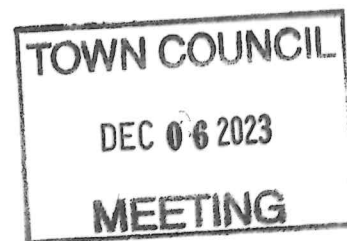
JOHN CLERKS OFFICE
BRISTOL, RHODE ISLAND
2023 NOV 27 PM 12:48

To: Honorable Town Council
From: Warren Rensehausen, CPRP
Director
Bristol Parks and Recreation Department
Date: November 27, 2023
Re: Request for rate increases

The Department of Bristol Parks and Recreation would like to request your permission to raise the rates for our permits of field usage, volleyball courts and pavilion.

We feel that the rates, which have not been changed if a while, are not enough for what we are giving. This past year we had a Tiverton Softball group comment on how much we were below most places they have reserved fields at by about half. If word gets out, I believe we will have many more requests like this from outside groups, which although would be good to see the fields used will increase the wear and tear on the fields.

Respectfully,
Warren Rensehausen



Warren Rensehausen, CPRP
 Director of Parks & Recreation
wrensehausen@bristolri.gov

Tim Shaw
 Asst. Director of Parks & Recreation
tshaw@bristolri.gov



RECREATION BOARD
 Chairman **N. Diane Davis**
 Karl Antonevich
 Mike Cabral
 Joseph DeMelo
 Donald Squires
 Kevin Manuel

Below are requests for proposed changes to fees;

Chapter 11 42(d) & (e)

Pavilion rental		
	1. Bristol Residents	\$50 Proposed to specify per 2 hour block
	(A \$25 deposit is required to reserve a date) Propose to strike	
	2. Non- Residents	\$100 Proposed to specify per 2 hour block
	(A \$25 deposit is required to reserve a date)	
Volleyball Court		
	1. Bristol Residents	\$0
	(Must schedule use of volleyball court in advance)	
	2. Non - Residents	\$25 Proposed increase to \$50 per 2 hour block
	Note a \$10 deposit is required for the use of a volleyball. The deposit is refunded upon the return of the volleyball. Propose to strike	

Chapter 18 – 11(c)

FEES ARE PER DAY	Regular Games Weekdays	Regular Games Weekend and Holidays	Special Event or Tournament Weekdays	Special Event or Tournament Weekends and Holidays	Lights Fee for Events after Dark
Group 1: Recreation Dept Programs	\$0	\$0	\$0	\$0	\$0
Group 2: NP, Bristol Youth	\$0	\$0	\$100.00	\$150.00	\$25.00 \$50.00
Group 3: NP, non-Bristol Youth	FUF	FUF	\$100.00 + FUF	\$150.00 + FUF	\$25.00 \$50.00

FEES ARE PER DAY	Regular Games Weekdays	Regular Games Weekend and Holidays	Special Event or Tournament Weekdays	Special Event or Tournament Weekends and Holidays	Lights Fee for Events after Dark
Group 4: FP, Bristol Youth	\$50.00 + FUF \$75.00 + FUF	\$100.00 + FUF \$150.00+FUF	\$100.00 +FUF \$150.00+FUF	\$150.00 + FUF \$200.00+FUF	\$25.00 \$50.00
Group 5: FP non-Bristol Youth	\$150.00 + FUF \$200.00+FUF	\$200.00 + FUF \$250.00+FUF	\$250.00 + FUF \$300+FUF	\$500.00 + FUF \$750.00+FUF	\$25.00 \$50.00
Group 6: NP, Bristol Adult	\$0	\$0	\$100.00 \$150.00	\$150.00 \$200	\$25.00 \$50.00
Group 7: NP, non-Bristol Adult	FUF	FUF	\$100.00 + FUF \$150.00+FUF	\$150.00 + FUF \$200.00+FUF	\$25.00 \$50.00
Group 8: FP, Bristol Adult	\$150.00 + FUF \$200.00+FUF	\$200.00 + FUF \$250.00+FUF	\$250.00 + FUF \$300.00+FUF	\$500.00 + FUF \$750.00+FUF	\$25.00 \$50.00
Group 9: FP, non-Bristol Adult	\$150.00 + FUF \$200.00+FUF	\$200.00 + FUF \$250.00+FUF	\$250.00 + FUF \$300.00+FUF	\$500.00 + FUF \$750.00+FUF	\$25.00 \$50.00

To: Members of the Bristol Town Council
From: Good Energy, Community Electricity Aggregation Consultant
Date: November 21, 2023
RE: Electricity Supplier Selection Process

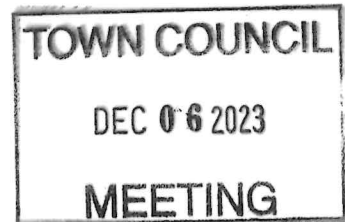
Outline of Discussion:

- I. Program Implementation Timeline*
- II. Types of Supply products*
- III. Options to proceed*
- IV. Recommendation*

I. Program Implementation Timeline

To set the context for the decision before the Council, here is where Bristol is at in the implementation of a Community Electricity Aggregation (CEA) Program.

- Authorization.
- Selection of Consultant.
- Public Hearing - Draft Plan.
- Council Approval of Plan.
- PUC Review Begins.
- PUC Approval.
- Selection of an electricity supplier.**
- Public education.
- Opt-out period.
- Program launch.



Below we summarize the two types of products that are currently available to Rhode Island aggregation programs, describe how the existing seven RI aggregations (operating together as a buying group “RI Buying Group”) have procured, and proposed process to identify and select a supplier of either type of product, followed by our recommendation.

II. Types of Electricity Supply Products

There are currently two potential ways for a supplier to serve Rhode Island aggregation programs: a managed product or a fixed product.

- *Managed Load Full Requirements.*

A managed load full requirements electricity supply product (referred to as “managed product”) is currently what is offered by the RI Buying Group and a group of 22 municipalities operating as the Cape Light Compact in Massachusetts.

The product’s primary feature is that electricity purchases are diversified by making multiple purchases on a schedule, and those purchases are then averaged together to reach a final price. A managed product offers tremendous flexibility as the final term and price (in this case either 6 or 12 months) can easily be adjusted. The RI Buying Group, for example, currently sets that price for 6 months at a time, and it intends to transition to offering 12-month prices in the near future.

Another key feature is that the aggregation supplier is not obligated to include the unknown future costs of various electricity components into the price. The supplier provides costs with no markup, and instead adds a transparent, fixed service fee charged per kWh. Your consultant (i.e., Good Energy) reviews and validates the supplier’s costs to ensure the accuracy of the various component prices into what is referred to as the ‘final price build-up’. The service fee compensation incentivizes the supplier to keep prices as low as possible to maintain as much participation as possible. In this way, the managed product aligns the Town and supplier goals to offer the lowest rates to maximize participation.

This purchasing strategy ensures that the program’s price will not be as volatile as purchasing at a single moment and is similar to the strategy of dollar cost averaging used in finance. It provides for maximum flexibility to evaluate conditions and adjust various factors when setting each price, including picking the length of time to set the price for, whether to change the amount of renewable energy, whether to integrate any new program developments or innovations.

- *Fixed Full Requirements.*

A fixed full requirements electricity supply product (referred to as a “fixed product”) is what is usually posted on the state’s Empower RI marketplace¹ and is currently used by

¹ Available at <<https://www.ri.gov/app/dpuc/empowerri>>

the other Massachusetts aggregation programs outside of Cape Light. This product's primary feature is that it locks in a fixed price at a single point in time. This means that the price is set for the duration of the agreement, which can range from 1-3 years. Because the supplier is setting the price and locking it in for the entire term, it often includes some risk premiums to account for future unknowns during the term of the contract.

This product offers the greatest amount of stability by setting a price for a long duration. However, if market conditions change it is possible for the price in the aggregation program to be higher than what the rest of the market offers. The opposite could occur as well, of course. In either case, there is little to no flexibility in the program as pricing and terms are set at one point in time during the bidding process. In a steadily rising market this strategy can provide value, but a volatile market poses the greatest risk to procuring in this manner.

III. Options for Bristol to Proceed

The selection of an electricity supplier to serve as a vendor to the Aggregation program is somewhat unique when compared with standard municipal contracting. The most important distinction is that this selection does not commit taxpayer funds, and as such, falls outside the types of transactions governed by the municipal procurement statutes.² Additionally, the services provided by an electricity supply vendor are explicitly exempted from that process by statute.³ **Here we will describe the different process by which the Town could solicit proposals for the supply of either type of product.** Following this Good Energy will provide its recommendation for both type of product and selection process for Bristol to use.

- *Utilize results of previous RI Buying Group bid*
In 2022, Good Energy led a competitive Request for Proposal for the seven municipality buying-group. The evaluation resulted in the cities and towns identifying two finalists. One supplier offered a fixed product, and the other offered a managed product in which the timing and volume of the hedge purchases were customized specifically for the Rhode Island market. The municipalities ultimately chose the managed product, due to its flexibility - which is particularly valuable given the extreme price volatility of recent years. The selected supplier, NextEra Energy Services, began executing the hedging strategy in late 2022, and the programs launched in May 2023.

² Rhode Island General Laws § 45-55 *et. seq.*

³ Rhode Island General Laws § 45-55-13.2.

There are two logical and justifiable conditions for Bristol to attach to the selection of a supplier that would result in a sole source procurement. First is the decision to offer a managed product. Thus far, there is only one supplier who has offered the product in the market, and there has been no indication that other suppliers have an interest in offering a similar product. Second, and most important, is the decision to integrate the Bristol program within the existing aggregation RI Buying Group to achieve an economy of scale. Only by working with NextEra Energy Services (NextEra) could the Town join the RI Buying Group. This process would involve negotiating terms with NextEra and bringing a proposed contract to the Council for its review and approval.

If terms are acceptable, this process could result in a supplier being under contract as soon as January 2024 allowing a program to launch mid-2024. Based on the existing RI Buying Group agreements, the term of the agreement with NextEra for Bristol would run for four years.

- *Initiate a new bidding process*

A bid process would start with Good Energy preparing and issuing an RFP to the supplier community and soliciting them for proposals. Responses would be evaluated and Good Energy would provide an initial review of the responses. Assuming both managed and fixed products are proposed, the Town would need to determine which to offer to participants.

If it selects a managed product, Good Energy would proceed to contract negotiations that would set terms that would include length of overall agreement, renewable content, procurement schedule, start date, supplier fee, and frequency of price changes. It must be noted that this would not include a firm price for participants, which would only be determined according to the procurement schedule. Good Energy would then recommend a proposed contract to the Council for its approval.

If the Town selects a fixed product, Good Energy would negotiate agreements with all qualified bidders. They will then be required, on a specific date and time, to submit executable bids for different lengths of time. These prices will only be good for a matter of hours, so prior authorization, including setting a cap on what would be considered an acceptable price, would be necessary from the Council. Bids would be opened and one

would be selected if it met the selection criteria, and, if not, all would be rejected and the process can be repeated.

This process would necessarily take more time than joining utilizing the existing RI Group bid, which would delay program launch beyond mid-2024.

IV. Recommendation

In evaluating these options with Town staff, Good Energy recommends that Bristol proceed with:

- (1) A managed full requirements product; and
- (2) Utilizing previous RI Buying Group bid to join the seven-municipality buying group

While the fixed full requirements product has a track record of success in Massachusetts, two factors have made that less applicable in Rhode Island: (1) the fact that RI Energy procures through a far more diversified strategy than MA and (2) the tremendous volatility in energy markets, especially in New England. The managed product now has a track record in Rhode Island: the seven municipality buying-group finished its first six-month term in October, delivering \$7 million in savings while avoiding 14 million pounds of carbon emissions via the purchase of additional renewables. For its next six-month term (ending April 2024), the group's price remains below RI Energy.

While no approach can guarantee savings, it is our belief that the managed product will continue to result in the most competitive pricing for program participants over the duration of the agreement. The flexibility in pricing and the hedging schedule reduces the risk of being substantially over- or under- priced, while also making our vendor a partner in success by aligning incentives, and therefore being open to adjustments and innovations.

Joining the seven municipality buying-group would provide access to the managed product customized for RI by NextEra and empower Bristol to enjoy larger economies of scale. Joining by utilizing the results of the existing bid will enable Bristol to join the seven municipality buying-group quickly, enabling the program to launch and deliver program benefits to Bristol residents as soon as possible.



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street
Providence, Rhode Island 02908

TOWN COUNCIL
DEC 06 2023
MEETING

2023 NOV 28 AM 9:46
TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

November 22, 2023
Application No. 22-0264

NOTICE

The Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has under consideration the application of KenDan, LLC of 613 Aquidneck Avenue, Middletown, RI 02842 requesting permission to alter freshwater wetlands in the Town of Bristol.

The proposed project is located approximately 150 feet south of Gooding Avenue, and approximately 300 feet southeast of its intersection with Broadcommon Road, near Utility Pole No. 218, Assessor's Plat 111, Lot 1, Bristol, RI.

The freshwater wetlands affected by the proposed project include at least a Swamp and its 50-foot Perimeter Wetland (that area of land within 50 feet of the edge of any swamp).

The purpose of the proposed alterations is for the construction of an 80-room hotel and associated parking area, screen plantings, retaining wall, stormwater mitigation systems, and utilities (electrical utility connection and connections to town water line, gas line, and sewer line).

The proposed alterations to freshwater wetlands consist of at least filling, grading, clearing, excavation, and other construction related disturbance within the above-noted freshwater wetlands.

The project, as proposed, will result in the alteration and/or disturbance of approximately 4,717 square feet (0.11 acres) of swamp and approximately 45,200 square feet (1.04 acres) of perimeter wetland as noted above.

Full-sized site plans illustrating the proposed project and detailing freshwater wetlands to be altered have been furnished to the Bristol Town Council and the Bristol Town Clerk's Office and may be viewed at the Town offices or at our Offices. A reduced-size copy of the site plan has been provided with this **NOTICE**.

This NOTICE is not authorization to do any work or to proceed with the project.

The purpose of this **NOTICE** is to inform all landowners whose properties are within two hundred feet (200') of the proposed project, the Town Council, the Conservation Commission, the Planning Board, the Zoning Board, and any other interested individuals and agencies of the proposal and to provide for a period of forty-five (45) days (NOTICE Period) within which concerns or comments may be received. Any comments and/or objections received during the NOTICE period shall be used to evaluate the proposed project and its impacts upon freshwater wetland functions and values.

You are advised that if you desire to submit a statement or have a good reason to enter a protest against the proposed project, it is your privilege to do so. Objections to the proposed project must relate to the proposed project's impacts on the functions and values provided by the freshwater wetlands to be altered.

Application No. 22-0264
Page 2

Such functions and values include but are not limited to:

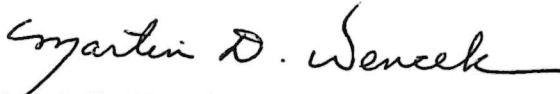
- 1) Protection of life and/or property from flooding or flood flows by retaining, storing, metering, or slowing flood waters from storm events;
- 2) Providing and maintaining surface and/or groundwater supplies by acting as a recharge or discharge area;
- 3) Providing and maintaining valuable wildlife habitats;
- 4) Providing and maintaining high value recreation areas; and
- 5) Protecting and maintaining water quality.

Information regarding the Program's practices and procedures for evaluating such comments, any definitions, or further information on wetland functions and values may be obtained by consulting the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-1.

In accordance with 250-RICR-150-15-1.10(D)(3)(a), comments filed with the DEM will be considered if they are in writing, are legible, contain a discernable name and address, are signed, and are received during the NOTICE period. The application number appearing in this NOTICE or other information which will identify the comments to the proposed project is also required. **Comments sent via email will not be considered.** The NOTICE period for this application ends at 4:00 p.m. on January 8, 2024. This Program cannot extend this NOTICE period.

Anyone wishing to review the file in this matter should contact the Office of Customer and Technical Assistance in advance (telephone: 401-222-4700, ext. 2777307 or Email: DEM.filereview@dem.ri.gov) to arrange an appointment.

Sincerely,



Martin D. Wencek, Program Supervisor
Freshwater Wetlands Program
Office of Water Resources

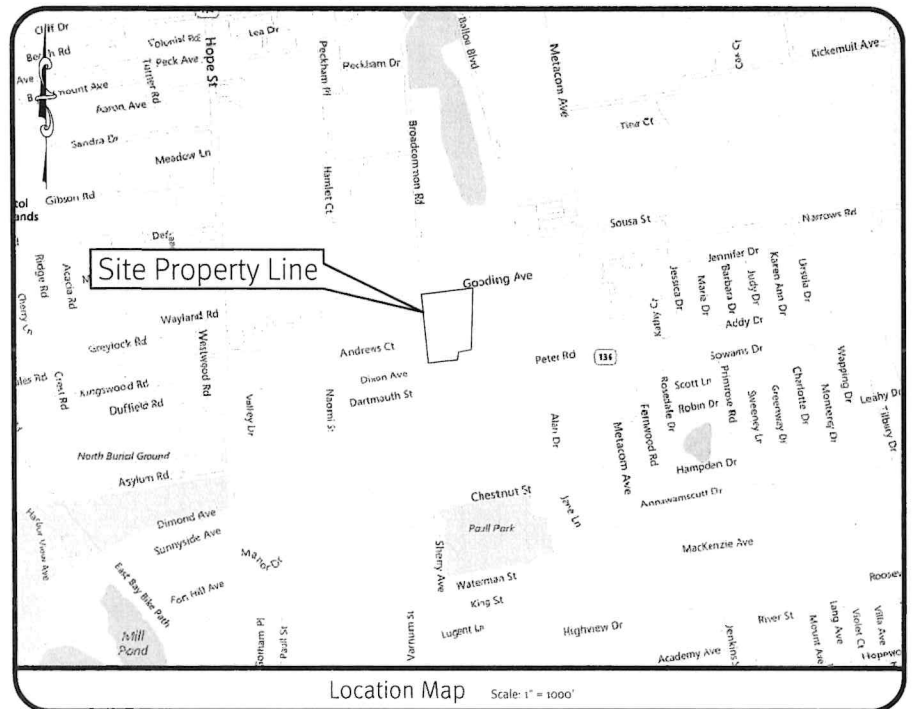
MDW/JAL/jal

Permitting Submission

Mainstay/Sleep Inn Hotel

Located on Gooding Avenue
Bristol, Rhode Island

Assessor's Plat 111 Lot 1



Sheet Index

1. Cover Sheet
2. Aerial Half Mile Radius
3. General Notes and Legend
4. Erosion & Sediment Control Plan
5. Site Layout Plan
6. Grading Plan
7. Drainage and Utilities Plan
8. Underground Systems A & B Details
9. Sand Filter B and Details
10. Detail Sheet

Plans by Others

11. Property Line Survey (Sheet 1 of 1) by Barker Land Surveying

RI Environmental Management
NOV 08 2023
Office of Water Resources

SESC / O&M
The Soil Erosion and Sediment Control Plan (SESC) and Operations and Maintenance Plan (O&M) are required documents with this plan set and must be maintained by the contractor and owner onsite.

RIDOT
The Proposed Improvements Will Not Increase the Rate of Stormwater Runoff Onto the State Highway. All Work Within the State Right of Way Must Conform to the RI Standard Specifications, Details, and Addendums.

PLAN FOR NOTICE

DiPrete Engineering
90 Broadway Newport, RI 02840
Tel: 401-619-5950 Fax: 401-464-6066 www.diprete-eng.com
Boston • Providence • Newport

KEVIN DEMERS
[Signature]
REGISTERED PROFESSIONAL ENGINEER CIVIL

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No.	Date	Description	By
1	09-22-2023	RI 02840 Professional Seal Commitment	J.A.E.
2	09-22-2023	State Seal Update	J.A.E.
3	09-22-2023	RI 02840 Professional Seal Commitment	J.A.E.
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99	09-22-2023	RI 02840 Professional Seal Commitment	J.A.E.
100	09-22-2023	RI 02840 Professional Seal Commitment	J.A.E.

Cover Sheet
Mainstay/Sleep Inn Hotel
AP 111 Lot 1
Bristol, Rhode Island
Applicant: **D&M BOCA DEVELOPMENT, LLC**
110 Daboujian and Sons
95 Francis Corner Road, Suite 100
North Dartmouth, MA 02727
Owner: **Kendall, LLC**
110 Daboujian and Sons
95 Francis Corner Road, Suite 100
North Dartmouth, MA 02727
Drawn By: D.R.N. Design By: K.J.D.

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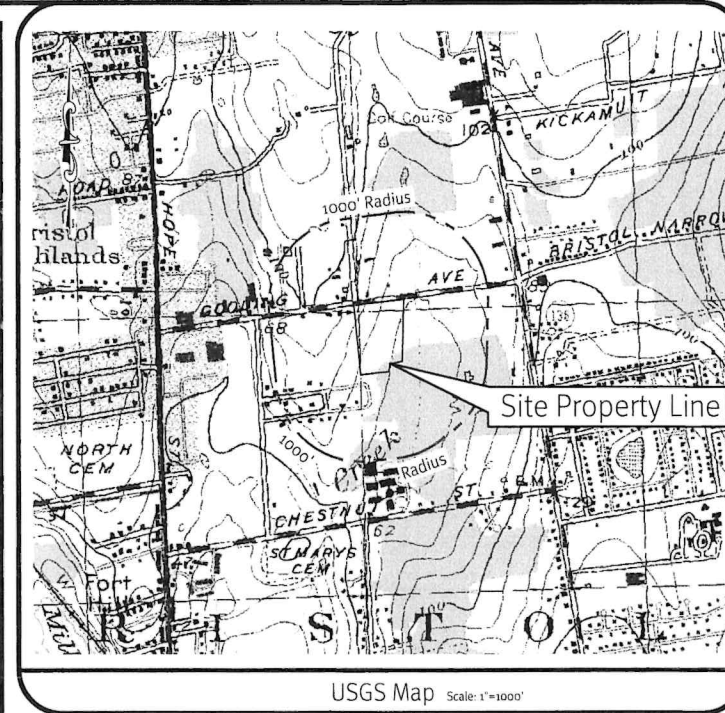
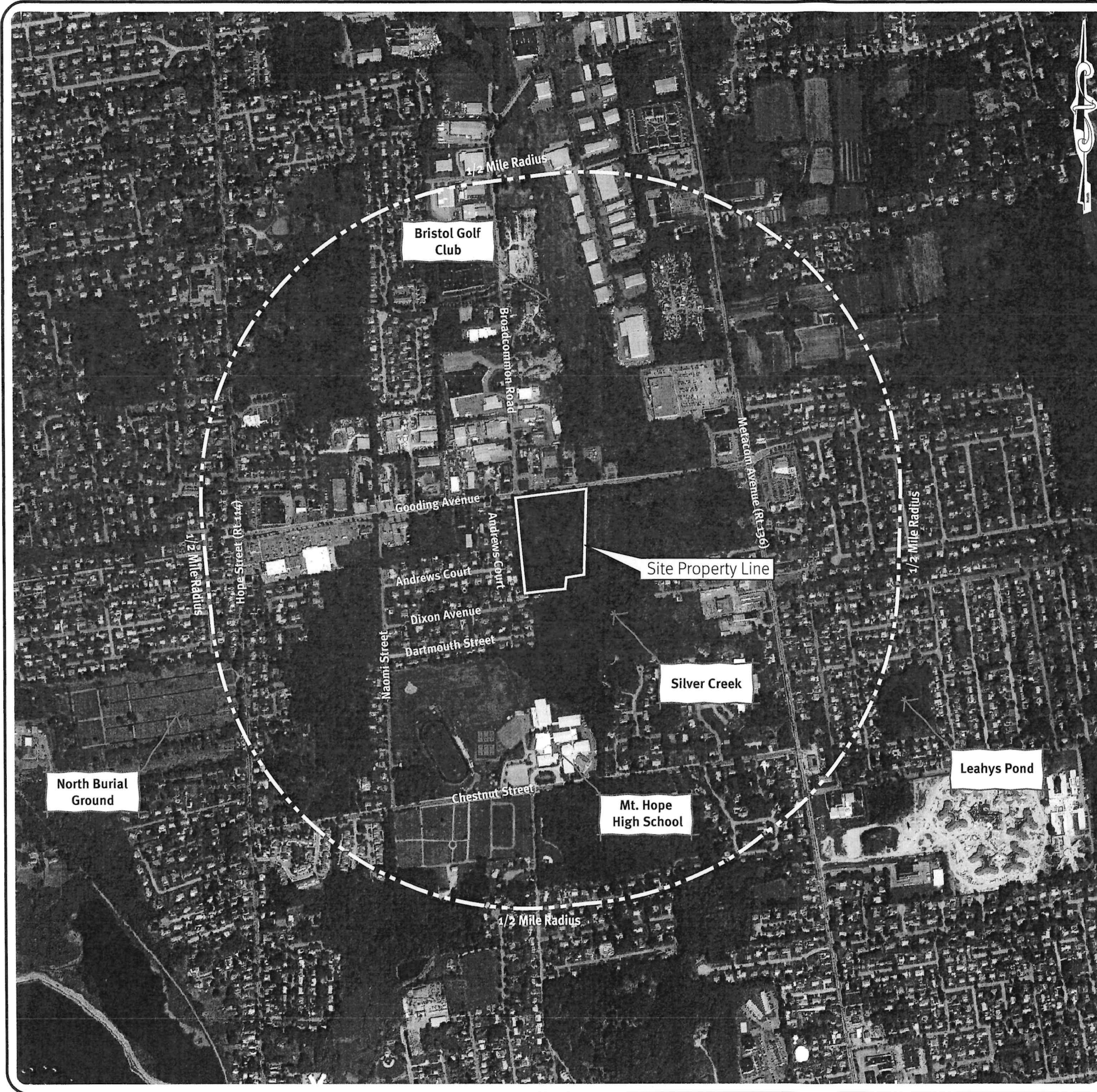
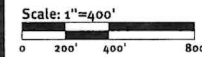


Photo Obtained from the ARCGIS 2008 Orthophotography.



Legend:

- PROPERTY LINE
- PROPERTY LINE (USGS MAP)
- HALF MILE RADIUS LINE

DiPrete Engineering

90 Broadway, Newport, RI 02840
 Tel: 401-639-5990, Fax: 401-661-6006, www.diprete-eng.com

Boston • Providence • Newport

KEVIN DEMERS
(Signature)
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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 The contractor is responsible for all of the means, methods, safety, precautions and requirements, and OSHA compliance in the implementation of this plan and design.

No.	Date	Description	By
1	05-23-2013	PRELIMINARY CONCEPTS	J.A.P.
2	06-26-2013	REVISED PROPOSED TO COMMENTS	J.A.P.
3	06-26-2013	START SERVICE LOGS	J.L.P.
4	07-24-2013	REVISED PROPOSED TO COMMENTS	J.L.P.

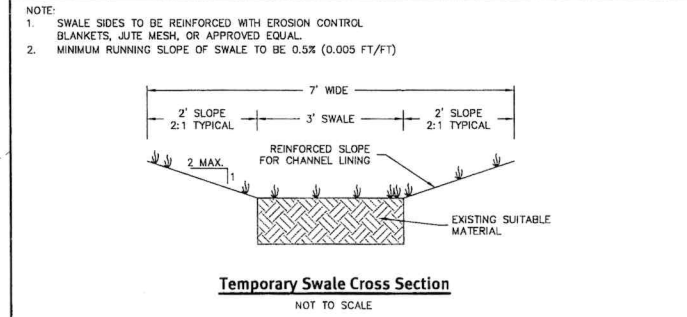
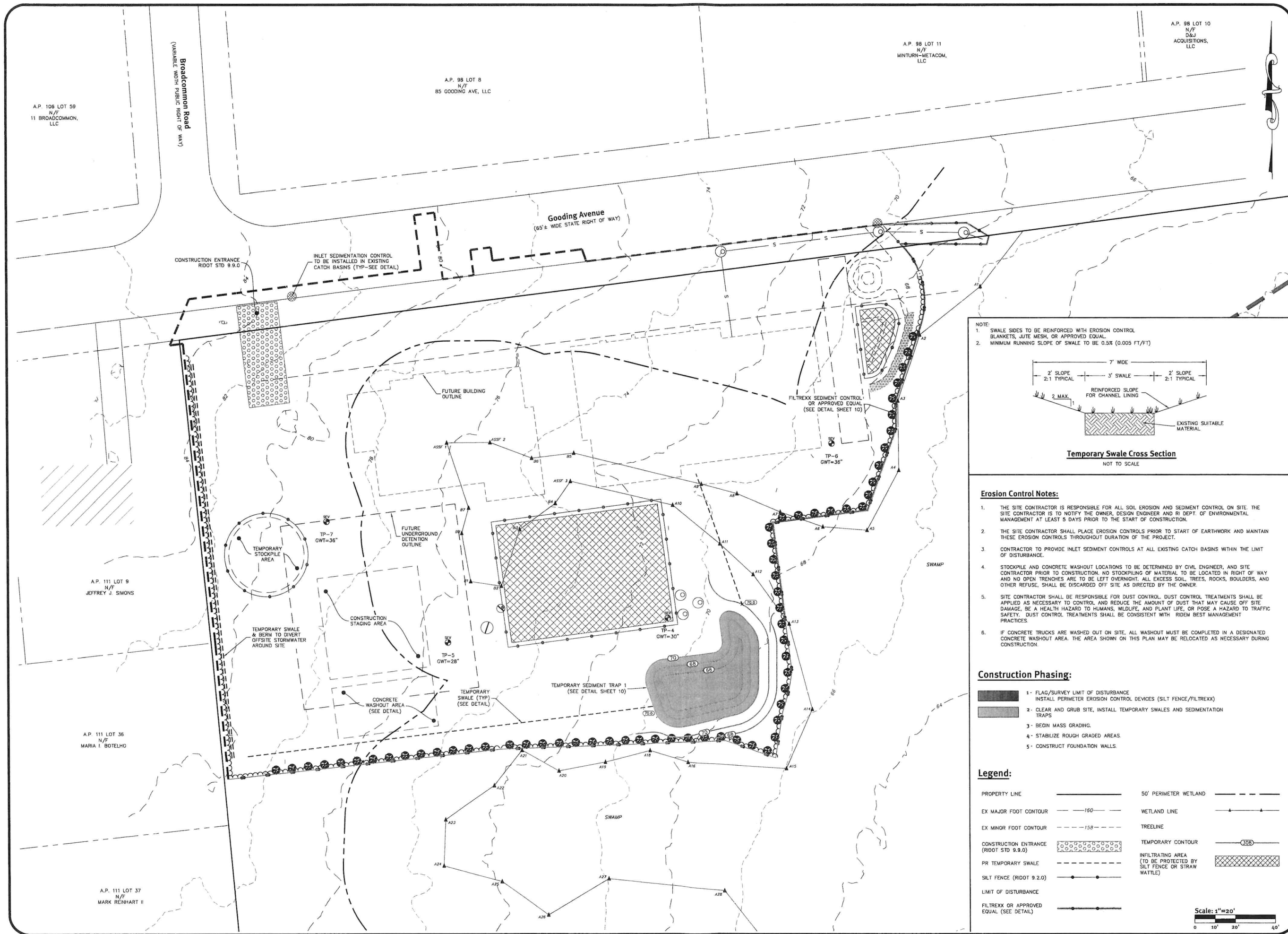
Drawn By: D.R.N. Design By: K.I.D.

**Aerial Half Mile Radius
 Mainstay/Sleep Inn Hotel**

AP 111 Lot 1
 Bristol, Rhode Island
Applicant:
 D&M BOCA DEVELOPMENT, LLC
 97 Finance Center Road, Suite 100
 North Dartmouth, MA 02747
Owner:
 Kendan, LLC
 610 Dunbar and Sons
 #13 Aqueduct Avenue, Middletown, RI 02842

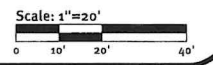
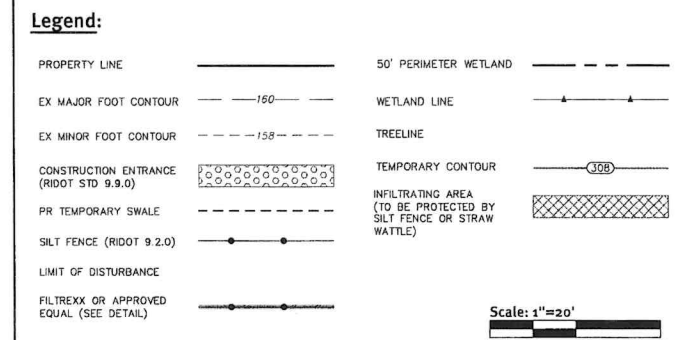
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- Erosion Control Notes:**
1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL EROSION AND SEDIMENT CONTROL ON SITE. THE SITE CONTRACTOR IS TO NOTIFY THE OWNER, DESIGN ENGINEER AND RI DEPT. OF ENVIRONMENTAL MANAGEMENT AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION.
 2. THE SITE CONTRACTOR SHALL PLACE EROSION CONTROLS PRIOR TO START OF EARTHWORK AND MAINTAIN THESE EROSION CONTROLS THROUGHOUT DURATION OF THE PROJECT.
 3. CONTRACTOR TO PROVIDE INLET SEDIMENT CONTROLS AT ALL EXISTING CATCH BASINS WITHIN THE LIMIT OF DISTURBANCE.
 4. STOCKPILE AND CONCRETE WASHOUT LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER, AND SITE CONTRACTOR PRIOR TO CONSTRUCTION. NO STOCKPILING OF MATERIAL TO BE LOCATED IN RIGHT OF WAY AND NO OPEN TRENCHES ARE TO BE LEFT OVERNIGHT. ALL EXCESS SOIL, TREES, ROCKS, BOULDERS, AND OTHER REFUSE, SHALL BE DISCARDED OFF SITE AS DIRECTED BY THE OWNER.
 5. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL. DUST CONTROL TREATMENTS SHALL BE APPLIED AS NECESSARY TO CONTROL AND REDUCE THE AMOUNT OF DUST THAT MAY CAUSE OFF SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE, AND PLANT LIFE, OR POSE A HAZARD TO TRAFFIC SAFETY. DUST CONTROL TREATMENTS SHALL BE CONSISTENT WITH RIDEEM BEST MANAGEMENT PRACTICES.
 6. IF CONCRETE TRUCKS ARE WASHED OUT ON SITE, ALL WASHOUT MUST BE COMPLETED IN A DESIGNATED CONCRETE WASHOUT AREA. THE AREA SHOWN ON THIS PLAN MAY BE RELOCATED AS NECESSARY DURING CONSTRUCTION.

- Construction Phasing:**
- 1- FLAG/SURVEY LIMIT OF DISTURBANCE
INSTALL PERIMETER EROSION CONTROL DEVICES (SILT FENCE/FILTREXX)
 - 2- CLEAR AND GRUB SITE, INSTALL TEMPORARY SWALES AND SEDIMENTATION TRAPS
 - 3- BEGIN MASS GRADING.
 - 4- STABILIZE ROUGH GRADED AREAS.
 - 5- CONSTRUCT FOUNDATION WALLS.



DiPrete Engineering
90 Broadway, Newport, RI 02840
tel: 401-619-2590 fax: 401-464-6006 www.diprete-eng.com

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KEVIN DEMERS
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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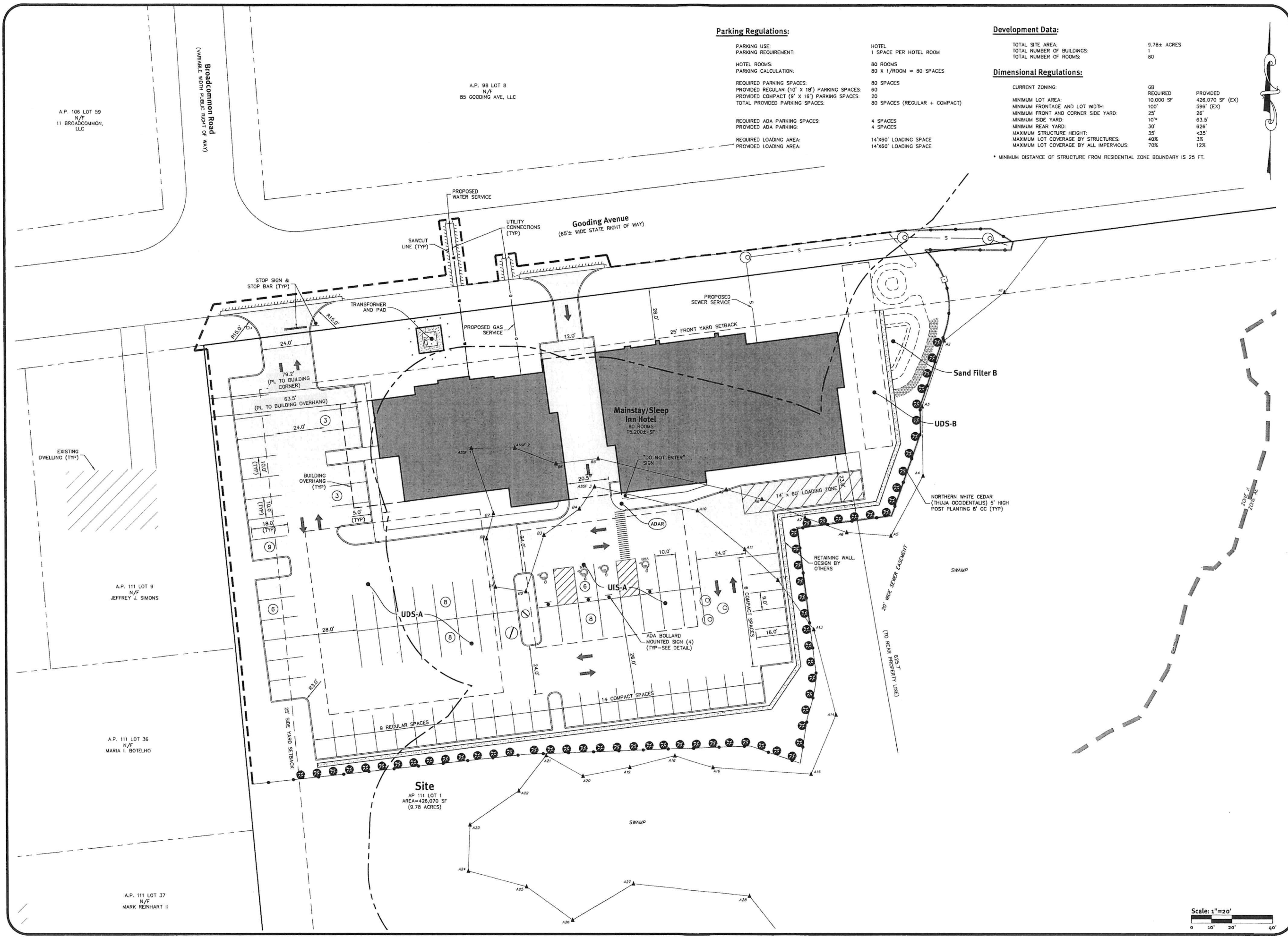
REV	DATE	DESCRIPTION	BY	CHKD
1	05-22-2023	DATE REVISIONS TO CONTRACT	AKB	
2	05-24-2023	DATE REVISIONS TO CONTRACT	AKB	
3	05-24-2023	DATE REVISIONS TO CONTRACT	AKB	
4	05-24-2023	DATE REVISIONS TO CONTRACT	AKB	
5	05-24-2023	DATE REVISIONS TO CONTRACT	AKB	
6	05-24-2023	DATE REVISIONS TO CONTRACT	AKB	
7	05-24-2023	DATE REVISIONS TO CONTRACT	AKB	
8	05-24-2023	DATE REVISIONS TO CONTRACT	AKB	
9	05-24-2023	DATE REVISIONS TO CONTRACT	AKB	
10	05-24-2023	DATE REVISIONS TO CONTRACT	AKB	

Design By: D.S.R.A. Design By: K.L.D.

Erosion & Sediment Control Plan
Mainstay/Sleep Inn Hotel

Owner: **D&M BOCA DEVELOPMENT, LLC** Kendan, LLC
675 Shawsheen Avenue, Middletown, RI 02842
92 Prince George Road, Suite 100, North Attleboro, MA 01937
DE REG. No. 2334-001 Copyright 2023 by DiPrete Engineering Associates, Inc.

SHEET 4 OF 11



Parking Regulations:

PARKING USE:	HOTEL
PARKING REQUIREMENT:	1 SPACE PER HOTEL ROOM
HOTEL ROOMS:	80 ROOMS
PARKING CALCULATION:	80 X 1/ROOM = 80 SPACES
REQUIRED PARKING SPACES:	80 SPACES
PROVIDED REGULAR (10' X 18') PARKING SPACES:	60
PROVIDED COMPACT (9' X 16') PARKING SPACES:	20
TOTAL PROVIDED PARKING SPACES:	80 SPACES (REGULAR + COMPACT)
REQUIRED ADA PARKING SPACES:	4 SPACES
PROVIDED ADA PARKING:	4 SPACES
REQUIRED LOADING AREA:	14'X60' LOADING SPACE
PROVIDED LOADING AREA:	14'X60' LOADING SPACE

Development Data:

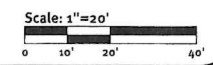
TOTAL SITE AREA:	9.78± ACRES
TOTAL NUMBER OF BUILDINGS:	1
TOTAL NUMBER OF ROOMS:	80

Dimensional Regulations:

CURRENT ZONING:	OB	REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	426,070 SF (EX)	
MINIMUM FRONTAGE AND LOT WIDTH:	100'	596' (EX)	
MINIMUM FRONT AND CORNER SIDE YARD:	25'	26'	
MINIMUM SIDE YARD:	10'	63.5'	
MINIMUM REAR YARD:	30'	626'	
MAXIMUM STRUCTURE HEIGHT:	35'	435'	
MAXIMUM LOT COVERAGE BY STRUCTURES:	40%	3%	
MAXIMUM LOT COVERAGE BY ALL IMPERVIOUS:	70%	12%	

* MINIMUM DISTANCE OF STRUCTURE FROM RESIDENTIAL ZONE BOUNDARY IS 25 FT.

Site
 AP 111 LOT 1
 AREA=426,070 SF
 (9.78 ACRES)



DiPrete Engineering
 90 Broadway, Newport, RI 02840
 Tel: 401-699-9990 Fax: 401-691-0000 www.diprete-eng.com
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KEYN DEMERS

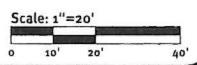
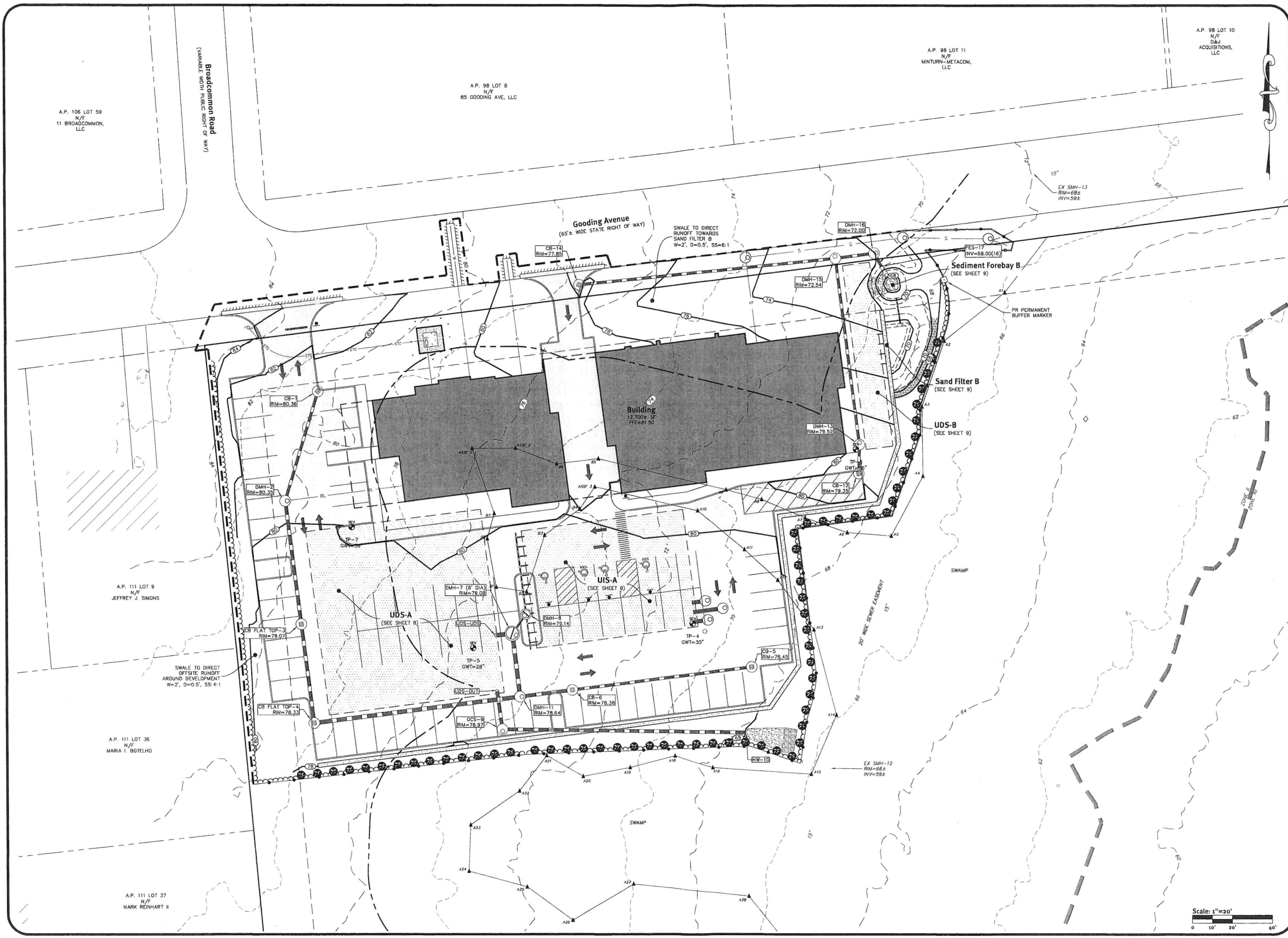
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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No.	Date	Description	By:
1	05-23-2023	Initial Response to Comments	AJK
2	05-23-2023	Final Response to Comments	AJK
3	05-26-2023	Issue Set for Construction	AJK
4	05-26-2023	Final Response to Comments	AJK
5	05-26-2023	Final Response to Comments	AJK

Design By: K.I.D.

Site Layout Plan
Mainstay/Sleep Inn Hotel
 AP 111 Lot 1
 Bristol, Rhode Island
Owner: Kendan, LLC
Applicant: D&M BOCA DEVELOPMENT, LLC
 65 France Corner Road, Suite 100,
 North Dartmouth, MA 02727
 DE Job No: 2531C-001 Copyright 2023 by DiPrete Engineering Associates, Inc.



DiPrete Engineering
 60 Broadway, Newport, RI 02840
 Tel: 401-639-9890 Fax: 401-664-6005 www.diprete-eng.com

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KEVIN DEMERS
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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No.	Date	Description	By:
1	06-27-2023	2023 PERMISSIVE COMMENTS	K.J.D.
2	06-27-2023	2023 PERMISSIVE COMMENTS	K.J.D.
3	06-27-2023	2023 PERMISSIVE COMMENTS	K.J.D.
4	06-27-2023	2023 PERMISSIVE COMMENTS	K.J.D.
5	06-27-2023	2023 PERMISSIVE COMMENTS	K.J.D.
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13	06-27-2023	2023 PERMISSIVE COMMENTS	K.J.D.
14	06-27-2023	2023 PERMISSIVE COMMENTS	K.J.D.
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Grading Plan
Mainstay/Sleep Inn Hotel

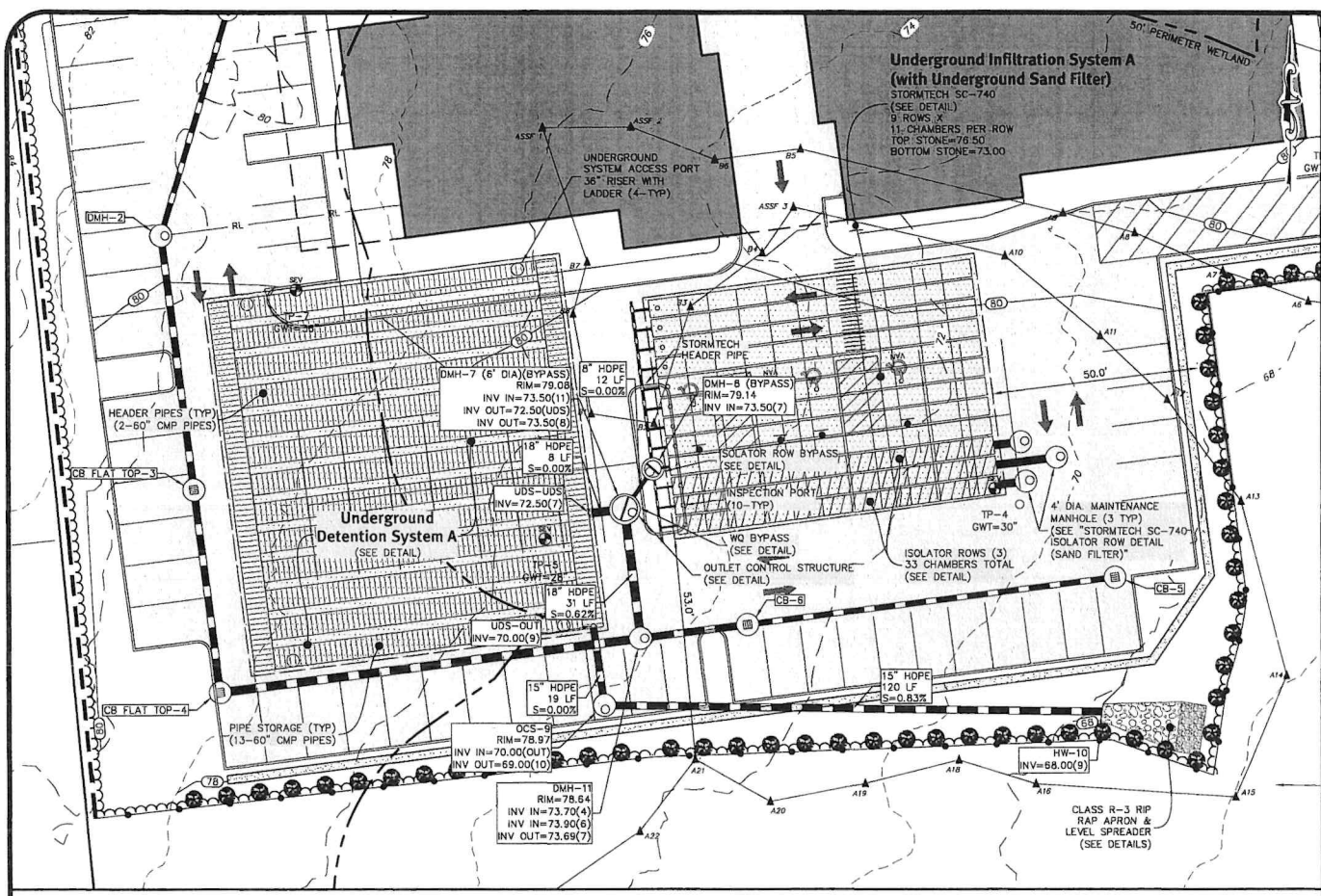
AP 111 Lot 1
 Bristol, Rhode Island

Applicant:
D&M BOCA DEVELOPMENT, LLC
 60 Deane and Sons
 North Dartmouth, MA 02747

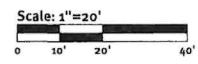
Owner:
Kendall, LLC
 113 Aqueduct Avenue, Middletown, RI 02842

Design By: K.J.D.

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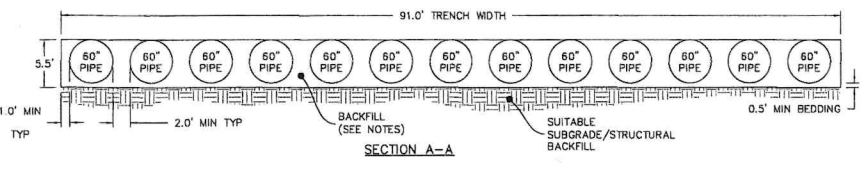


Underground Infiltration/Detention System A (UIS-A & UDS-A)

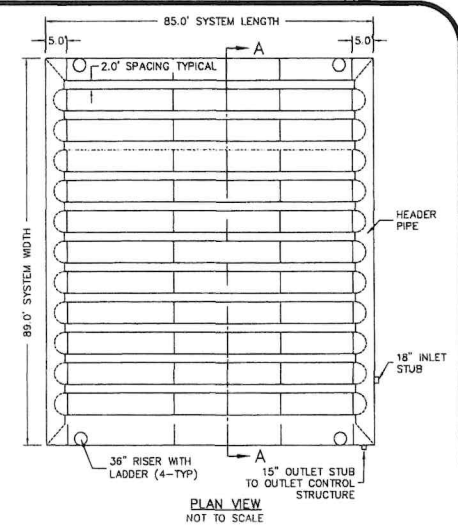


- NOTES:**
- STRUCTURAL BACKFILL MATERIAL: SELECT MATERIALS SUCH AS BANK RUN GRAVEL OR OTHER PROCESSED GRANULAR MATERIALS LESS THAN 3 IN. MAXIMUM WITH EXCELLENT STRUCTURAL CHARACTERISTICS ARE PREFERRED. CONTRACTOR TO PROVIDE SIEVE ANALYSIS OF BACKFILL MATERIAL TO DESIGN ENGINEER PRIOR TO CONSTRUCTION.
 - STRUCTURAL BACKFILL PLACEMENT: STRUCTURAL BACKFILL SHALL BE PLACED IN LAYERS FROM 6 TO 12 IN. IN DEPTH DEPENDING ON THE TYPE OF MATERIAL AND COMPACTION EQUIPMENT OR METHOD. EACH LAYER OR "LIFT" SHALL BE COMPACTED TO 95% PROCTOR DENSITY BEFORE ADDING THE NEXT.
 - PIPE SHALL BE HDPE OR ALUMINIZED TYPE 2. ALL PIPE MUST BE WATER TIGHT. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 - HEADER PIPE CAN BE CUSTOM MANUFACTURED OR CONSTRUCTED USING PIPE FITTINGS. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO DESIGN ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

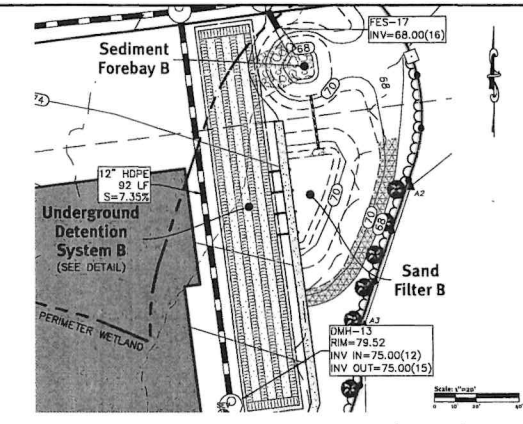
DESCRIPTION	UDS-A	UDS-B
TOP OF UDS STONE ELEVATION	75.00	70.50
BOTTOM OF UDS STONE ELEVATION	69.50	68.50
100 YEAR STORM ELEVATION	73.42	70.26
10 YEAR STORM ELEVATION	71.13	70.14
1 YEAR STORM ELEVATION	70.35	70.02
SEASONAL HIGH CWT ELEVATION	73.50	68.00
SOIL EVALUATION	TP-5	TP-6



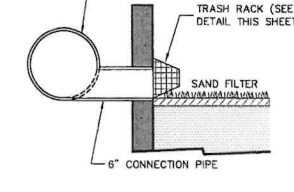
Underground Detention System A
NOT TO SCALE



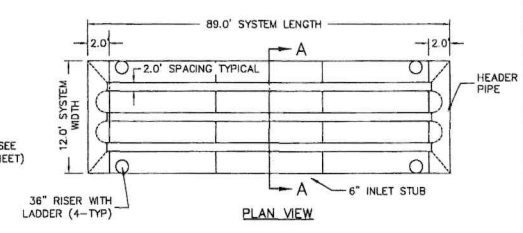
PLAN VIEW
NOT TO SCALE



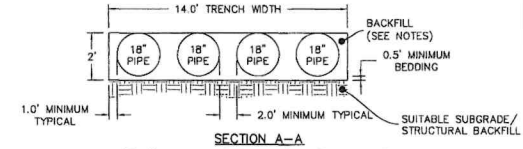
Underground Detention System B (UDS-B)



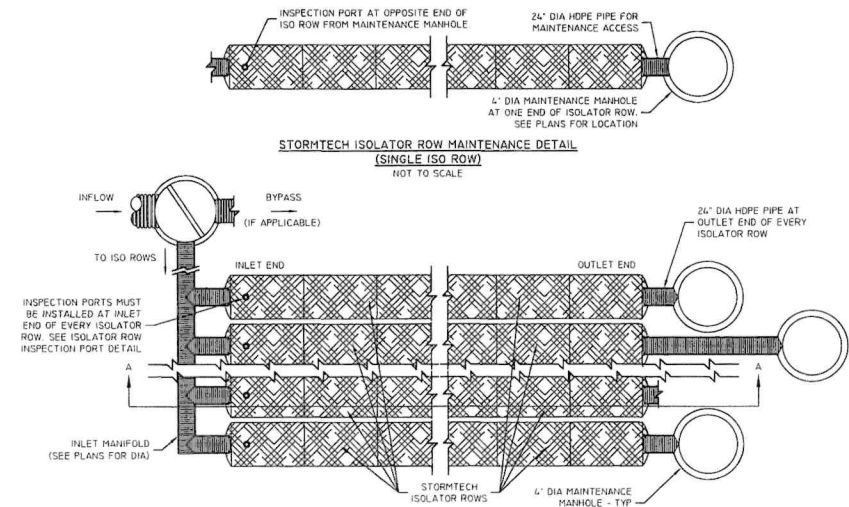
TYPICAL SAND FILTER UDS-B CONNECTION
NOT TO SCALE



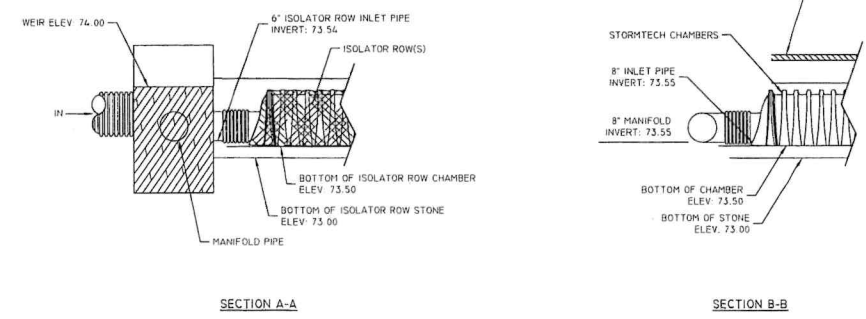
PLAN VIEW
NOT TO SCALE



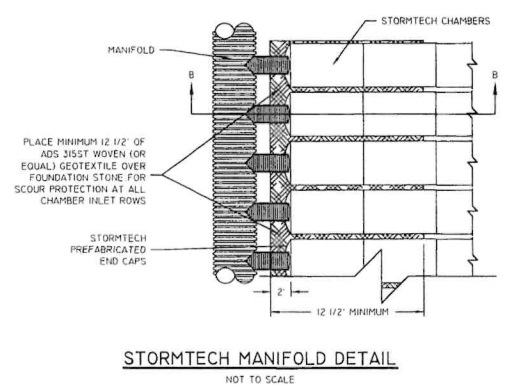
Underground Detention System B
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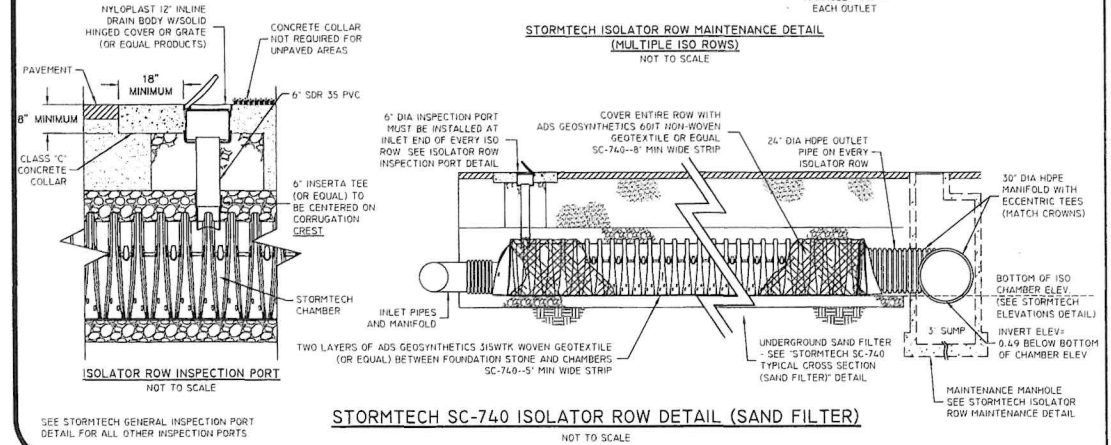
STORMTECH ISOLATOR ROW MAINTENANCE DETAIL (SINGLE ISO ROW)
NOT TO SCALE



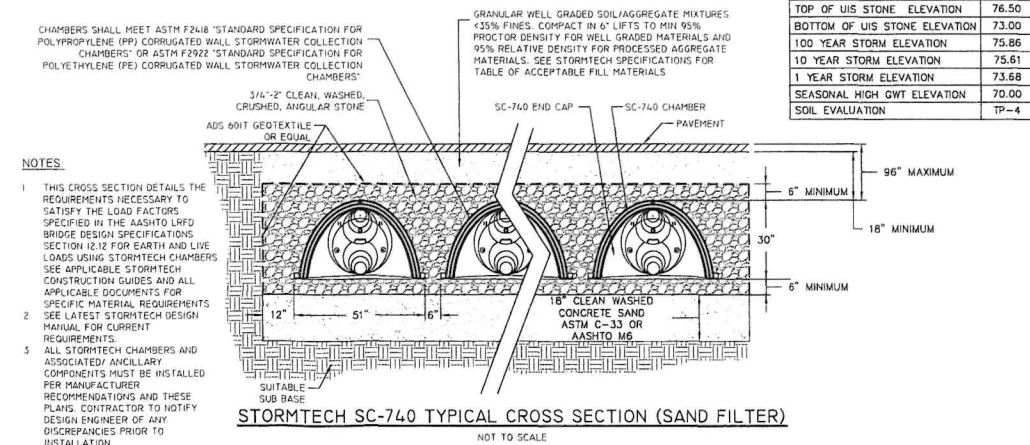
STORMTECH ELEVATIONS
NOT TO SCALE



STORMTECH MANIFOLD DETAIL
NOT TO SCALE



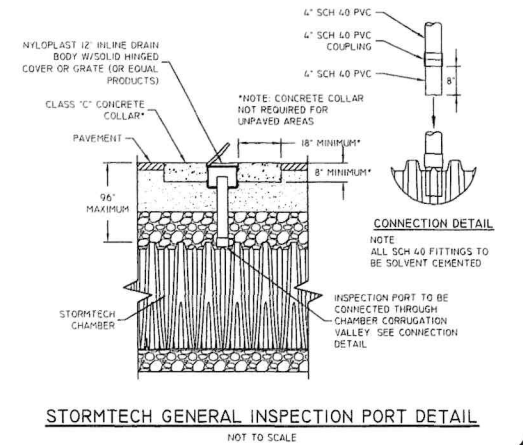
STORMTECH SC-740 ISOLATOR ROW DETAIL (SAND FILTER)
NOT TO SCALE



- NOTES:**
- THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE ASHTO L190 BRIDGE DESIGN SPECIFICATIONS. SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS. SEE APPLICABLE STORMTECH CONSTRUCTION GUIDES AND ALL APPLICABLE DOCUMENTS FOR SPECIFIC MATERIAL REQUIREMENTS. SEE LATEST STORMTECH DESIGN MANUAL FOR CURRENT REQUIREMENTS.
 - ALL STORMTECH CHAMBERS AND ASSOCIATED ANCILLARY COMPONENTS MUST BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND THESE PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

DESCRIPTION	UIS-A
TOP OF UIS STONE ELEVATION	76.50
BOTTOM OF UIS STONE ELEVATION	73.00
100 YEAR STORM ELEVATION	75.86
10 YEAR STORM ELEVATION	75.61
1 YEAR STORM ELEVATION	73.68
SEASONAL HIGH CWT ELEVATION	70.00
SOIL EVALUATION	TP-4

STORMTECH SC-740 TYPICAL CROSS SECTION (SAND FILTER)
NOT TO SCALE



STORMTECH GENERAL INSPECTION PORT DETAIL
NOT TO SCALE

DiPrete Engineering
90 Broadway, Newport, RI 02840
Tel: (401) 639-9800, Fax: (401) 664-6006, www.diprete-eng.com
Boston • Providence • Newport

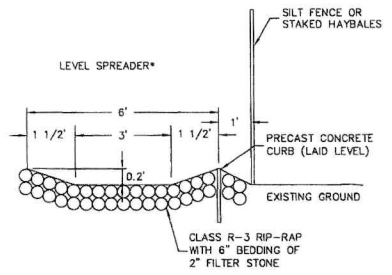
KEVIN DEMERS
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.
The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

No.	Date	Description	By
1	05-15-2023	ISSUE FOR CONSTRUCTION	KJD
2	07-26-2023	ADD BIA PRO DTD	KJD
3	08-09-2023	ADD BIA PRO DTD	KJD
4	12-21-2023	ADD BIA PRO DTD	KJD

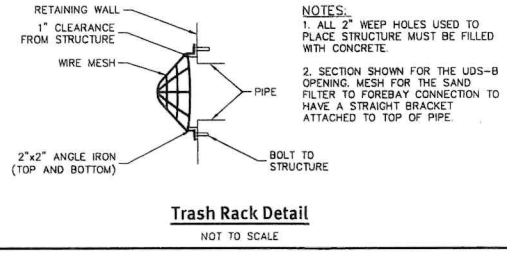
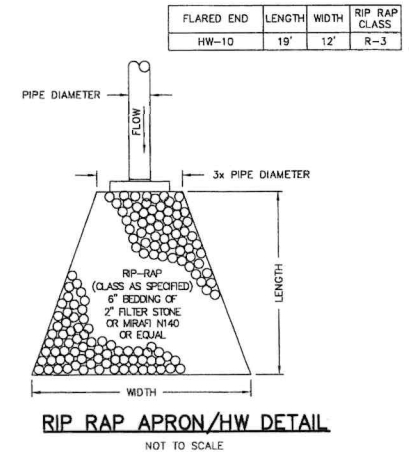
Drawn By: D.R.N.
Design By: K.J.D.

Underground Systems A & B Details
Mainstay/Sleep Inn Hotel
AP 111.101.1
Bristol, Rhode Island
Owner: **D&M BOCA DEVELOPMENT, LLC**
c/o Danvers and Sons
North Danvers, MA 02727
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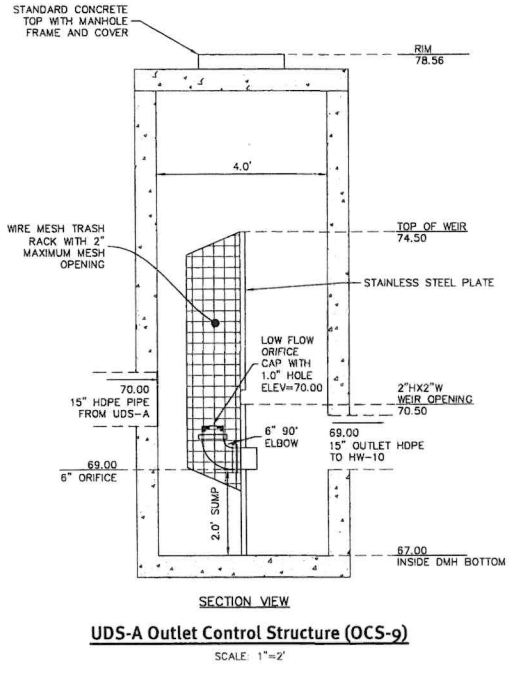


NOTE:
* LENGTHS AS SPECIFIED ON SITE PLANS

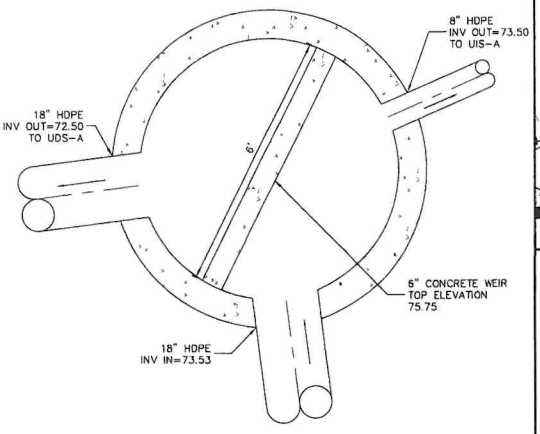
Level Spreader
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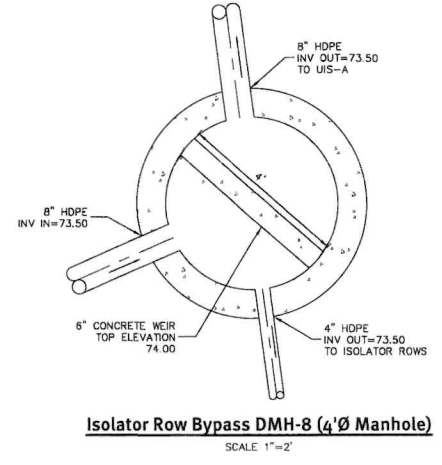
Trash Rack Detail
NOT TO SCALE



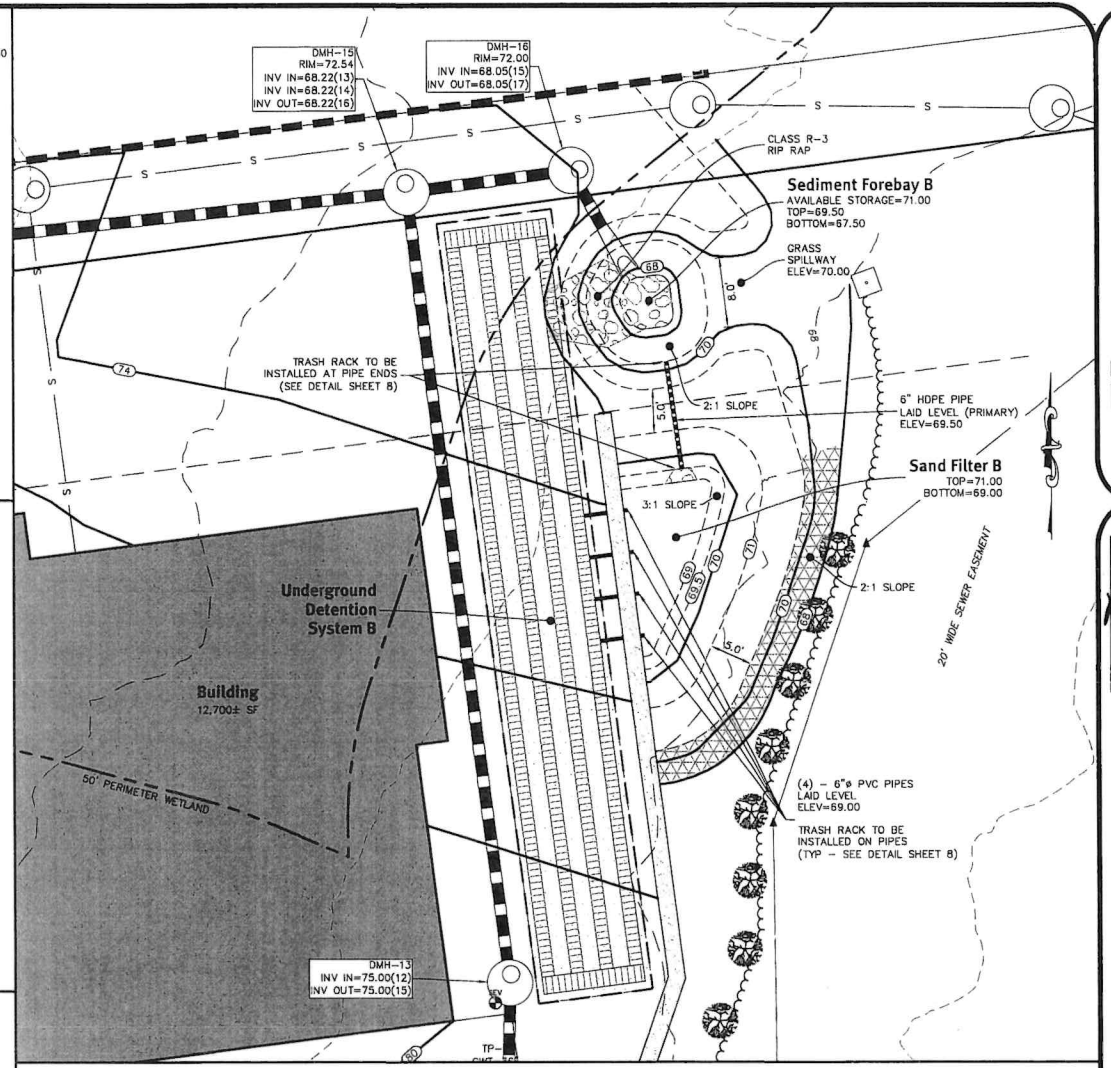
UDS-A Outlet Control Structure (OCS-9)
SCALE: 1"=2'



WQ Bypass DMH-7 (6" Manhole)
SCALE: 1"=2'

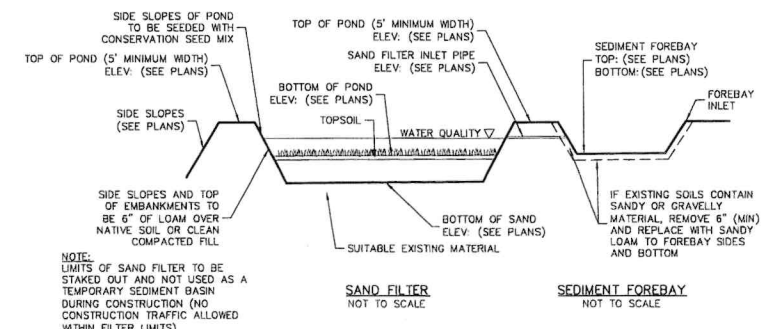
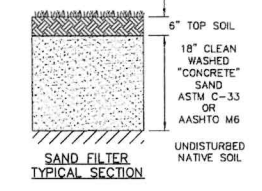


Isolator Row Bypass DMH-8 (4" Manhole)
SCALE: 1"=2'



Sand Filter B
Scale: 1"=10'

DESCRIPTION	SF-B
TOP OF POND ELEVATION	71.00
100 YEAR STORM ELEVATION	70.25
10 YEAR STORM ELEVATION	70.14
1 YEAR STORM ELEVATION	70.02
WQ STORM ELEVATION	69.36
BOTTOM OF POND ELEVATION	69.00
TOP SOIL DEPTH	6"
SAND DEPTH	18"
BOTTOM OF SAND ELEVATION	67.00
SEASONAL HIGH CWT ELEVATION	66.00
SOIL EVALUATION	TH-6



Sand Filter BMP System
NOT TO SCALE

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90 Broadway Newport, RI 02840
Tel: 401-619-5900 Fax: 401-464-6006 www.diprete-eng.com

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KEVIN DEMERS
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

No.	Date	Description	By
1	01-23-2023	Issue for Construction	KLD
2	01-23-2023	Issue for Construction	KLD
3	01-23-2023	Issue for Construction	KLD
4	01-23-2023	Issue for Construction	KLD

Drawn By: D.R.N. Design By: K.L.D.

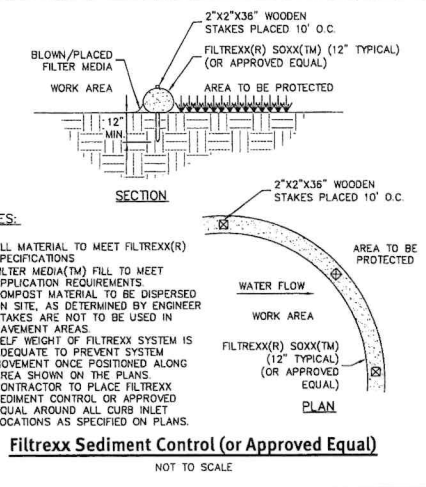
Sand Filter B and Details

Mainstay/Sleep Inn Hotel
AP 111 Lot 1
Bristol, Rhode Island

Applicant: **D&M BOCA DEVELOPMENT, LLC**
Kendall, LLC
610 Donnellan and Sons
92 Justice Corner Road, Suite 100
North Dartmouth, MA 02747

Owner: **D&M BOCA DEVELOPMENT, LLC**
Kendall, LLC
610 Donnellan and Sons
92 Justice Corner Road, Suite 100
North Dartmouth, MA 02747

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- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX(R) SPECIFICATIONS
 2. FILTER MEDIA(TM) FILL TO MEET APPLICATION REQUIREMENTS
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER
 4. STAKES ARE NOT TO BE USED IN PAVEMENT AREAS
 5. SELF WEIGHT OF FILTREXX SYSTEM IS ADEQUATE TO PREVENT SYSTEM MOVEMENT ONCE POSITIONED ALONG AREA SHOWN ON THE PLANS
 6. CONTRACTOR TO PLACE FILTREXX SEDIMENT CONTROL OR APPROVED EQUAL AROUND ALL CURB INLET LOCATIONS AS SPECIFIED ON PLANS.
- Filtrexx Sediment Control (or Approved Equal)**
NOT TO SCALE

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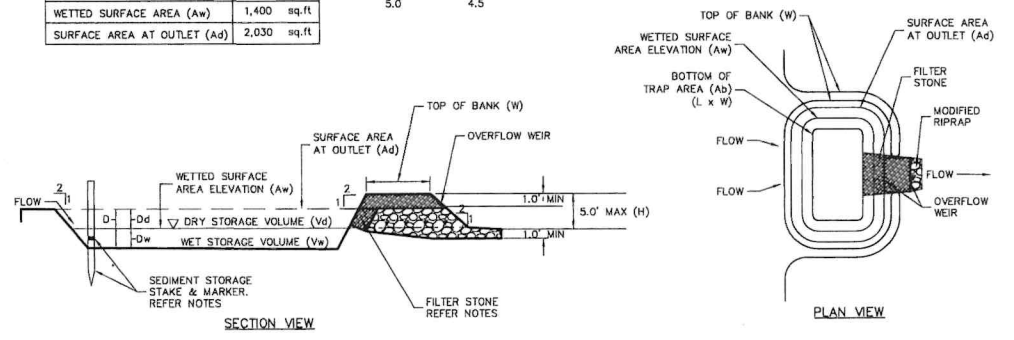
- GENERAL NOTES:**
1. THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX. SEDIMENT CONTROL MEASURES WET STORAGE AREA WHERE SLOPES SHALL NOT EXCEED 1.5:1.
 2. THE TEMPORARY SEDIMENT TRAP SHALL HAVE AN INITIAL STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA.
 3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES SHALL NOT EXCEED 1.5:1.
 4. THE OUTLET SHALL BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
 5. THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
 6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
 7. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET.
 8. SIDE SLOPES OF THE EMBANKMENT SHALL BE 2:1 OR FLATTER
 9. MODIFIED RIPRAP: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2
 10. FILTER STONE: SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE I, COLUMN V FILTER STONE.

- INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:**
1. INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
 2. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
 3. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
 4. CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
 5. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
 6. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA.
 7. THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

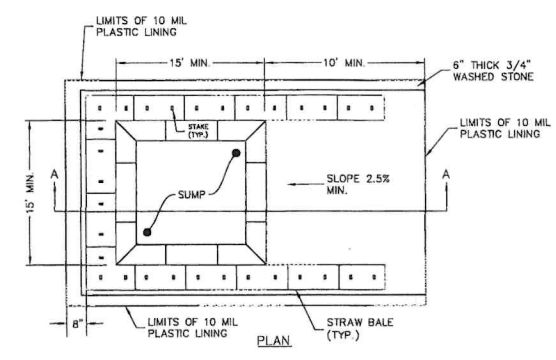
- INSTALLATION NOTES:**
1. CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
 2. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
 3. EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
 4. USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX (6) INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 9-INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
 5. STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES: SEEDING FOR TEMPORARY VEGETATION COVER; SEEDING FOR PERMANENT VEGETATIVE COVER; OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION.

SEDIMENT TRAP DIMENSIONS		TRAP 1	
TRIBUTARY DRAINAGE AREA	1.15 ac		
WET STORAGE DEPTH (D _w)	2.00 ft		
DRY STORAGE DEPTH (D _d)	2.00 ft		
TOTAL DEPTH (D)	4.00 ft		
BOTTOM OF TRAP AREA (A _b)	850 sq.ft		
WETTED SURFACE AREA (A _w)	1,400 sq.ft		
SURFACE AREA AT OUTLET (A _o)	2,030 sq.ft		

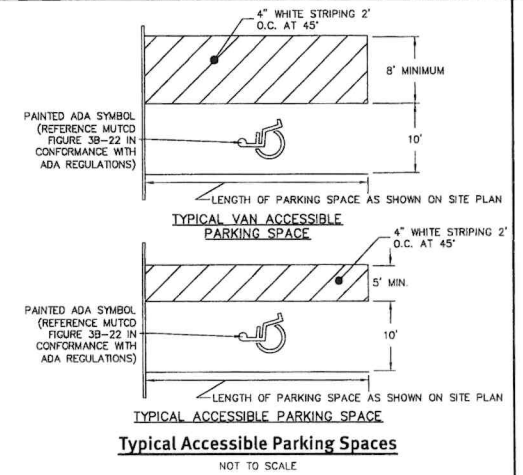
TOP WIDTH VS HEIGHT	
H=HEIGHT OF EMBANKMENT	W=TOP WIDTH OF EMBANKMENT
1.5	2.0
2.0	2.0
2.5	3.0
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5



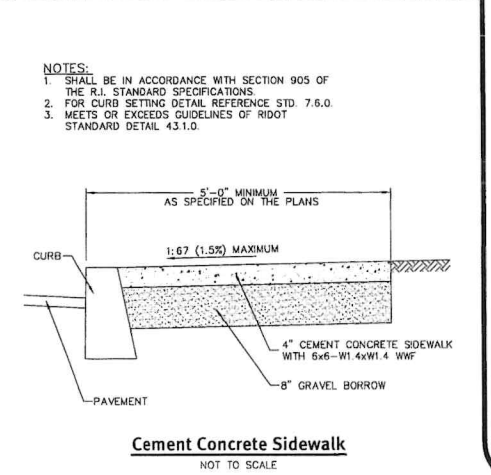
Temporary Sediment Trap Details
NOT TO SCALE



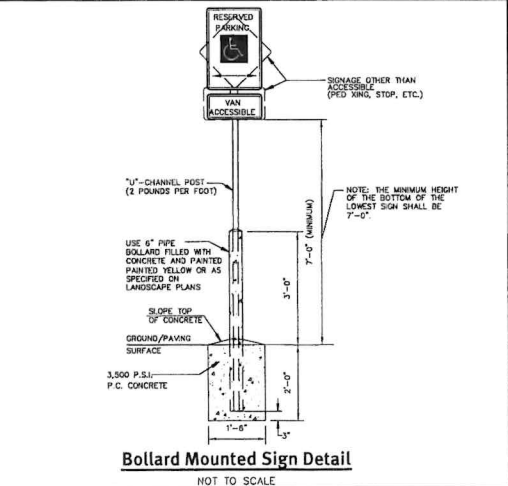
- CONCRETE WASHOUT AREA**
(NOT TO SCALE)
- NOTES:**
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
 2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
 3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12."
 4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
 5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
 6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
 7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.



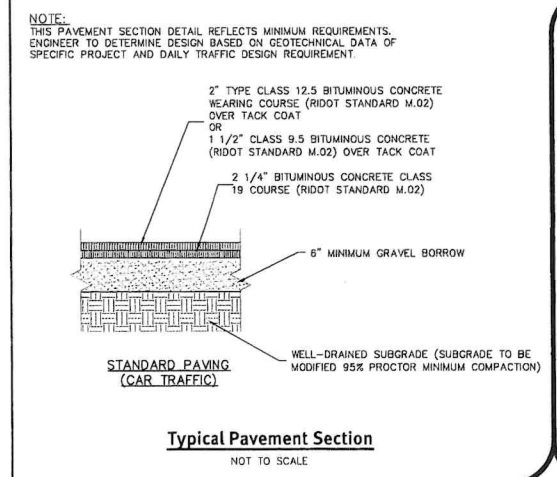
Typical Accessible Parking Spaces
NOT TO SCALE



Cement Concrete Sidewalk
NOT TO SCALE



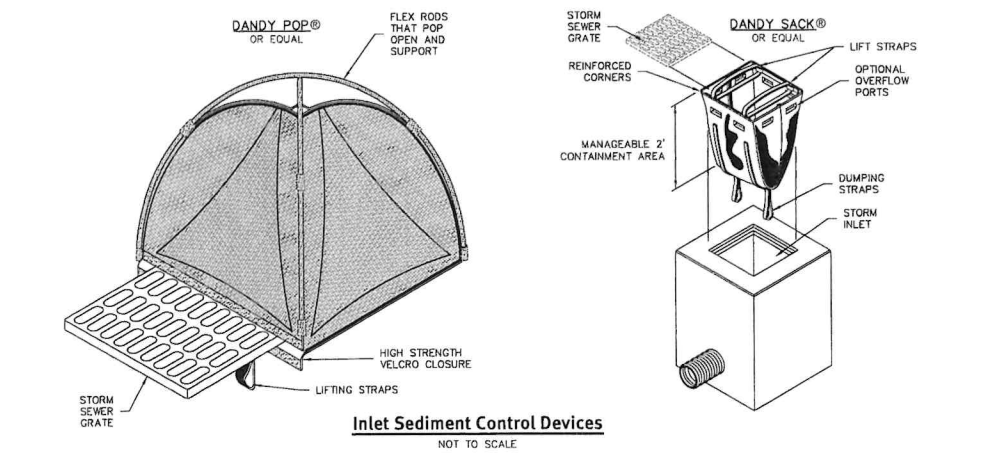
Bollard Mounted Sign Detail
NOT TO SCALE



Typical Pavement Section
NOT TO SCALE

- INSTALLATION NOTES:**
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS, LATEST EDITION.
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100MM) FOR 4"-24" (100MM-600MM); 6" (150MM) FOR 30"-60" (750MM-900MM).
 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" PIPE AND 24" OF COVER FOR 54"-60" PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

HDPE Trench Detail
NOT TO SCALE



Inlet Sediment Control Devices
NOT TO SCALE

KEVIN DEMERS
REGISTERED PROFESSIONAL ENGINEER
CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped 'Issued for Construction' and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety, precautions and requirements of construction and shall be responsible for the implementation of this plan and design.

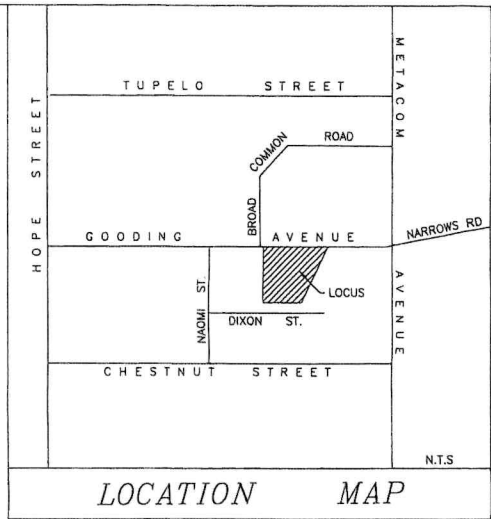
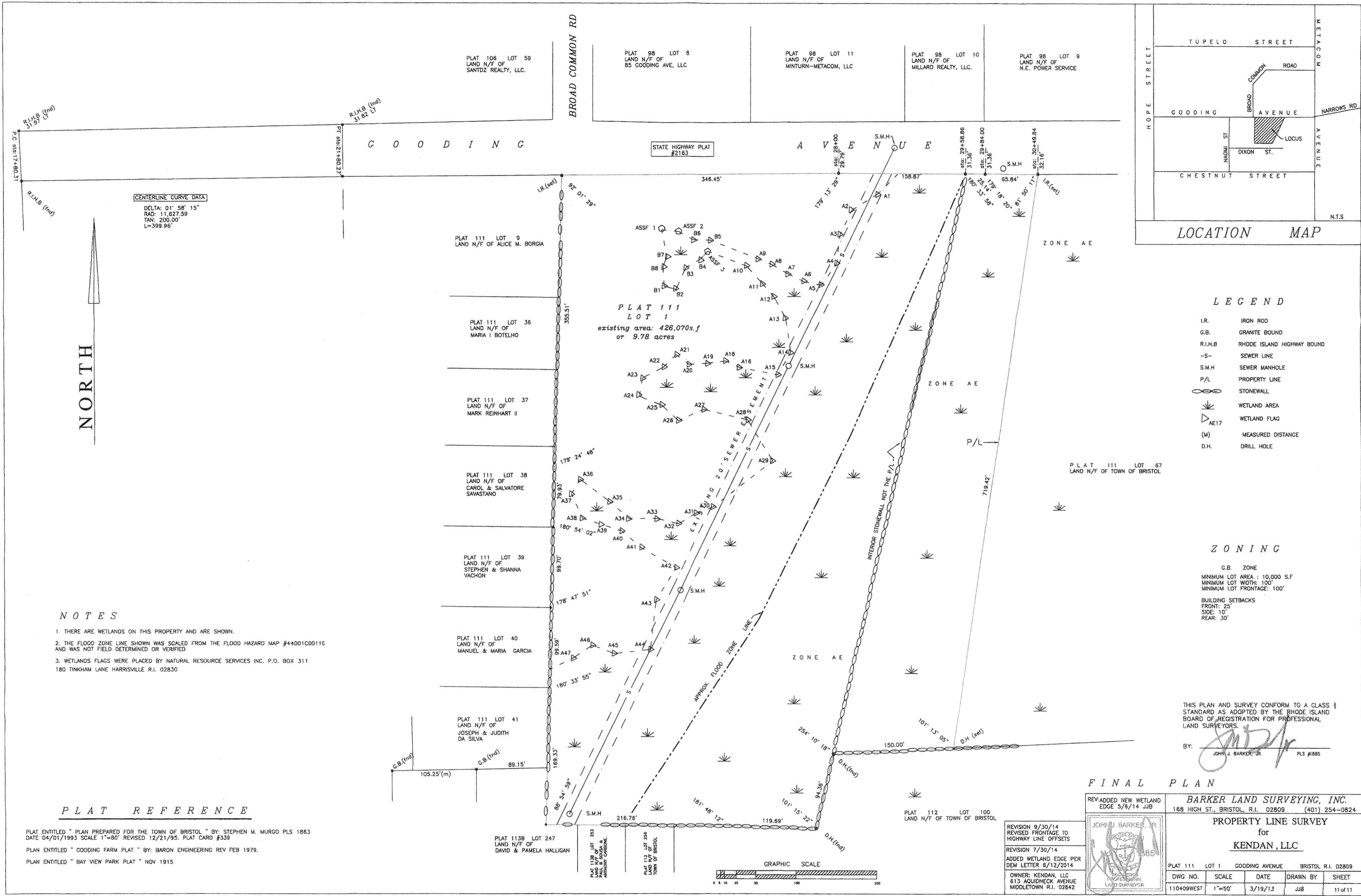
No.	Date	Description	By	Design By: K.L.D.
1	05-27-2025	REVISED PER COMMENTS	A.S.	
2	05-27-2025	REVISED PER COMMENTS	A.S.	
3	05-27-2025	REVISED PER COMMENTS	A.S.	
4	05-27-2025	REVISED PER COMMENTS	A.S.	

Detail Sheet
Mainstay/Sleep Inn Hotel

Owner: **D&M BOCCA DEVELOPMENT, LLC**
Kendall, LLC
100 Shattuck Street
North Dartmouth, MA 02747

Design By: K.L.D.

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DIP-2023-001



LEGEND

- I.R. IRON ROD
- G.B. GRANITE BOUND
- R.I.H.B. RHODE ISLAND HIGHWAY BOUND
- S- SEWER LINE
- S.M.H. SEWER MANHOLE
- P/L PROPERTY LINE
- STONEWALL
- WETLAND AREA
- WETLAND FLAG
- (M) MEASURED DISTANCE
- D.H. DRILL HOLE

ZONING

G.B. ZONE
 MINIMUM LOT AREA : 10,000 S.F.
 MINIMUM LOT WIDTH: 100'
 MINIMUM LOT FRONTAGE: 100'
 BUILDING SETBACKS
 FRONT: 25'
 SIDE: 10'
 REAR: 30'

THIS PLAN AND SURVEY CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: *John J. Barker, Jr.* PLS #1885

NOTES

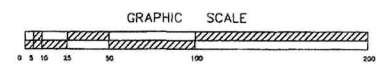
1. THERE ARE WETLANDS ON THIS PROPERTY AND ARE SHOWN.
2. THE FLOOD ZONE LINE SHOWN WAS SCALED FROM THE FLOOD HAZARD MAP #44001C00116 AND WAS NOT FIELD DETERMINED OR VERIFIED
3. WETLANDS FLAGS WERE PLACED BY NATURAL RESOURCE SERVICES INC. P.O. BOX 311 180 TINKHAM LANE HARRISVILLE R.I. 02830

PLAT REFERENCE

PLAT ENTITLED " PLAN PREPARED FOR THE TOWN OF BRISTOL " BY: STEPHEN M. MURGO PLS 1863 DATE 04/01/1993 SCALE 1"=80' REVISED 12/21/95. PLAT CARD #339
 PLAN ENTITLED " GOODING FARM PLAT " BY: BARON ENGINEERING REV FEB 1979.
 PLAN ENTITLED " BAY VIEW PARK PLAT " NOV 1915

FINAL PLAN

REV-ADDED NEW WETLAND EDGE 5/8/14 JJB	BARKER LAND SURVEYING, INC. 168 HIGH ST., BRISTOL, R.I. 02809 (401) 254-0824
REVISION 9/30/14 REVISED FRONTAGE TO HIGHWAY LINE OFFSETS	
REVISION 7/30/14 ADDED WETLAND EDGE PER DEM LETTER 6/12/2014	
OWNER: KENDAN, LLC 613 AQUIDNECK AVENUE MIDDLETOWN R.I. 02842	PROPERTY LINE SURVEY for KENDAN, LLC PLAT 111 LOT 1 GOODING AVENUE BRISTOL R.I. 02809 DWG NO. SCALE DATE DRAWN BY SHEET 110409WEST 1"=50' 3/19/13 JJB 11 of 11



IBA

December 1, 2023

Honorable Members of the Bristol Town Council
Bristol Town Hall
10 Court Street
Bristol, RI 02809

Ref: Wetland Application No. 22-0264
Mainstay/Sleep Inn Hotel
Gooding Avenue Plat 111 Lot 1

2023 NOV 29 PM 12:03
TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

Dear Honorable Members:

This letter, written in reference to the Wetland Application #22-0264, and the attached Petition (over 100 signatures) respectively request that members of the Town Council inform R.I. Department of Environment Management (RIDEM) of the Town's concern of the major flooding that occurs in the areas adjacent to Silver Creek; and to clarify that the Town has not taken any position to support this hotel development, nor has the project been deemed consistent with the Town's zoning ordinances.

- The Project

The Applicant (D&M BOCA Development, LLC of North Dartmouth, MA) proposes to build an 80-room extended stay facility primarily within the wetland area associated with the eastern branch of the Silver Creek Watershed. It will result in the filling of over 60,000 square feet of wetlands. (Written Narrative in Support of an Application for a Hotel Development A.P. 111, Lot 1 Gooding Avenue, Bristol, RI). However, it seems that the wetland impact was later revised to about 50,000 square feet.

- Flooding Issue

The Town is well aware of the flooding issues that affect all the neighborhoods adjacent to Silver Creek as well as Mount Hope High School, Guiteras School, Chestnut and Hope Streets. The Town commissioned a flood study (*Silver Creek Drainage Study*, Beta Engineers-Scientist, 2007) to identify the flooding problems and to recommend mitigation measures. Filling wetland areas, that provide storage of flood water, has the potential to make a programmatic flooding issue become unmanageable.

It is for this reason that it is incumbent upon the Town to make certain that RIDEM fully understands the Town's flooding concerns, and to assure the Town that RIDEM will perform a comprehensive and detail analysis of the effects of downstream flooding from the proposed development. Such an analysis should be consistent with applicable engineering standards and the *Silver Creek Drainage Study*.

This is particularly important, at this time, as a bond issue for \$200 million was approved to build a new high school. The new high school will be located adjacent to Silver Creek. A major issue will be the need to control flooding not only for the new school building but also for the adjacent neighborhoods.

TOWN COUNCIL
DEC 06 2023
MEETING

Honorable Members of the Bristol Town Council
December 1, 2023

- Applicant’s Statement of Town Support is Misleading and False

The Applicant has stated that: **“The project is consistent with local zoning and is supported by the Town of Bristol”** (Natural Resource Service, Inc. written narrative in support of application to alter freshwater wetlands, June 2022). We are prepared to provide RIDEM with detailed information/analysis identifying that the wetland application is missing essential information and what has been provided contains inaccurate information leading to unsubstantiated and false conclusions. We understand that the Town Council is not the proper format to discuss our substantive objections. The project needs to be vetted by the Town’s review agencies and during this review each interested party will have the opportunity to present their positions.

Therefore, just as much as we would like the Town Council to support the neighbors’ and petitioners’ objections to the project, we understand the project needs to be examined by the appropriate Town’s reviewing boards. This obviously should be the same case for the Applicant. The Applicant’s statement (referenced above) that the Town supports the project is false and as such, RIDEM must be informed of this false statement, to remedy the misconception.

The 2015 application for this project contained the same narrative of Town support. The Town Council, at that time (October 6, 2015), was reluctant to correct this false statement, and instead decided to send a copy of the Town Council’s meeting minutes to RIDEM “so that you (RIDEM) may have an understanding of the concerns as expressed by these petitioners”. It seems that the reluctance of the Council in 2015 to correct this false account has not deterred the Applicant from continuing to state this erroneous narrative. Therefore, it is incumbent upon the Town Council, as the official representative body of the Town, to inform RIDEM that the Applicant’s statement of Town Support is false.

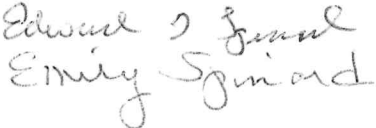
Moreover, the Applicant’s statement that the project is consistent with local zoning has not been confirmed. In November of 2021, when the Applicant last appeared before the Technical Review Committee (TRC), there were questions on whether an extended stay facility is allowed in a General Business Zone. Thus, it is uncertain if this facility is consistent with the zoning ordinance.

The Request

- In conclusion, the Petitioners request that the Council send a letter to RIDEM that:
- **Identifies the Town’s concern for the flooding issues in areas adjacent to Silver Creek, and that the flooding issues be properly addressed.**
- **Clearly states that the Town has not taken any position on the proposed project until it has been properly vetted by the Town’s reviewing agencies.**

It is our belief that it is in the best interest of the Town that RIDEM understand the flooding concerns and conduct a comprehensive analysis that is fair and not biased by a false statement of Town support or consistent with zoning. Thank you for your consideration.

Edward and Emily Spinard
35 Darthmouth Street



Attachments: Petition of Opposition: Flooding Impacts by Proposed Mainstay/Sleep Inn
Applicant’s Narrative of Town Support

(401) 443-7321

Natural Resource Service, Inc.
written narrative in support
of application to Alter

the standards set forth in these regulations. Stormwater mitigation systems and erosion control measures will be implemented to achieve this goal.

z) Any detrimental modification of the wetland's ability to retain or remove nutrients or act as natural pollution filter.

This project will not pose any detrimental modification of the wetland's ability to retain or remove nutrients or act as natural pollution filter. The majority of the work will occur outside of the wetland. The portion of wetland proposed to be altered is situated in a drainageway which directs flow to the lower gradient portion of the wetland where most of the treatment will occur. This portion of the wetland will not be altered. This project does not represent a significant alteration to the wetland or its ability to retain or remove nutrients or act as a natural pollution filter.

Conclusion

The applicant has proposed the construction of an 80 room hotel along the Gooding Avenue frontage of A.P. 111, Lot 1. The applicant, KenDan, LLC, has had all freshwater wetlands on the 9.77 acre parcel delineated and verified by the DEM, OWR. The lot is bisected with a 12 inch municipal sewerline.

This utility easement segments the wetland into two distinct habitat types. The swamp west of the easement is ruderal forest with an understory dominated by state listed invasive species. The swamp east of the easement has a well-developed Red maple/Tupelo canopy with a native species understory. All wetland impacts are proposed on the west side of the utility easement, minimizing the effect on freshwater wetland functions and values.

The project has been designed by DiPrete Engineering to comply with the RI Stormwater Design and Installation Standards Manual. A Soil Erosion and Sedimentation Control Plan has also been developed by DiPrete in conformance with the revised Soil and Sedimentation Control Handbook. NRS has performed the requisite habitat assessments and prepared the written narrative required by the freshwater wetland regulations for any AAFW.

The project is consistent with local zoning and is supported by the Town of Bristol. It will add to the commercial tax base and still preserve, through a conservation restriction, a significant area of natural habitat. Impacts to freshwater wetland functions and values have been avoided to the maximum extent possible while still achieving the project purpose. Impacts considered unavoidable have been minimized and a series of mitigation measures developed to offset short and long-term effects from the hotel.

The application as presented documents that the development plan does not represent a random, unnecessary or undesirable alteration to freshwater wetlands. The DEM, OWR is in a position to evaluate the application and, after the required public notice, issue a Permit to Alter Freshwater Wetlands.

PETITION AGAINST

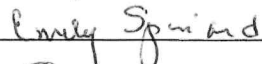
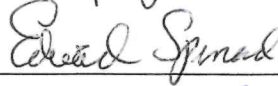



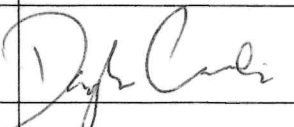
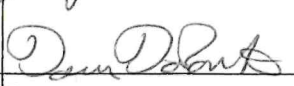


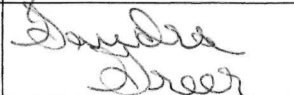
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The applicant's KenDan, LLC (DEM Wetland Application #22-0264) request to ALTER WETLANDS by filling in 66, 215 square feet of wetland areas (Plat 111/Lot1) along Gooding Avenue, Bristol, RI to build an 80 plus room Mainstay Extended Stay/Sleep Inn.

We **oppose** the granting of this Application because it is our opinion that: it will increase the already problematic flooding in our neighborhoods; it will degrade Silver Creek; it is not consistent with *Bristol's Comprehensive Plan, Silver Creek Drainage Study, and Open Space, Storm Water Management, and Natural Hazard Mitigation Plans*. The preservation of wetlands is crucial to provide flood storage to mitigate flooding of our homes, schools, nursing facilities, and streets.

2023 NOV 2 11:14 AM
 JONAI CLERKS OFFICE
 BRISTOL, PROVIDENCE

Name (Print) Signature Address email address

Emily Spinard		35 Dartmouth St	espinard@yahoo.com
EDUARDO SPINARD		35 DARTMOUTH ST	espinard@gmail.com
Noelle Mello		24 Dixon Avenue	nmmello19@yahoo.com
Thomas Mello		24 Dixon Avenue	thimri@yahoo.com
Robert DePinto		36 Dartmouth St	robertdepinto3@gmail.com
DOUGLAS CAVALLERI		381 DARTMOUTH ST	DRC4165@GMAIL.COM
Doris DePinto		36 Dartmouth St	depinted1@gmail.com
Melissa Velleca		20 Dixon Ave	mminri@yahoo.com
Tim Velleca		20 Dixon Ave	TJV Partridge@yahoo.com
Sandra Greer		16 Leila Jean Drive	sandragreer519@gmail.com

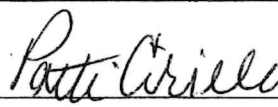




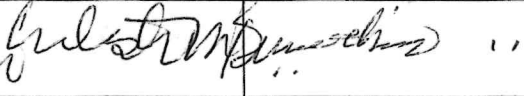
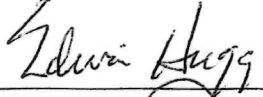
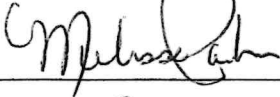
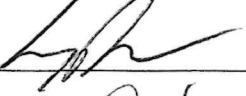

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Name (Print) Signature Address email address

Patti Cirillo		37 Dartmouth	patticirillo0458@gmail.com
Patricia Cirillo		37 Dartmouth St	bscdpe@gmail.com
Peter Cirillo		37 Dartmouth St	
Arthur Cirillo		37 Dartmouth St	
Math Benson		8 Leila Jean	
Celso Bernadino			
Erwin Huggins		8 Alan Dr.	ehuggins@aol.com
Melissa Pacheco		6 Alan Drive	melissa.pacheco85@yahoo.com
Greg Pacheco		6 Alan Dr.	
Stephanie McCormick		11 Alan Dr.	ssm1020@gmail.com

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Name (Print) Signature Address email address

Lucille Palmieri	<i>Lucille Palmieri</i>	25 Dartmouth St	Palmie1@aol.net
Marilyn Warden	<i>Marilyn Warden</i>	28 Dartmouth St	R.nichols@comcast.net
Robert McFadden	<i>Robert McFadden</i>	28 DARTMOUTH ST	" " "
PATRICIA J. PINSKEY	<i>Patricia J. Pinsky</i>	12 CORTE REAL DRIVE	pjyeksnp@aol.com
VERONICA TUCKER	<i>Veronica Tucker</i>	40 Congregational St	peacebaby53@gmail
Raymond Payson	<i>Raymond Payson</i>	131 Ferry Rd	ray-payson@earthlink.net
Margaret Godwin	<i>Margaret Godwin</i>	40 Terrace Dr	m1godwin@aol.com
PAUL SOUSA	<i>Paul Sousa</i>	31 Dixon Ave	Careman7@yahoo.com
Patricia Chalmer	<i>Patricia Chalmer</i>	D2 Bristol Woods Dr	pchalmer4@yahoo
Megan Ferreira	<i>MJ</i>	37 Andrews Ct	MJFerreira82@gmail.com

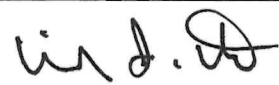

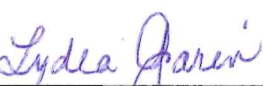
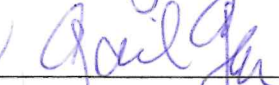
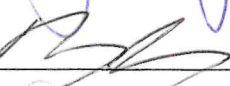
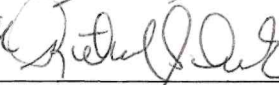


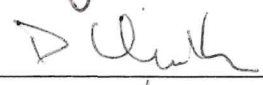

PETITION AGAINST

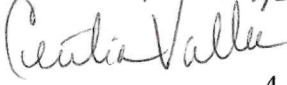
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Name (Print) Signature Address email address

MIKE PROTO		245 CHESTNUT ST BRISTOL, RI	MIKEPROTO219@GMAIL.COM
Sue PROTO		245 Chestnut Bristol RI	
Lydia GARVIN		349 CHESTNUT BRISTOL, RI.	
Gail Garvin		249 Chestnut St. Bristol	
Brian Goveady		24 Jeph Bristol	
Richard Schewck		58 Botterworth Dr Warren	
Michael Edwards		6 Stoneham Dr. Riverside RI 02915	
John Santillo		181 KING PHILLIP ST Portsmouth R.I. 02871	
Don Clukies		173 Heidi Dr Portsmouth RI 02871	
Victoria Fanelli		9 Karen Ann Dr Bristol 02809	

Cecilia Vallee  6 Marie DR. CVallee1@cox.net
4 BRISTOL, RI

Madelme Torres  80 Watuppa Ave
Tiverton RI

PETITION AGAINST

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Name (Print) Signature Address email address

David Halligan	<i>David Halligan</i>	27 Dixon Ave	DKHalligan@gmail
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Pamela DeCosta	<i>Pamela DeCosta</i>	72 Gooding Ave	DeCostapamela@gmail.com

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Name (Print) Signature Address email address

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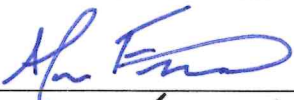

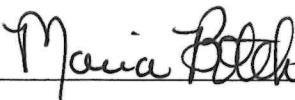
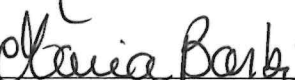
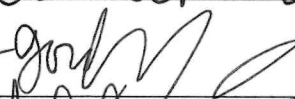
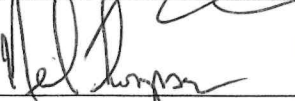

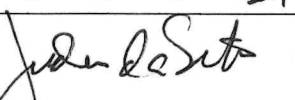

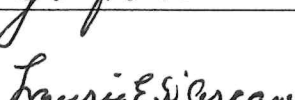
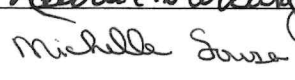
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Name (Print) Signature Address email address

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Laurie E. DiArcangelo		36 Andrews Ct	michliadsa@gmail.com
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Name (Print) Signature Address email address

Maria D. Aguiar	M. D. A.	30 Dixon Ave	
FRANK ABUONIA	FRANK ABUONIA	DIXON AV 30 BRISTOL	
Richard Tenness	R. Tenness	21 Dixon Ave Bristol	
Kerry Tenness	Kerry Tenness	21 Dixon Ave BRISTOL, RI 02809	kerry.tenness @cox.net
Anthony Carbone	Anthony Carbone	31 DIXON AVE	wetherfreek@yahoo.com
CASSIE ANDRADE	Cassie Andrade	21 NAOMI STREET	CASSIEANDRADE @gmail.com
Margarida Dias	Margarida Dias	14 ANDREWS COT	
ANTONIO DIAS	Antonio Dias	14 ANDREWS CT.	

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Steven Silva		C5 BRISTOL WOODS BRISTOL RI DRIVE	—
Angelo Caland		B12 Bristol Woods Dr. #123 Bristol, RI	—







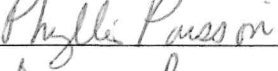

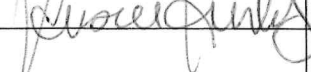
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Name (Print) Signature Address email address

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Rich Hudson Lisa Judge		132 Bristol Woods Dr Bristol RI 02809	rich@rhudsonphoto.com
Lisa Judge		132 Bristol Woods Dr Bristol, RI 02809	lilajudo@gmail.com
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William Sweeney		78 Bristol Woods Bristol, RI 02809	WDS273@aol.com
Rosie Hurley		B-4 BRISTOL WOODS DRIVE	HURLEY RESID@aol.com

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Name (Print) Signature Address email address

Brian McCarthy	Brian McCarthy	118 Bradford St	
BETH McCarthy	Beth McCarthy	32 Central	
CHRISTINE BURWELL	Christine Burwell	35 Central	
Mark Moreira	Mark Moreira	36 Narrows	
Gina Moreira	Gina Moreira	36 Narrows	
Lynn Feri	Lynn Feri	40 Thayer St	
Kennedy Smith	Kennedy Smith	40 Thayer St	
Julie Cavalieri	Julie Cavalieri	43 Thayer St	
Alicia Smith	Alicia Smith	34 Thayer St, #10	
Anthony Buono	ANTHONY BUONO	52 Constitution	


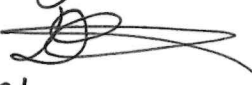
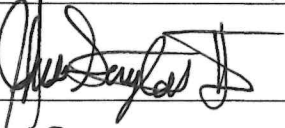

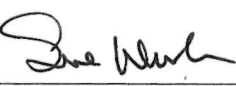
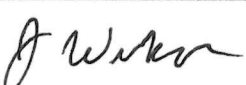
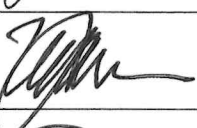


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Name (Print) Signature Address email address

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Amber Marrocco		74 Gooding AVE	—
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Danielle Stroessner		28 Andrews Ct	Danielle5199@yahoo.com
Susan Winokur		23 Andrews Ct	swinokur11@gmail.com
Sarah Ann Winter		23 Andrews Ct	—
MICHAEL SACCO		27 ANDREWS CT	GABRIEL1964@gmail.com
Diane Belong		27 Andrews Ct	dianeb1977@gmail.com
	Kate Sylvia	41 Sherry Ave	katemsylvia@gmail.com

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Name (Print)	Signature	Address	email address
Cynthia Cole	<i>Cynthia Cole</i>	321 High St. Bristol	<i>cynthi.cole@hotmail.com</i>
William Cole	<i>William Cole</i>	High St 321 Bristol	—
Kristen Conway	<i>Kristen Conway</i>	24 Court st Bristol	—
Chir Carter	<i>Chir Carter</i>	21 Chorjoke Dr Bristol RI	—
Kristen Catn	<i>Kristen Catn</i>	Zicharlotte Dr Bristol	
Manuel DaSilva	<i>Manuel DaSilva</i>	5 Larson Court Bristol	—
William W. Hark	<i>William W. Hark</i>	27 Clipper Way	—
Christine Felipa	<i>Christine Felipa</i>	31 Brooks Farm Bristol R.I.	
Katelyn DaSilva	<i>Katelyn DaSilva</i>	31 Brooks Farm Drive Bristol RI	
Guerra DeG...	<i>Guerra DeG...</i>	115 Hester	

Town of Bristol, RI

10 Court Street, Bristol, RI 02809

(401) 253-7000



DATE: November 29, 2023

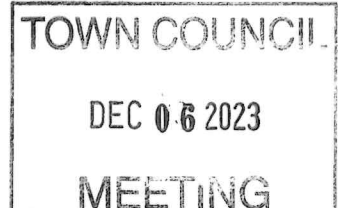
TO: Honorable Town Council

FROM: Sara R. Hassell, Treasurer

RE: Request to lock in energy contract

CC: Steven Contente, Town Administrator

The Administration and Finance Department would like the Town Council's authorization to lock into an energy contract, working in the best interest of the Town of Bristol to take advantage of the rates given by Best Practice Energy. Best Practice Energy will be going out to bid on December 6th, 2023, current rates will be provided for review. Best Practice uses a competitive bidding process that is no charge to the Town.





ITA



Power Recommendation Prepared for Town of Bristol November 30, 2023

Overview & Goal:

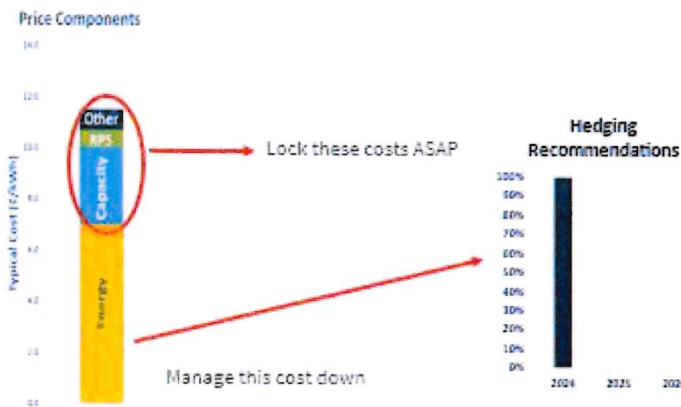
The goal was to minimize the Town of Bristol’s energy spend through strategic contracting, market timing, & product optimization. Best Practice Energy evaluated multiple purchasing options for the Town of Bristol. Our goal was to lay out the most cost-effective way for the Town of Bristol to manage their energy budgets.

Bid Summary

SUPPLIER	December 2023 Start		
	12	24	36
FPP	\$0.0350	\$0.0345	\$0.0340
CNE	\$0.0365	\$0.0370	\$0.0365
NRG	\$0.0382	\$0.0392	\$0.0384
BPE	\$0.0380	\$0.0375	\$0.0366

Transaction Summary

- December 2023 to December 2026
 - December 2026 allows the Town of Bristol energy management flexibility.
 - Prices fixes Capacity, RPS & Ancillary Services.
 - Energy Costs for 2024 will be locked at this time
 - Price: \$0.0340
 - Supplier: First Point Power



TOWN COUNCIL
 DEC 06 2023
 MEETING



Purchasing Recommendation

Index Contract with Capacity Included for December 2023 to December 2026:

- **Con's**
 - a. Budget is unknown at this time.
 - b. Potential high payments during some months
- **Pro's**
 - a. Lock capacity costs lower than last contract
 - b. A lot of chances to "win" out vs. current pricing
 - c. Can manage costs in outer years with defensive hedges to start setting longer term budgets.
 - d. If market drops Town of Bristol is in position to hedge lower market options
 - e. Avoid risk premiums priced into outer years.

Price Component Recommendations

Best Practice Energy evaluated the five main components of electricity pricing based on their Value (current price relative to other transactions, historic norms, etc.), Risk (potential for increasing in the future), and Reward (potential for them decreasing in the future and/or the possibility of the component decreasing materially from current levels). The table below summarizes Best Practice Energy's assessment of each component along with a recommendation of how the Town of Bristol should handle it in its renewal transactions.

	Value	Risk	Reward	Result
Ancillaries	Good	Low	Low	Fix
Renewables	Good	Low	Low	Fix
Capacity	Good	Low	Low	Fix
Energy	Poor	High	High	Hedge

Ancillaries: Ancillary services are a small cost component that will increase over the next few years. The driver of the increase in pricing stems from upgrades that are happening to ISO NE's power grid. As fossil fuels come offline transmission lines need to be built/upgraded to pave way for newer renewable generation. At this time **Best Practice Energy sees no reason to pass this cost through.**

Renewables: The cost of complying with state mandated renewable energy purchases has been increasing over time, driven mostly by state statues that gradually increase the use of renewable energy in Massachusetts. Massachusetts has had a slew of new renewable programs that came online since Town of Bristol last contracted. At this point these costs are well known. **Best Practice Energy sees no reason to pass this cost through.**



Capacity: Capacity is a component that the Town of Bristol has typically included in their contract price. This is a component that has been getting much cheaper in New England, and as a result the benefits of curtailing are diminishing. Best Practice Energy believes that the benefits of curtailing for a few hours during the summer do not offset the business costs associated with doing so. **Best Practice Energy sees no reason to pass this cost through.**

Energy: The Energy component is the largest and most volatile part of the entire price. Current market conditions hint at volatility to stick around throughout most of 2023. There are many factors, a lot of which are unknown, that are going to drive pricing over the next few months including summer weather, LNG exports, the economy and renewable production. **Due to the extreme volatility we are seeing, Best Practice Energy Recommends that the Town of Bristol hedge all of their energy needs for 2024 and then continues to monitor the energy market for additional hedging opportunities.**

Fixed Pricing Bid Summary

SUPPLIER	December 2023 Start		
	12 Month	24 Month	36 Month
FPP	\$0.1019	\$0.1068	\$0.1073
CNE	\$0.1035	\$0.1083	\$0.1091
NRG	\$0.1047	\$0.1105	\$0.1105
BP	\$0.1075	\$0.1134	\$0.1127

If the Town of Bristol locked into a fixed price contract at current market conditions, they are facing roughly a 150k budget increase annually, the main driver being energy.

Best Practice Energy strongly recommends that the Town of Bristol not lock in their Energy components at this time.



Outlook By Year

2024

- Pricing is at a 12-month low.
 - Healthy storage levels
 - Record production levels
 - Warm winter Forecast

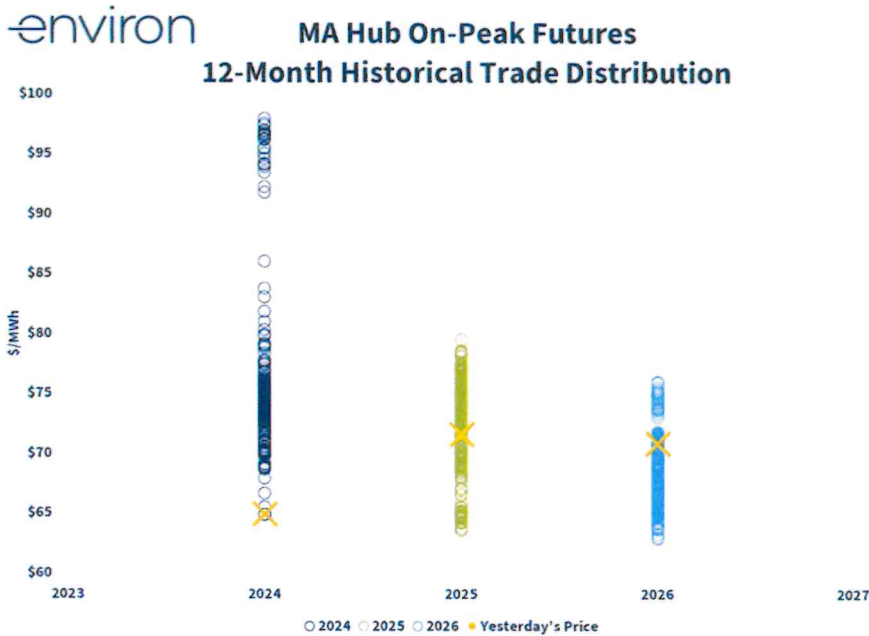
2025

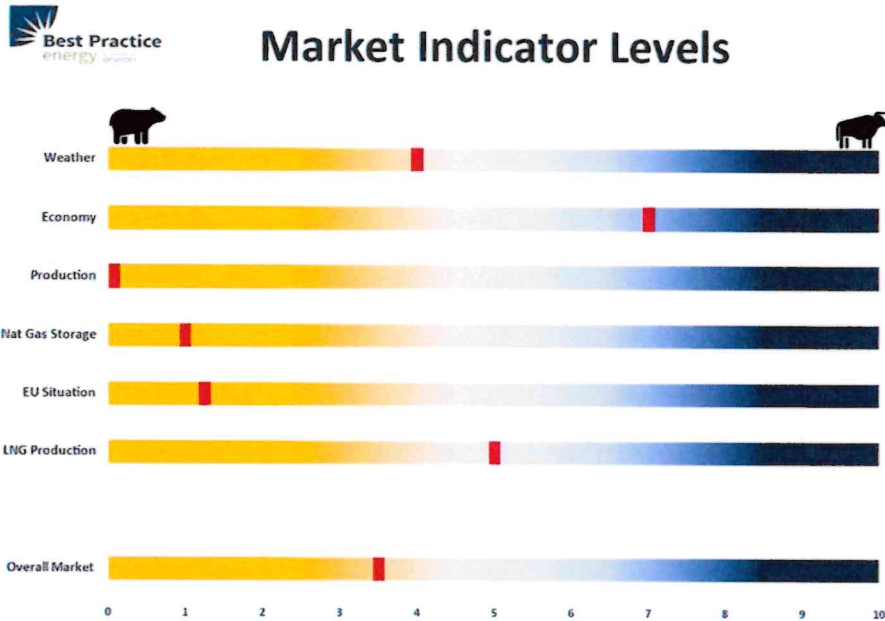
- Slight premium built in to 'twenty-five forward market.
 - 3 LNG facilities coming online in late 2024.
 - Nuclear & Coal retirements causing more dependence on Natural Gas for power generation.
 - Global LNG pricing continues to be unknown, expected uptick in demand in Japan, Indonesia, & Korea.
- Likely a buying opportunity February 2024
 - Warm winter will keep storage healthy post winter.
- Hot Summer 2024 will push pricing up.

2026

- The risk for pricing increases as we get closer.
 - A myriad of global issues could cause unease in LNG markets.
 - Wars, Hydrogen Levels in Brazil, Green Initiatives etc.

Electricity Market Outlook:





Market Outlook:

The energy market in New England is extremely volatile right now, while pricing is still a bit elevated and on the higher end it has shown some signs of weakening, there are still a plethora of risk factors that could push 2024 and 2025 prices much higher.

Market Risk:

- **Generation Retirements**
 - The US’s shift from nuclear, and coal has put a bigger emphasis on Natural Gas and Renewables to pick up the slack.
- **Liquefied Natural Gas**
 - Due to the globality of the LNG market US LNG production will continue to climb into 2024 and 2025.
 - US largest LNG facility has resumed operation after being offline since June of 2022
 - The US is expected to send an additional 3bcf/day of LNG in 2024 with three new facilities coming online.
 - End to Russia and Ukraine war, does not necessarily mean we will see the global LNG market come off.
- **Summer 2024 Weather**



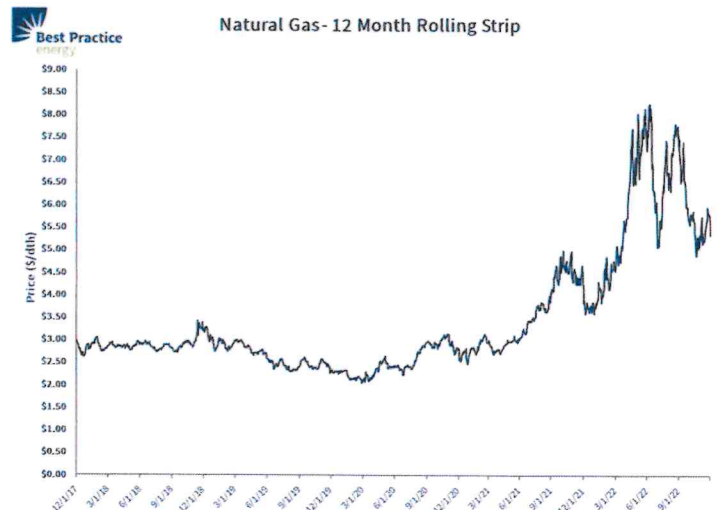
- Initial forecasts are calling for a warmer than normal summer.
- Hot summer could eat into US natural gas supply heading into next winter.
- **Banking Crisis**
 - Slowed investments in energy overall (Oil and Gas), could lead to less investments into renewables and efficiencies (large scale Fuel Cells, additional wind generation)

Bearish Factors:

- **Mild Winter**
 - NOAA is currently predicting a warmer than normal winter again, due to strong El Nino weather patterns forming.
- **Europe**
 - Currently Europe is driving the global LNG market, right now their storage levels are at all-time highs, as they appear to be in a good position heading into this summer where there is typically not as sharp of an increase in demand as we see in the US.
- **Economic Slowdown**
 - While we expect the economy to see growth in Q2, and Q3 of 2023 we could start to see a slowdown in 2024, this could curb demand helping lower prices.
- **Increased Production**
 - As US LNG output grows, there is a need for more gas if we see producers drill more that could offset some of the LNG that we are shipping overseas.
- **Reliable renewable generation**
 - Right now, renewable energy costs less than fossil fuel, with a lot of renewable generation online or coming online we could see this help lower pricing.

Layered Hedging

The general market conditions for energy are not favorable. The chart to the right depicts a 12-month rolling strip of wholesale gas prices – one of the many measures BEST PRACTICE ENERGY uses to assess if there is an energy buying opportunity. Energy prices began a rapid ascent from the pandemic lows with the economic rebound in the U.S. and global economies following the widespread availability of Covid-19 vaccines. That was followed by an unusually warm summer (higher demand, higher prices) and then a rapid increase in energy prices due to an energy crisis in Europe.



Under normal circumstances, futures prices are a function of the expected supply and demand conditions over time. In times of panic, they can be driven by non-fundamental factors such as fear: fear of a major pipeline being damaged, fear of a ban of exports, etc. These fears are reflected in the market price by assuming some (and



in our opinion a rather high) probability of a negative event occurring. If these fears are not realized, panic level prices can fizzle rather quickly. (The aftermath of hurricane Katrina is a great example, natural gas prices skyrocketed over several months in late 2005 only to return to much lower levels by early 2007.) Fundamentally, there are reasons to be optimistic that prices will decrease over time. For example, since the invasion, gas deliveries from Russia have significantly *decreased*. At some point, the market prices tend to reflect reality, not fear.

It is BEST PRACTICE ENERGY's expectation that market prices will be extremely volatile for some months to come (or longer). An analysis of past price spikes and recent market activity, prices dips (or increases) could be extreme and very short-lived – some lasting only a day or two. Having an underlying supply agreement in place will allow Town of Bristol to quickly transact on these opportunities when they materialize will be critical Town of Bristol success in navigating through the current energy crisis. BEST PRACTICE ENERGY will be monitoring the energy markets and providing regular updates to the Town of Bristol and alerting them when these opportunities to lock in. The ultimate goal is to establish a fixed price but do it using a series of well-time transactions to reduce price variations and provide lower overall costs.

BID/RFP ADVERTISING AUTHORIZATION FORM

BID/RFP No. 1025 - 2024 Statistical Update
Advertising requested by: Michelle Dimes Revaluation
Signature: [Signature]

Source of Funding:

Approved by Town Council (Date) _____
Regular Budget (Line Item Number) Revaluation Fund 9035-501-49500-100
Special Appropriation _____
Grant (Source) _____
Other _____

Authorization to proceed with the advertising requirements for the above-described Bid/RFP is hereby granted.

[Signature]
Steven Contente, Town Administrator
11/2/23
Date

[Signature]
Sarah Hassell, Town Treasurer
10/31/23
Date

Brief Narrative of Project:

Statistical revaluation to update
property values of all real estate
pursuant to RIGL

Pre-Bid Meeting date, time, location (if applicable) _____

TOWN COUNCIL
DEC 06 2023
MEETING

Is the pre-bid meeting mandatory (if applicable) _____

Question submission deadline date and contact information (if applicable) _____

**TOWN OF BRISTOL
INVITATION TO BID
RFP No. 1025**

Sealed Bids will be received until 12 noon on December 6, 2023, for the following:

**2024 STATISTICAL UPDATE REVALUATION
BID #1025**

BIDS WILL BE OPENED AT 12 NOON AT THE BRISTOL TOWN HALL, 10 COURT STREET ON
December 6, 2023, FOR THE TOWN COUNCIL MEETING OF December 6, 2023

The Town of Bristol is requesting sealed bids for 2024 STATISTICAL UPDATE REVALUATION, in accordance with all terms and specifications contained herein.

Specifications may be obtained and bids MUST be filed at the Office of the Town Clerk, 10 Court Street, Bristol, RI 02809. Specifications are available for download at <https://www.bidnetdirect.com/rhode-island/bristolri> by registering and/or logging in as a vendor.

Bids (one original marked "MASTER" and one copy) must be submitted in a sealed envelope and must be clearly marked on the outside, "**Bid #1025 – 2024 STATISTICAL UPDATE REVALUATION**" and addressed to the Town Clerk's Office, Town Hall, 10 Court Street, Bristol, RI 02809. Sealed bids will be received until 12 noon on December 6, 2023

Individuals requesting interpreter services for the hearing impaired must notify the Town Clerk's Office (401) 253-7000 three business days prior to the bid opening.

The Town reserves all rights to reject any and all bids, or any part thereof, or to go on the open market when it is deemed in the best interest of the Town.

MELISSA CORDEIRO
TOWN CLERK

November 16 & 22, 2023

LEGAL NOTICE

**TOWN OF BRISTOL
INVITATION TO BID
RFP NO. 1025**

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MELISSA CORDEIRO
TOWN CLERK

November 16 & 22, 2023

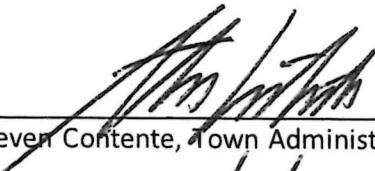
BID/RFP ADVERTISING AUTHORIZATION FORM

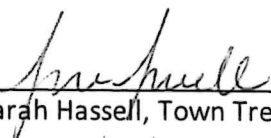
BID/RFP No. # 1026 Library Strategic
Advertising requested by: Eileen Dyer, Library Director Planning Services
Signature: 

Source of Funding:

Approved by Town Council (Date) _____
Regular Budget (Line Item Number) _____
Special Appropriation _____
Grant (Source) Friends of the Rogers Free Library
Other _____

Authorization to proceed with the advertising requirements for the above-described Bid/RFP is hereby granted.


Steven Contente, Town Administrator
11/16/23
Date


Sarah Hassell, Town Treasurer
11/8/23
Date

Brief Narrative of Project:

The Rogers Free Library, a municipal department of the Town of Bristol, RI, seeks an experienced, professional Consultant to develop a comprehensive 5-year strategic plan for the Library that includes a significant community engagement/research component. We are committed to undertaking a strategic process that will actively engage our organization in thinking about the future and planning for the sustainable delivery of the programs and services our community expects, and engaging library stakeholders through the process.

The purpose of these services is to assist the Board of Trustees of the Rogers Free Library in establishing a long-term strategic plan, which will include goals, objectives, and strategies for Library operations, as well as a five-year financial plan that models cost, expenses, and cash flow related to overall operations and strategic plan initiatives.

Pre-Bid Meeting date, time, location (if applicable) N/A

Is the pre-bid meeting mandatory (if applicable) N/A

Question submission deadline date and contact information (if applicable)
Eileen Dyer, edyer@rogersfreelibrary.org by _____

**TOWN OF BRISTOL
INVITATION TO BID
BID No. 1026**

Sealed Bids will be received until 12 noon on December 6, 2023 for the following:

LIBRARY STRATEGIC PLANNING SERVICES

BID #1026

BIDS WILL BE OPENED AT 12 NOON AT THE BRISTOL TOWN HALL, 10 COURT STREET ON December 6, 2023 FOR THE TOWN COUNCIL MEETING OF December 6, 2023

The Town of Bristol is requesting sealed bids for Library Strategic Planning Services, in accordance with all terms and specifications contained herein.

Specifications may be obtained and bids MUST be filed at the Office of the Town Clerk, 10 Court Street, Bristol, RI 02809. Specifications are available for download at <https://www.bidnetdirect.com/rhode-island/bristolri> by registering and/or logging in as a vendor.

Bids (one original marked "MASTER" and one copy) must be submitted in a sealed envelope and must be clearly marked on the outside, "**Bid #1026 – Library Strategic Planning Services**" and addressed to the Town Clerk's Office, Town Hall, 10 Court Street, Bristol, RI 02809. Sealed bids will be received until 12 noon on December 6, 2023

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MELISSA CORDEIRO
TOWN CLERK

November 22 & 30, 2023

LEGAL NOTICE

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MELISSA CORDEIRO
TOWN CLERK

November 22 & 30, 2023



STEVEN CONTENTE
Town Administrator

TOWN OF BRISTOL, RHODE ISLAND
OFFICE OF TOWN ADMINISTRATOR

November 22, 2023

Honorable Bristol Town Council
10 Court Street
Bristol, RI 02809

Re: 2024 Recommendation for Tree Warden

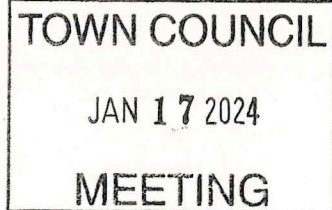
Dear Honorable Members of the Bristol Town Council,

I wish to offer a letter of recommendation for the re-appointment of Bristol Tree Warden, Steven L. Saracino. Mr. Saracino has been the Tree Warden for the past 6 years. He has worked with the Department of Community Development and Department of Public Works to increase the number of trees planted each year. He has played an integral role in increasing the number and diversity of native trees planted and has been a good steward for the care and maintenance of Bristol's public trees. He has been successful in coordinating with the RI Department of Transportation and RI Energy to successfully complete the Emerald Ash Borer remediation program to ensure public safety and help to stop the spread of an invasive species. He has also coordinated applications of preventative treatments. Mr. Saracino demonstrates effective communication and follow-up with residents. A letter of thanks given to Mr. Saracino by a resident can be found attached.

I recommend that Steven Saracino be reappointed to serve as the Tree Warden for 2024.

Sincerely,

Steven Contente
Town Administrator



ROGERS FREE LIBRARY
BOARD OF TRUSTEES

MEETING MINUTES FOR
August 17, 2023

A meeting of the Trustees of Rogers Free Library was held on Thursday, August 17, 2023, at 6:30 PM. It was held in person at Rogers Free Library, 525 Hope Street Bristol, Rhode Island.

Present:

- Al Wroblewski - Trustee | Chairperson
- Nicholas Landekic - Trustee
- Samantha Faria – Trustee
- Kasey Feijo - Trustee | Secretary
- Eileen Dyer - Interim Library Director

Absent:

- Marie Knapman -Trustee

TOWN CLERKS OFFICE
BRISTOL, RHODE ISLAND
2023 NOV 13 AM 8:28

AGENDA ITEMS

1. CALL TO ORDER/ATTENDANCE/QUORUM
 - Al Wroblewski called the meeting to order at 6:28pm and noted there was a quorum.
2. REVIEW/AMEND/APPROVE MINUTES OF PREVIOUS MEETINGS
 - Minutes of Previous Meeting July 20, 2023.
 - Nicholas Landekic made a motion to approve the minutes. Samantha Faria seconded the motion. Vote: all in favor.
3. CHAIR REPORT
 - Al Wroblewski delivered his Chair Report.
4. LIBRARY DIRECTOR REPORT
 - Eileen Dyer delivered her Director Report.
5. FINANCIAL REPORT
 - Eileen Dyer delivered the Financial Report prepared by Natalie San Martin.
6. OLD BUSINESS
 - Al Wroblewski reported that the town had accepted Beverly Larson’s resignation, effective after the last meeting on July 20, 2023.
7. NEW BUSINESS

TOWN COUNCIL
DEC 06 2023
MEETING

- Al Wroblewski announced Laura Cabral's resignation effective as of August 17, 2023. The town has already been notified and accepted her resignation.
- The Trustee Selection Committee will begin the process to find new trustees. The Committee will consist of Marie Knapman (Chair), Samantha Faria, and Kasey Feijo.
- OLIS Grant-in-Aid
 - Eileen Dyer reviewed the standards and guidelines with the Board.
- Service and Interlibrary Loan Policy
 - Eileen Dyer presented a small change to the Service and Interlibrary Loan Policy. Samantha Faria motioned to approve the changes. Kasey Feijo seconded the motion. Vote: all in favor.
- Meeting Room Policy Draft Review
 - Eileen Dyer presented the changes to the Meeting Room Policy. The Board will review the detailed changes and vote at the next meeting.
- Teen Librarian Discussion was tabled until the next meeting.

8. MEMBER PEROGATIVES

- Nicholas Landekic presented a resolution to incorporate guiding principles for the trustees. The resolution will be discussed further and voted on at the next meeting.

9. PUBLIC COMMENT

- No public present.

10. NEXT MEETING DATE: September 21, 2023

11. ADJOURN

- Nicholas Landekic moved to adjourn the meeting, seconded by Kasey Feijo. Vote: all in favor. Meeting adjourned at 8:41pm.

Bristol 4th of July Committee
Minutes of General Committee Meeting held on October 18, 2023

The meeting was called to order by Chairperson Camille Teixeira at 7:00PM, followed by the Pledge of Allegiance. Roll call was taken. Attendance record is available upon request. This meeting is being held at the Burnside Building.

A motion was made by John Daniels and seconded by Chuck MacDonough to accept the minutes of the General Committee Meetings held on 10/18/2023, as submitted, with all in favor the motion passed.

A motion was made by Chuck MacDonough and seconded by Sara Jane Soboleski to approve the Treasurer’s Report dated 9/30/2023, as submitted, with all in favor the motion passed.

Membership -

A new member meeting was held tonight at 6 PM.
Policy, Code of Ethics, Sunshine Fund and Membership Dues were discussed.
Camille introduced the new members in attendance tonight.

Camille was presented with her gavel. Chuck was presented his plaque to hold his gavel.

Correspondence -

Patty Squatrito read a thank you note from Dick Devault.

Sunshine Fund –

beginning balance \$1033.47
50/50 dues \$63.00
Expenses \$50.00
Ending balance \$1046.47

Patty asked all subcommittee chairpersons to request 2 dates when scheduling meetings. They are going to piggy back meetings where they can. Please submit your agenda's 2 weeks in advance if possible.

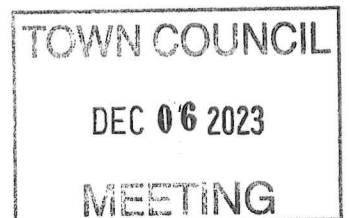
Adam McGovern of the Bristol Warren School Committee spoke to us. He requested our support on the 11/7/23 bond vote to build a new high school and strategic repairs on other schools.

82% will be reimbursed by the state - building at the same location - hoping to offer a trades concentration

Sub Committee Lists - new sign ups only - please add your name to the list that is being passed around tonight.

2023 NOV 14 AM 9:31

JOAN DEBROS OFFICE
BRISTOL, RHODE ISLAND



Macaroni Dinner. 12/6/23 - Carla DaCosta needs help and has a sign up sheet on sign up genius

St. Elizabeth hall sit down, take home, donate,
Sub Committee Meeting 10/23/23.

Halloween - 10/29/23 1 - 3 PM we will be passing out candy during the walk about - good PR for us - we need help working the table

Button contest forms are out - They are at Roger's Free Library and 136 Express.

Lottery - Nat Squatrito has received permission from the state to run the lottery.
It will run 1/11/24 - 7/3/24. 175 chances to win \$50.00 and 7 chances to win \$239.00
Tickets are \$25.00 each.

This year we would like to eliminate FREE tickets. A motion was made by Fran O'Donnell and seconded by Maria Cesario to eliminate the FREE ticket option of lottery ticket sales, with all in favor the motion passed.

Gift certificates are available - 1000 tickets sold

Policy - Nat Squatrito reported some changes are in the works. The changes will be read at the November meeting. A Policy Meeting will be held and followed by a Special GC Meeting with 2/3 majority voting.

Wine Tasting - Patti Nenna reported \$4026.26 raised. Jay El paid for the glasses \$700.00. Net Total = \$3328.40

The raffles were great. smaller crowd - 1776, DJ Ana n Atria were our donors.

The Membership subcommittee met tonight at 6 PM to discuss the LOA for one year for Lisa Rdder. This will be voted on at the November GC meeting.

Dudley Hallagan reported on Sponsorship! Thank you to Chuck for his persistence.
RWU = \$10,000, Joe Brito = \$1785., Citizens, Bay Coast donated. We have had an \$87,000 increase over last year.

Please submit check requests to our vendors in a timely manner - Please count any cash before giving it to Dudley. Please write the amount, date and sign a note to verify.

Jerome Squatrito received and read a Thank you letter from the USS Minn/St Paul Joseph F Cahill Rear Admiral US NAVY
They enjoyed their time here in Bristol.

FOR 2024 - Please submit your BCI to the Town Hall/ Lori.

Subcommittee List - Camille needs some people to chair some committees.

A General Committee meeting schedule will be at the next meeting. She is waiting for town approval.

Trinity Solar - should we continue YES or NO \$4400.00 was made last year.

A motion was made by Nat Squatrito and seconded by John Daniels to continue with them as is, with all in favor, except for 8 who abstained, the motion passed.

Abstaining - Carla DaCosta, Lori Bento, Heidi Vermilyea, Nina McCarthy, Sara Jane Soboleski, Ann Soscia, Maria Cesario, Julie Dollins

Guidelines to be created with the Finance Dept going forward.

Chuck's final budget vs actual - Concerts made a big change to how they did business.

Sponsorships = \$126,000

Working on the 2023 - 2024 budget

Upcoming Meetings & Events

Jingle Mingle 12/1/23 Linden Place
Macaroni Dinner 12/6/23 St Elizabeth's

No December General Committee Meeting

Good of the Committee:

The 50/50 raffle was won by CHARLOTTE DE MARCO! \$22.00

A motion was made by Carla DaCosta and seconded by Chuck MacDonough to adjourn at 7:48 PM.

Respectfully submitted,

Deborah Rainey, Recording Secretary

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

MINUTES
THE ZONING BOARD OF REVIEW
OF BRISTOL, RHODE ISLAND

18 SEPTEMBER 2023
7:05 PM
BRISTOL TOWN HALL
BRISTOL, RHODE ISLAND

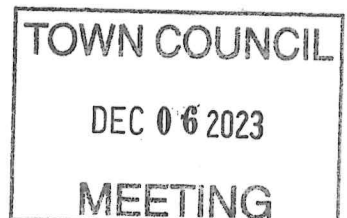
BEFORE THE TOWN OF BRISTOL ZONING BOARD OF REVIEW:

MR. JOSEPH ASCIOLA, Chairman
MR. DAVID SIMOES
MR. DONALD S. KERN
MR. TONY BRUM
MR. DEREK TIPTON, Alternate

ALSO PRESENT:

ATTORNEY AMY GOINS, Town Solicitor's Office
MR EDWARD TANNER, Zoning Enforcement Officer

Susan E. Andrade
91 Sherry Ave.
Bristol, RI 02809
401-253-5570



18 SEPTEMBER 2023

INDEX

	Page
1. Approval of minutes:	
10 JULY 2023.....	3
Continued Petitions	
2. 2023-09 – Petition of Daniel L. & Lillian C. Leaser.....	4
New Petitions	
3. 2023-27 - Petition of Robert M. Kreft.....	25
4. 2023-28 - Petition of Richard P. & Lynn Luiz.....	27
5. 2023-29 – Petition of Vision Care, Inc.....	30
6. 2023-30 – Petition of Gilbert L. Almeida.....	32
7. 2023-31 – Petition of Daniel LaChance.....	35
8. 2023-32 – Petition of Wendy J. Raad & Andrejx V. Gale.....	37
9. 2023-33 – Petition of Louis & Joan Cabral.....	40
10. 2023-34 – Petition of Michelle R. & Jeffrey J. Cote.....	44
11. Adjournment.....	46
..	

18 SEPTEMBER 2023

The meeting of the Town of Bristol Zoning Board of Review was held and called to order at 7:05 p.m. by Chairman Joseph Asciola at Bristol Town Hall, 10 Court St., Bristol, RI

1. APPROVAL OF MINUTES:

10 JULY 2023

Chairman Asciola called for approval of the July 10, 2023, meeting.

MR. TIPTON: Mr. Chairman, I'll make a motion that we approve the minutes of the meeting of the 10th of July 2023, as presented.

MR. BRUM: Second.

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. TIPTON: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Approval of minutes)

18 SEPTEMBER 2023

CONTINUED PETITIONS

2. **2023-09**

DANIEL L. & LILLIAN C. LEESER

**12 Brookwood Rd.: R-10
Pl. 22, Lot 183**

Dimensional Variances to construct a 24' x 26' accessory garage structure and a freestanding decorative pergola structure with less than the required front yard on a corner lot; and with the garage at an overall size greater than permitted for accessory structures in the R-10 zoning district.

Attorney Bruce Cox, representing Mr. and Mrs. Leeser, presented the Petition to the Board. He noted that an advisory opinion was issued by the Planning Board, relative to the status of Fenmore Road, which is where the applicant was originally proposing to have their garage accessory structure access from. The Planning Board came back with a negative response and they believe they should be filing an appeal to that response, because they feel it might have been an error. There is some confusion on the part of the Chairman as to whether they were in fact trying to take the road, or simply extend the road. They believe there was evidence put in before the TRC indicating that this is not a unique situation in Bristol.

Mr. Asciola reviewed the Planning Board response, which was read aloud, which stated that after reviewing a motion was unanimously passed to recommend to the Zoning Board that the paper road portion of Fenmore be paved before any accessory structure on 12 Brookwood Drive be built.

Mr. Cox confirmed that his clients believe that decision is incorrect; they think there is some confusion, and they also believe there's ample evidence that suggests that it does not have to be fully paved; that there are other sites within the actual area of the west side of

18 SEPTEMBER 2023

Town, in the Highlands area, where road extensions do exist and have been allowed. And the think that is an error on the part of the Planning Board. To require an applicant to fully pave a road that has not been paved and one that has been talked about for over 20 years with nothing being done about it. To suggest that this property not be developed at all, based upon something that hasn't been done for 20 years; and there is no indication that it's going to be done in 20 years forward, is clear error.

In response to Mr. Asciola's observation of the plans, Mr. Cox confirmed that the paving actually ends at the Leaser's property line; Fenmore Road stops parallel to the eastern boundary line.

Mr. Cox continued and explained that they had submitted to the Planning Board two estimates from JML Excavation. One was for the extension of the road 15 feet, with a cost of \$6,500.00. Along with another estimate for the full length of the road with a cost of almost \$43,000, plus the engineering, which would be another estimated \$10,000 to \$15,000.

Mr. Cox continued to explain that at the prior meeting, the Solicitor had concerns about the Zoning Board granting authority for somebody to drive on an unapproved Town road. And the applicant was suggesting that they would be more than willing to improve 15 feet of the roadway, which would give them access to this driveway. And the Planning Board feels that the road has to be improved all the way through; and they feel that is a clear error. It would not change the status of the residents of Fenmore any more than their current status; it would not be changing it one scintilla. Currently the road is plowed, and the snow gets plowed on to the unimproved portion of Fenmore and the same would continue. The status of turnarounds and such would not change whatsoever. The site at the end of Fenmore, at the intersection of Brookwood where there is drainage, according to the engineer it could be done; but that requires

18 SEPTEMBER 2023

the full paving of Fenmore, which is inappropriate and against the weight of the evidence in their opinion.

Ms. Goins stated that she was not at the original Zoning Board meeting, but she was at the Planning Board meeting last week and there was initially confusion about what was being proposed, but she thinks that was cleared up. And it's not stated as she remembers it. She remembers the Planning Board's motion being more favorable. In other words, recommend approval on the condition that the road is paved. She wouldn't say that the Planning Board recommended denying the application. The Planning Board considered this from a Planning perspective. They were focused on the issue of the road. She thinks the Zoning Board should consider this from the Zoning perspective and just look at the variant standards met and then it will have to go to the Planning Board again for the Board to accept any improvements to the roadway. But ultimately, she thinks it is a conversation that the applicant needs to have with the Administrator and the Council regarding what is the Town's intent with this road.

Mr. Asciola asked then if the Town's intent wouldn't have bearing on the Zoning Board review.

Ms. Goins stated that not that it doesn't have any bearing on it, she thinks that the only thing that the Zoning Board has control over is the ruling on the variance application. As far as what other processes the applicant needs to go through, such as if the applicant is proposing to pave a portion of that roadway, that's going to require acceptance by the Planning Board, it will require another meeting. But the Zoning Board can impose reasonable conditions of approval. Whether or not paving the entire length of Fenmore is reasonable, considering that only a portion of it needs to be accessed; that's up to the Zoning Board to decide. There could be a cost-sharing arrangement between the applicant and the Town. The first thing the Zoning

18 SEPTEMBER 2023

Board needs to do is to determine whether the Standards have been met, because if the question is no for a different reason, then the road paving doesn't really come into it.

Mr. Cox stated that he suggested to the Zoning Board that they want to take an appeal to the Planning Board and asked Ms. Goins if she was suggesting that the Zoning Board proceed without that.

Ms. Goins stated that she didn't think that in her opinion there is no right to appeal from the Planning Board's decision, because it was just an advisory recommendation to the Zoning Board who referred it to the Planning Board, which is a little unusual, but it happened; that was just an advisory recommendation. She asked if the applicant wanted the Zoning Board to rule on the Petition at this meeting.

Mr. Cox stated that they would like to have the full opportunity to bring the question of the extension of that road perhaps before the Zoning Board; it is the appellant Board of the Planning Board. It was a master plan review, they had a TRC and conception review before the Planning Board. Therefore, their action is an appealable action.

Ms. Goins stated that it was before the Planning Board as both a recommendation to the Zoning Board on this application and as a concept review for the road. So, no decisions were made which is why she doesn't know what there would be to appeal from.

Mr. Cox stated that then that would have to be remanded for a decision to be made, as opposed to the memorandum, which would constitute a decision, he believes. They have to have a right to appeal. They can agree to disagree; that's the whole administrative process all the way up to the Supreme Court if necessary. Not that he was suggesting they were going that route; but the issue here is that he believes they have a right of appeal to that process to the Zoning Board. They believe there was a clear error, there was confusion on the part of the

18 SEPTEMBER 2023

Planning Board on whether or not that was squared away he was not sure; it was obviously confusing at times; that's step one.

Mr. Tanner asked what the applicant would like to do and in response Mr. Cox stated that he would like to make an appeal to the Zoning Board. Mr. Tanner stated that would not happen at this meeting and asked if the applicant wanted to withdraw the application. Mr. Cox stated they would not withdraw the application; this is part by part, step by step and not to continue it indefinitely either. They went to the Planning Board; they disagree with the Planning Board and want to come to the Zoning Board on appeal.

Mr. Asiola asked if they wanted to continue the matter until they appealed to the Planning Board. Mr. Cox, after conferring with his client, asked to proceed with the Petition before the Zoning Board, subject to decision from the Planning Board, or perhaps the Zoning Board could make a decision that may influence people in Town and/or the area, as to the appropriateness of paving Fenmore, or some other step, or perhaps an alternative means of access. Mr. Cox continued and stated that in looking at this site, its clear that it is a corner lot, it's a classic corner lot further handclapped by an unimproved street. So that it is the ultimate in disabilities, if you will. They have reduced the size of the proposed structure to 22' x 24'; so that is already been done; that was an amendment to the application that was submitted to the Zoning Board. The actual height will be the standard height that is allowed, they are not asking for any relief on the height, which will allow for some storage. Mr. Cox explained that there were some questions raised before the Planning Board relative to the idea of an ADU and they have no intent to do that and are more than willing to put that on the record as a condition in perpetuity; this is simply that they have a small house on the front of the lot. They are asking for an

18 SEPTEMBER 2023

accessory structure, which was intended to have vehicles in it and hopefully will if they can ever have access to it and storage, because there is no storage within their house, its too small.

Mr. Asciola stated that it was amended to 22' x 24' and 20' high, he doesn't understand why they need relief. Mr. Cox stated that the relief is the front yard setback, because the front yard of the house is 30' deep off of Fenmore, a non-existing road, and they are asking for 10 feet of relief there, which is the only issue before the Board. Mr. Cox confirmed that the house is already closer than the garage would be. Mr. Asciola having confirmed the amended dimensions stated that anybody in Town can build an accessory structure 22' x 24' and 20' high and six feet off each boundary line and 30 feet from the road. Mr. Cox stated that he was correct and looking around in the area there are numerous examples of people not having 30 feet, especially in the areas on the west side of Town. Over on the east side of Town with the Zoning regulations and the Planning regulations were in place when they were built that's not the case; but in the Highlands almost all bets are off.

Mr. Cox explained that he was not present at the prior hearing on this matter but understood that it was extensively presented, the Board has a plan that shows the footprint of the building and that it has been reduced to the allotted size of an accessory structure on a lot, its stepped will back from Fenmore Road now and are ready to move forward.

Mr. Tanner noted the Board members at the March meeting, Mr. Asciola, Mr. Simoes, Mr. Kern, Mr. Tipton, and Ms. White. Ms. White is not present at this meeting; Mr. Brum is here. If the Board says that they don't want to rehash what was presented in March, the Board will have to move forward with four members, or a review of what was presented could be done in order for Mr. Brum to be able to vote.

18 SEPTEMBER 2023

Mr. Daniel Leeser explained that they have a relatively small house, they just downsized from a 3,000 square foot house to about a 1,400 square foot house. It's a split and both upstairs and downstairs are finished, so they really have no room for storage, and they would like an accessory structure to be able to do that. It's also in the northeast and it snows, and they would like a place to garage their car, which he doesn't believe is an unreasonable request. They've tried to compromise, they've downsized from the original size of the garage to a more standard structure; all they're asking for is the 10-foot setback, which is consistent with variances within the community and within Bristol. He feels it's a reasonable request and hopes that the Board will approve it.

Mr. Cox asked Mr. Leeser asked that if the Board grants an accessory structure, but not as a garage, would he understand that this is not a storage place for a vehicle. Mr. Leeser stated that he understood that.

In response to questioning by Mr. Cox, Mr. Leeser confirmed again that he was asking for relief 10 feet off Fenmore Road and that it is the least relief he could ask for to make the accessory structure compliant with the regulations of the Town of Bristol.

Mr. Myron Polulak, 16 Brookwood Road spoke in favor, stating that he shares the other side of the no-paved road and right of way. They are very much in favor of the building of the accessory structure. He thinks it's the right thing to do for them; they're downsizing, it's a good move. In fact, he was before the Board a year ago asking for a similar setback, because they put up the shed and they needed storage, which they built the shed in compliance with the requirements. It has helped him out tremendously and knows this request would help out the Leesers. One will notice out at the property that there are tall arborvitaes and to the rear of the property are tall trees. So, frankly the people that would see the accessory structure is his wife

18 SEPTEMBER 2023

and himself. They look directly across at the side yard of the Leeser property, as the Lessers share the south side of the right of way and he shares the north side, which they maintain. They cut the grass, they pick up the leaves and sticks and keep the area very clean. Historical precedence he thinks is important to take a look at, what's been done in the past, so does parody, and they support the request. He does not support the paving of the whole road. He doesn't know why that's all of a sudden, an issue. The 15-foot extension of Fenmore is more than adequate to meet the needs of this request and addresses the requirements that are set forth by the Zoning Board and other Boards. In his opinion it's the right move for them to make their request; they're following the rules and regulations of the Town.

Ms. Judy Cohn, 11 Brookwood Drive spoke in support of the request. When looking at the neighborhood everybody has a garage, and not that far from the roads. Also, they are not in support of the whole Fenmore Road being paved. Right now, Fenmore is a really nice dead-end street where there are children playing, which she believes is a safer environment in the area.

Chairman Asciola mentioned that the Zoning Board has no say on how or which roads get paved; that is the Town Council.

Mr. Paul Jones, 15 Curtis Road stated that he is not an abutter, but is a neighbor. He's not a Rhode Islander by birth but has been here since 1968. The first time he came to Bristol was in 1968. The paper road was in existence in 1968; it was the same road then than it is now. If the Board grants this variance, they will not change anything with respect to this neighborhood. He loves the neighborhood and the neighbors, and he thinks the request is reasonable and within the Ordinance.

18 SEPTEMBER 2023

Ms. Virginia Simmons, 17 Loring Road, corner of Fenmore, spoke against the Petition. She stated that the purpose of Zoning laws is to allow local authorities to regulate and control land and property markets to ensure complimentary uses. If Cities and Towns didn't have these laws anyone could build anything they wanted anywhere on their land, regardless of the size or dimensions, which includes height or how close they are to other neighbors. Typically, variances are granted when a property owner can demonstrate that the existing Zoning regulations present a hardship or practical difficulty in making use of their property. The applicant architects, she believes, stated that a hardship existed because the house is small. She believes it stated that the applicant's house has two bedrooms and one bathroom; when according to public property records it has three bedrooms and two full baths. The applicants also added an addition to the front of their house a few years ago. The applicants are requesting a two-car garage with a second floor, which they say they only want for storage. Their land sits on 5,597 square foot lot. The applicants have said there are other houses in that area with 5,600 square feet that have two-car garages. But if there are, she hasn't seen any and would need to see pictures. There are a lot of houses with 10,000 square foot lots with two-car garages, because that's allowed on a 10,000 square foot lot. This land is only 5,597 square feet. She stated that a variance to build a two-car garage and a second floor should not be granted. Also, she understands the Board has no say over the paving of the street; however, the perspective from the other end of the street that is already paved. Rubbish trucks, recycling trucks, delivery trucks cannot go down that road; they have to back down the road, as there is no place for them to turn around. They go down the road and either have to turn around in their neighbor's driveway or back down the road; it's a hazard and they want it to go through. She stated that at the Planning Board meeting the applicant was asked why they didn't want the road paved and want just 15

18 SEPTEMBER 2023

paved for the driveway and the attorney said they want to use the land as their own. Maybe she's wrong, but that's what she heard.

Mr. and Mrs. Rinaldi, owners of the abutting property on the east side spoke against the Petition. Mrs. Rinaldi stated that when they were at the March Zoning Board meeting, they took issue with the application language that says that the garage was similar in characteristic in terms of size and scale in the existing neighborhood. As she stated in March, in looking at homes in the area, and they looked all over the area before that meeting, and they found no home on a 50' x 100' foot lot with a two-car garage; it doesn't exist. It appears that the existing character of the neighborhood does not support building a large garage on such a small lot and it is not typical of the neighborhood. They noticed in the minutes of the last meeting, the members planned to visit the area to see its true characteristics; and she's sure that they found that they didn't see any two-car garages on a small lot. The size limits, as documented in the Zoning Ordinances, are there to protect the character of the neighborhood by not allowing overdevelopment of small lots and protecting the description of an R-10 zone. They assumed that the Planning Board was ruling on whether some construction could even happen before the road. And this application actually brought up all kinds of road issues and all of the actual problems that the people on that upper part of Fenmore are having, because of not having a road that was not promised 50 years ago when they first bought their property. Those people are suffering the consequences of that on a daily basis in terms of the dangerous backing up of trucks, people turning around on their grass, no place to park. Also, drainage has been an on-going problem there and that's how this road developed into an outgrowth of this application. Since they don't know what kind of codes and regulations will be in place in the future, because things change all the time, it seems reasonable to delay any approval, since construction,

18 SEPTEMBER 2023

according to the Planning Board, could not take place until that road is finished. Because they want to see what's going to happen with the road and how it will affect things. Any regulation changes may conflict with the present language and require modifications. So, that's why they are saying it would be better to wait and see before any decisions are made.

Mr. Rinaldi stated that in 2020 the Leesers applied for a variance to add living space to their home. They needed to have variances for both sides of their corner lot. There was no objection from the neighbors to that variance at all and it was approved. They did a great job of adding to their home; however, as a photo submitted by their architect for this present variance shows there is an indication that their new patio, which abuts the south side of Fenmore Road is out approximately 143 square feet of his property. It was not part of the original plan, and it did not require a building permit. It's not surprising that they are not supportive of the Fenmore Road completion. The Town needs to review this potential infringement. The height and size of this proposed large imposing structure with a full shed dormer on the second floor is significantly out of proportion to the space of which it is to be built. It is too big and invasive for a 50' x 100' foot lot and detracts from the area. Approving it will set the precedent for overbuilding in small spaces and it will be difficult to reject future proposals if this precedent is set. It appears that considering the increased patio size, the garage proposal and their parking habit, the applicant wants the use of more land than they own. The parking on the bottom of Fenmore was originally, back 40 years ago, was said that any cars parking on the bottom of that road had to park over to the right, one in back of the other, with a license to maintain. The license was not transferable to the new people that own it now. The fire hydrants for Fenmore Road and roads above Fenmore are in Brookwood; one on the corner of Fales and one on the corner of Melrose. Those hydrants are the closest hydrants to being able to get water or any

18 SEPTEMBER 2023

other problems that are on Fenmore Road. The parking that's going on now is parking in the middle of Fenmore Road, parking all over Fenmore Road; there's four cars at a time sometimes parked on that road. It's very typical of what goes on. The only reason that the Planning Board has finally seen that this road has to be opened is for all the reasons that these people just mentioned, and it can't go on much longer.

Mrs. Rinaldi again spoke and stated that there are genuine safety issues beyond the nice look of this open road that have to be considered.

Chairman Asciola again stated that the road condition has nothing to do with the Zoning Board.

Mrs. Rinaldi stated that she knows that but wants the Board to be aware that this all came to light because of this application and that the road is a dangerous situation at this point.

Chairman Asciola explained the current avenue is for those concerns to be brought up before the Town Council. And also, that the amended application is not for an oversized structure. The new request is for a 22' x 24' with 20 feet high.

Mr. Rinaldi stated that it would be put on a 5,000 square foot lot and it needs 10 feet of variance. Chairman Asciola explained the Board is aware of the lot size, but he wants the neighbors to be aware that the request has been amended to a normal size. Mr. Rinaldi stated that the shed dormer is still on the plans. Mr. Asciola stated that you can't get a full second floor on a 20' high structure.

Mr. Eric Krushnowski, 9 Fenmore Road, stated he has lived on Fenmore Road for 36 years and in the neighborhood for 64 years. He bought the first lot on Fenmore Road when it was all woods, at which time he was told it would be going through as the properties were

18 SEPTEMBER 2023

developed. He watched all the properties as it went down the street being developed. Then he moved to his present house, 9 Fenmore Road, and he was also told it would be developed. Then people down the bottom built in the road, which cause water to back up into my yard, into my basement, nothing but problems. Finally, they paved it a little further and now he has trucks and people turning around in his yard all the time; it is a safety issue as he has grandchildren who play on his property. He also believes that the size of the garage is overwhelming and it's imposing on the neighbors. He agrees with the Rinaldis that its too big for a 5,000 square foot lot.

Mr. Chris Kenney, 7 Melrose Road stated that he thought they were making progress; the applicant has lowered the size of the garage, they've made some compromises which are good. From his kitchen window he can watch the water and the heavy rains run down that road where the water has nowhere to go. He sees it as a Civil Engineering issue, and he doesn't think the Zoning Board should rule on this right now until it is solved. And he also doesn't believe that private money should pay for a small little, tiny bit of work on the Town road. It's a public right of way and the public has the right to go down there, and they should make access to the public easier and more respectful to the public. Because sometimes the public will be taxpayers too, even though they may not pay tax money then. He thinks that this should not be approved by the Zoning Board until the road is put in property, with Civil Engineering plans and everything to protect the quahoggers in the Bay and the marine life in the Bay. He has a BA in Marine Biology and he believes that there is more to it than everyone thinks and what they're doing is by not completing Fenmore Road, they're taking a chance with the Tidal environment and that this is not something that should just languish, this is something that should be addressed with drainage, with drainage to the Bay and the water management has

18 SEPTEMBER 2023

to be addressed. With climate change and the amount of rainfall that has fallen lately and this is something that has to be addressed, because the water doesn't have a place to go and that means the water is going to go on the Leeser's property, and on the empty lots that aren't developed and eventually with enough water it might reach his house, which is only 60 feet from the garage that's proposed. Right now, he thinks this is an environmental issue, it should be held off until decisions are made on that road, and it should be a Town Council and Planning Board decision and once that's in, give them the garage. In response to questioning by the Chairman on what difference the garage would make, Mr. Kenney responded that it's just not going to be a real road, it's going to be a halfway, it's going to be a patch job. For 15 feet, imagine \$7,000, does anyone think they're really going to get their money's worth; do you think the water is going to be managed, do you think the drainage is going to be right, do you think this cost is realistic? He thinks they have to be realistic; this is their Town, and they have to protect it and first think about the Town and then give.

Attorney Cox stated that Ms. Leeser would like to speak. Mrs. Leeser stated that to the point, it's a ten-foot variance, no matter how you look at the property, whether it's a small property or a large property; a ten-foot variance is not a huge ask. The 15-foot extension would be nothing more than an extension of what it is today. Therefore, if it's not going to interrupt the flow of water or anything else, it's not their piece of property, it's going to be a road, it's just an extension of Fenmore. The notion of waiting until Fenmore gets paved all the way through is not something they can wait for. There was just testimony that it's been 60 years and there's no intention of paving. So, for them to wait 20 years instead of putting in a patch, which would give them the relief to swing in is a crazy notion.

18 SEPTEMBER 2023

Attorney Cox stated that there was a comment about a picture that shows a patio that may or may not be in Fenmore; that is a Google Earth snapshot and it's not accurate; there is a survey in the application that shows where things are. Nothing the Zoning Board does, in regard to granting relief, is going to change the status of Fenmore or anything that is going on there; obviously the Chair fully recognizes that. In terms of the height of the building, it's 20 feet; it's a storage loft. They could build a cube, but they've designed a nicely designed colonial structure that an architect design, which not many applications come before this Board with full blown architectural designs for a 22' x 24' garage. They are genuine people who have done the right thing here. He asked the Board for a motion giving the ten-foot relief requested and if the Board feels uncomfortable because it has been captioned as a garage, then it could be a conditional motion that it cannot be used as a garage until they demonstrate access off a paved road. Such that if heaven, the moon and the stars should align correctly and the Town actually paves Fenmore, they can come off of Fenmore. They are also in Brookwood and can access from Brookwood. But the issue is an accessory structure for storage of their stuff. As the chairman pointed out, this the size of an accessory structure, they are not asking for an enlargement, and they would also put on record that it will never be an ADU. The guidelines on that are going to be greatly softened in the coming year; the regulations have been changed in the State. So, what they are giving up is something that they could probably get next year without that being on the record. They are asking for ten feet of relief; this is in fact a Board of permission and relief; that's their job, to look at the situation and grant relief where it's the least necessary and greater than a mere inconvenience if it is not granted.

In response to Mr. Brum asking if they could grant a garage that couldn't be used as a garage, because it's not reasonable to say that the garage can't turn into a garage, Mr.

18 SEPTEMBER 2023

Tanner stated that it's the structure to be granted; and he doesn't really know how to answer. You can call it a shed or call it a garage, but you can't say that there's never going to be a vehicle pulled up to it. There are occasions when he has to drive into his backyard, he's not going to stop someone from driving across their backyard; it's not realistic.

Discussion and review were held on whether they could move it on the property to fit without a variance. It seems that after reviewing it, they would have to take about 14 feet off of the structure; but obviously it is not what they were proposing, and they are before the Board for a garage. It was also noted that the original plans for the pergola were an old design and was not part of the application. Attorney Cox asked that the record reflects that the fact that it was shown on the revised plan was an overlook and should not be shown.

Mr. Rinaldi asked if the shed dormer was still included in the plans, as it was too high. Mr. Asciola explained that putting a second floor on a 20' high building would be tricky. Mr. Tanner stated that the original plans that came in with the application show a shed dormer and it says it's 20 feet high, two car garage with a shed dormer. The new revised plan just shows that it's been shrunk to 22' x 24', but they didn't show any new architectural plans, so he would assume that there may be one; it doesn't say that there's not. It just says 1 3/4" story, 22' x 24'. Mr. Rinaldi stated that then it's an accessory structure that's six feet away from the property line with a shed dormer on it, which makes it look like an awfully big building. Mr. Tanner that that was something that was discussed at the March meeting. Some folks didn't like the dormer facing east and the Leesers said that they were willing to flip it so that it was facing west. But he hadn't seen any plans to that effect.

Mr. Asciola asked if that is the biggest problem, because the shed is actually a normal-sized shed. Is the shed dormer the part that's throwing everybody out of it. Mr. Rinaldi

18 SEPTEMBER 2023

stated that is the part that makes the structure look very big when you look at the amount of land that it's on.

The Board discussed the issue of whether or not the application depends on the completion of the paving of the roadway. Ms. Goins stated that the Planning Board recommended that it not move forward until the entire roadway was paved. Mr. Tanner explained that the reason this went to the Planning Board back in March in the first place was because you can not just extend the paper road without Planning Board approval. The Planning Board, in their regulations, says that if anybody needs to access their property and extend a paper road, they have to do it through the Planning Board process at their own expense. They have to have an engineering design. There was some question as to whether this applies because it's only a garage, versus if it was a new house lot. That is why it went to the TRC and the Planning Board and he thinks that the Planning Board agreed that it should be paved. Now, whether the Town paves it or whether the applicant, or some kind of combination of the two, if it takes a year, two years or six months, somebody should probably pave that road at some point. If the Board approves the garage, they can't touch that road without the Town's approval. The DPW has something called a street opening permit, or a curb cut permit and they can't go put pavement on a Town right-of-way without the Town approving it. But what is before the Zoning Board is just the garage; if they want to put conditions on it they can.

Mr. Tanner confirmed that the lot coverage would be 34%; this is a non-conforming lot, because it's a single lot of record they get to up to 40% maximum.

Mr. Tipton stated that as he heard from the Solicitor was that if the Board was comfortable with the reduction of frontage, the 10-foot setback, which is really the issue, then condition the whole approval on Planning Board making some decision on the road.

18 SEPTEMBER 2023

Mr. Cox stated that was the basis of his prior proposal, if there was going to be a conditional decision, condition onto access to a paved road, either Fenmore or Brookwood, it could be conceivable to find a way in accessing the accessory structure from Brookwood, possibly. So, seeing as testimony has been heard that about the paving of Fenmore having been talked about for the past 20 years, and nothing has happened to date. So, he doesn't think its fair to the applicants to suggest that they wait a conceivable another 20 years. The applicant may have opened the can of worms about paving Fenmore but would ask that if there is going to be a conditional motion that it's not on the paving of Fenmore, but that it's on access to be used as a garage, as opposed to an accessory structure to store golf carts and other items. That it be based upon access to a paved road and used as a garage.

Ms. Virginia Simmons, 17 Loring stated that they want the driveway to come from the east side of Fenmore, but they want to go down her side of the street to park their car, even in the driveway. But they don't want it to continue, because they want to enjoy the rest of the road.

Ms. Judy Cohn, 11 Brookwood Road stated that she understands that many people want Fenmore Road paved, but she thought it was about the structure and the variance for the structure, not the paving of the road. She thinks it's two different issues and she supports the garage, or storage unit, but she thinks they're getting caught up on construction of the road.

Mr. Tipton stated she was correct and whether they approve or deny the application, he doesn't think is going to have any difference in impact as to whether the road gets done or not; that's something that the Planning Board is going to decide one way or the other. He would suggest that the Board gets the variances out of the way and moves on.

18 SEPTEMBER 2023

Mr. Kern noted that there is room on the north side between the physical road and the house. But, asked if there was any restriction for the applicant coming out onto Brookwood. Mr. Tanner stated that the only thing he can think of is that any new driveway in the Town of Bristol technically needs a curb cut permit, as even if there's not a physical curb, as you are taking exclusive access rights to that road, which is a permit through DPW. If they were to get a curb-cut permit, they could run a driveway down the side of the house.

Mr. Asciola asked if having access to the garage is a requirement. Ms. Goins stated it's not a requirement of the Zoning Code. You could build an accessory structure, whether they call it a garage or a shed. So, access isn't a legal requirement for practical purposes when talking about it, because access was proposed on the applicant's plan. If the Board were to approve it with the condition that it is not used as a garage until access has been provided, subject to review and approval by the Planning Board, DPW, or anyone else as necessary, she thinks they could put on that condition, just keeping in mind that Mr. Tanner as the Zoning Enforcement Officer would be charged with determining whether it's being used as a garage. To her that means cars not being stored in it.

X X X X X X

MR. TIPTON: Mr. Chairman, I'll make a motion on 2023-09, Daniel L. and Lillian C. Leaser, 12 Brookwood Road are applying for a dimensional variance to construct 22' x 24' accessory garage structure with less than the required front yard on a corner lot. Having reviewed this application, the Zoning Board of Review hereby finds that the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, or

18 SEPTEMBER 2023

to an economic disability of the applicant. 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. That the granting of the requested Dimensional Variance will not alter the general characteristics of the surrounding area, or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. I find that the relief requested to be granted is the least relief necessary. The hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience, because they would have nowhere to store their belongings and would reduce the size of their residence.

MR. SIMOES: I'll second that motion.

MR. TIPTON: I need to append to that motion the conditions upon which it exists. Conditions shall be imposed upon this approval that its enforcement will be enforced upon the decision of the Planning Board and any other departments of the Town of Bristol.

MS. GOINS: Before you vote, I just want to understand, so we all can understand what that condition means. If it's conditioned on Planning Board approval, which I think it would be whether or not.... Does that mean he can build the structure but not use it as a garage, meaning drive to it and park his cars there? Is that what that's intended to mean.

MR. TIPTON: Yes, that's what it does mean.

18 SEPTEMBER 2023

MS. GOINS: Alright, so I would suggest maybe, you know, the structure shall not be used as a garage, unless and until access to the structure is approved by the Planning Board and DPW, as appropriate. I think phrasing it like that leaves room for either the Planning Board to approve any extension of Fenmore, or access from somewhere else on the site.

MR. TIPTON: Yes, so moved.

MR. SIMOES: I'll second.

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. TIPTON: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted, as Conditioned)

18 SEPTEMBER 2023

NEW PETITIONS

3. **2023-27**

ROBERT M. KREFT

22 Wall Street: R-6

Pl. 33 Lot 17

Dimensional Variances to construct a 40' x 42' accessory garage structure at a size and height greater than permitted for accessory structures, and with greater than permitted lot coverage by structures in the R-6 zoning district.

Mr. Robert Kreft presented the Petition to the Board and explained that he would like to build the accessory structure. He bought the lot next door and combined the lot to add the accessory structure. It was zoned for a single-family residence and now he would like to convert it to an accessory garage. The reason is that he would like to retire and move into the property and ultimately, he needs a place to store his machinery; his plow, his truck, his tractor, rtv and the equipment that he uses to maintain the building.

The Board expressed concern about the size of the structure.

Mr. Tanner explained that this used to be another lot next door to the 12-unit apartments, it was merged together and is now one lot.

Mr. Kreft confirmed that the garage would have doors on both sides of the structure in order to drive in and out, but he would remove one door if necessary.

The Board reviewed the proposed plans in detail with Mr. Kreft. The proposed height would be 22' 11" to the peak, in order to accommodate the tractor. Mr. Kreft confirmed that the plan shows 4 additional parking spaces for the tenants, as he would remove the equipment from those spaces and convert them to tenant parking; currently there are 25 parking spaces for the 12-unit two-bedroom apartments. Mr. Kreft stated that the area around the structure would be grass. It was noted that the lot coverage would be 53%. Mr. Kreft stated that

18 SEPTEMBER 2023

it was at 61 when he bought the building, he then merged and that came down to 46% and now he was asking for a bump to 53%.

After reviewing the plans and the area, the Board noted that they were not to scale, making it difficult to really see how this structure would fit on the property and what impact to the area. The Board requested a revised site plan.

X X X X X X

MR. BRUM: I'll make a motion that we continue File number 2023-27, Mr. Robert Kreft, 22 Wall Street to the next meeting, which is October 2, 2023; where he'll provide a site plan that's to scale.

MR. TANNER: If I might just add, I think a bit of the confusion was also with the site plan, when the Chairman said, what's on that empty lot. I think that empty house lot that's on the site plan, there is a house on it today. So, it might be worthwhile to put a rough footprint of where that existing house is; just so the Board can visualize where it all sits.

MR. TIPTON: I'll second.

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. TIPTON: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Continued)

18 SEPTEMBER 2023

4. **2023-28**

RICHARD P. & LYNN LUIZ

**2 Maple Shade Ct.: R-15
Pl. 54 Lot 18**

Dimensional Variance to construct a 13' x 20' garage addition to an existing single-family dwelling with less than the required right-side yard.

Mr. and Mrs. Luiz presented the Petition to the Board. Mr. Luiz explained they would like to put a 13' x 20' garage addition onto a single-family home. Mrs. Luiz explained the variance is being requested because of the irregular shape of the lot. There's a right-of-way that runs on the north side of the lot, which they've maintained for the past 20 years. Mrs. Luiz stated it will be just big enough to squeeze one car in.

The Board reviewed the plans in detail.

Mr. Charlie Dodge, 1389 Hope Street, spoke in favor and stated he is totally supportive. They have a tasteful plan, its going to be nice looking and its not going to bother anybody.

X X X X X X

MR. BRUM: Mr. Chairman, I'll make a motion to approve File number 2023-28, Richard P. and Lynn Luiz, 2 Maple Shade Court. The applicant is requesting a dimensional variance to construct a 13' x 20' garage addition to an existing single-family dwelling with less than the required right yard setback. The applicant is requesting a dimensional variance to construct a 13' x 20' garage addition to the existing single-family dwelling on the property located on the westerly side of Maple Shade Court. The proposed single-story addition will extend off the right side of the existing structure. The proposed garage addition would add a single vehicle stall to the

18 SEPTEMBER 2023

existing attached garage and would extend within 10.5 feet of the northerly side property line. The extension of 10.5 feet would require a 9 ½ foot variance to the required side yard setback. I make a motion that we approve the 9 ½ foot variance to the northerly right-side yard. I'm making that motion based upon the following findings. That the hardship that the applicant seeks relief from is due to the unique characteristics of the subject land. As the applicant has testified, there is a paper road that creates an interesting contour to their land. The road is not currently in use, and given the neighboring structure, it doesn't look that the Town would look to complete that road in the near future. The hardship isn't the result of any action by the applicant, and the applicant doesn't stand to realize any true financial gain. By extending on the side of the house by adding a single garage, it will not greatly impact the total value of the home. The granting of the requested dimensional variance will not alter the general characteristics of the surrounding area or impair the intent of purpose of the Zoning Ordinances or the Comprehensive Plan of the Town of Bristol. Because the design and the size of this home are not atypical to the surrounding homes, nor are they atypical to homes located in Town. If the relief wasn't granted, then we would be denying the right of the applicant to store an additional vehicle. Given the inclement weather in New England, it's customary to store vehicles indoors. The hardship that would be suffered by the owner if the dimensional variance is not granted would be more than a mere inconvenience, because, as I stated previously, having

18 SEPTEMBER 2023

the ability to store your vehicle indoors creates a safer environment,
especially in inclement weather. For those reasons, I so move.

MR. KERN: I'll second that motion.

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. TIPTON: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Approval of minutes)

18 SEPTEMBER 2023

5. 2023-29

20/20 VISION CARE, INC.

375 Metacom Ave.: M

Pl. 46 Lot 14

Dimensional Variance to renovate and reface an existing freestanding commercial sign with the proposed sign having approximately 42 square feet of sign area, at a size greater than permitted for a freestanding sign in the Manufacturing zoning district.

Mr. William St. Vincent presented the Petition to the Board. He explained he would like to replace the existing sign, which will be boxed in and they would add something to the bottom where plaques with the doctors' names would go.

The Board reviewed the plans in detail. Mr. Tanner confirmed the clearance will meet the standards and a free-standing sign can be as tall as 12 feet, this would be at 10' 8" and would need at least four feet of ground clearance, this would have five feet. The existing sign is already larger than is permitted. Mr. St. Vincent explained that it will be a foot longer than the existing sign.

The Board noted that other signs in the are about the same size, if not bigger.

No one spoke in favor or against the Petition.

X X X X X X

MR. SIMOES: Mr. Chairman, I'll make a motion that we grant file number 2023-29, which is the replacing of the existing sign, but at a larger size. This new sign will be much clearer than the old sign he has. Plus, it will be about a foot higher than the older sign. And being on Metacom Avenue, which is a very fast traffic, this way it's big enough where with somebody going by could see the sign and read it pretty clearly. Plus, underneath it will have the name of any doctors that practice at the building. Also, it will not

18 SEPTEMBER 2023

change the general characteristics of the surrounding area. There are other businesses also in the area where their signs are a little larger, so that people driving by can read them more clearly and more precisely. It will not change the general characteristics of the Zoning Ordinance. This relief requested and granted is the least relief necessary. The hardship that will be suffered by the owner of the subject property would be that maybe he would lose some customers and the customers would have a hard time trying to find the place. For those reasons I move that the Dimensional Variance be granted.

- MR. TIPTON: Second.
- MR. ASCIOLA: All in favor?
- MR. SIMOES: Aye.
- MR. KERN: Aye.
- MR. BRUM: Aye.
- MR. TIPTON: Aye.
- MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

18 SEPTEMBER 2023

**6. 2023-30
GILBERT L. ALMEIDA**

**254 Franklin St.: LB
PI 29 Lot 38**

Dimensional Variances to construct a 40' x 60' commercial building with less than the required rear yard, and less than the required front yard on a corner lot.

Mr. Gilbert Almeida presented the Petition to the Board. He explained that he was asking for the setback variance in order to get the maximum use of his property, also to help clean up the area that has kind of been an eyesore for years. He spoke to a couple of real estate professionals and was told that small workshops are pretty sought after in Town and are becoming less and less available because of development. He believes that three 20' x 40' workshops should also help the Town's economy. The setbacks he was requesting kind of conform to the neighborhood, both on Franklin Street and Buttonwood, they line up with the existing houses. He will be occupying one for himself, doing small engine repairs such as lawnmowers, no cars; the others will be rented out.

Mr. Tanner stated that this property is a little unique. It has residential uses all around the back and side of it, but across the street in every direction is manufacturing; it's a pretty heavy industrial area. Mr. Almeida used to own an auto repair business across the street and this lot was used for overflow parking. But it's not in a manufacturing zone, it's in a limited business zone. So, small engine repair was determined to be permitted use, not automotive repair, not contract construction services. It couldn't be rented out to landscapers or contractors, but there are other businesses that could be put in there. Just keeping in mind that it will be a three-bay garage building, but the uses that go in there aren't any type of use; it's a limited business zone, less intense commercial uses that are allowed.

18 SEPTEMBER 2023

Mr. Almeida confirmed that he had spoken with Mr. Tanner and is aware of what is and isn't allowed in this zone.

Mr. Tanner also noted that Mr. Almeida did submit a full survey plan and it is showing 8 off-street parking spaces, which is what zoning would allow for this size building on this lot. Also, it is on a corner lot, which requires two front yards. It does conform to Franklin Street, but the setback from Buttonwood; he's just at 17 feet and should be at 25; and in the rear its at 15 instead of 30.

No one spoke in favor or against the Petition.

X X X X X X

MR. SIMOES: Mr. Chairman, I'd like to make a motion for file number 2023-30, and this is for a variance of a commercial building of 40' x 60'. And the front yard variance normally requires 25 feet and he's asking for a 16.67' variance. And the left side requires 30' and he's asking for a 15-foot variance. This hardship is not the result of the prior action of the applicant, nor does it result primarily from the desire of the applicant to realize greater financial gain. Granting the requested Dimensional Variance will not alter the general characteristics of the surrounding area. The area is made up of mostly all manufacturing, some commercial, all a mixture in the area. The relief requested is the least relief necessary. Therefore, I move that this Dimensional Variance be granted to the subject property.

MR. TIPTON: I'll second.

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

18 SEPTEMBER 2023

MR. KERN: Aye.

MR. BRUM: Aye.

MR. TIPTON: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

18 SEPTEMBER 2023

7. **2023-31**
DANIEL LACHANCE

20 Highview Dr.: R-15
Pl. 48 Lot 71

Dimensional Variance to construct a 38' 10" x 50' 7" single-family dwelling with less than the required front yard.

Mr. Johnathan Novak, representing Daniel Lachance, presented the Petition to the Board. Mr. Novak explained that the property was purchased last September and due to confusion of the drawing of the site plan, there was a misunderstanding about the power line easement that goes along the back end of the property. Due to the topography of the property, the natural location of the house puts it directly in the middle of that easement, which is a no-build easement. So, the proposal is to move the house to the other side of the property. Based on the angle of the position of the house, the front left corner from the street encroaches the front setback. So, they are requesting a variance on the front left corner of the house.

Mr. Novak explained that its 150-foot wide no build easement, they can landscape it, but no structures, which takes up about 67% of the property.

The Board reviewed the plans in detail, and confirmed they would need a 10-foot variance.

No one spoke in favor of or against the Petition.

X X X X X X

MR. TIPTON: Mr. Chairman, I make a motion to approve application file number 2023-31. The Board has reviewed the documentation presented and it is requesting a Dimensional Variance for 10 feet, in order to be able to locate the house on the lot. The hardship from which the applicant seeks relief is due to the unique, very unique, characteristics of the subject land or

18 SEPTEMBER 2023

structure and not to the general characteristics of the surrounding area, or to an economic disability of the applicant. 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 gain; but just to be able to locate his house on the only really viable piece of land in the whole lot. That the granting of the requested Dimensional Variance will not alter the general characteristics of the surrounding area or impair the intent of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. The relief requested to be granted is the least relief necessary. As mentioned, this is the only viable location on which to site the house and reduce the amount of relief necessary to a minimum. The hardship that will be suffered by the owner of the subject priority, if the Dimensional Variance is not granted, would amount to more than a mere inconvenience, because he would be left with a large plot of land that he could do nothing with.

Therefore, I make that motion.

MR. BRUM: I'll second the motion.

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. TIPTON: Aye.

MR. ASCIOLA: Aye.

X X X X X X
(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

18 SEPTEMBER 2023

8. **2023-32**

**WENDY J. RAAD &
ANDREJS V. GALE**

**5 Adelaide Ave.: R-10
Pl. 84 Lot 47**

Dimensional Variances to construct a 24' x 26' garage addition and 8' x 23' breezeway addition to an existing single-family dwelling with less than the required front yard and with less than the required rear yard.

Mr. Gale and Ms. Raad presented the Petition to the Board. Mr. Gale explained they would like to add a two-car garage to their existing single-family home. They have a very large side yard and when that neighborhood was created their house was very much off center and also its an irregular shaped lot and wasn't measured property off the front of the street. Knowing all that they are working with a planner and designer that recognizes the two-car garage that's being proposed will be the same or two feet less than where the front of the house currently sits and will not go past the back wall of the house and will have the proper distances on both sides. The reason is that when they bought the house there were five trees there, it was a rental, the property maybe wasn't maintained as well as it could have been, and they lost all trees. So, the cars are all sunburned the grass is sunburned, so its shelter, but more importantly his wife broke her hip last year, so they are trying to find a way to get from the kitchen to the garage a little more safely during the winter months and also there's a very steep incline of the driveway, so its safety as well.

The Board reviewed the plans in detail. It was noted that it won't come any closer to the road than the existing structure.

Mr. Tanner stated they mentioned a slope to the driveway and his recollection at looking at the property noticed it's a bit of a step up and asked if they were just going to cut into the hill. Mr. Gales stated that he knows there will be a 4-foot foundation and the driveway will

18 SEPTEMBER 2023

be adjusted to fit into the foundation and the slab driveway existing and it may have to level out a bit.

No one spoke in favor or against the Petition.

X X X X X X

MR. SIMOES: Mr. Chairman, I'll make a motion that we grant application file number 2023-32. The applicant wishes to build a 24' x 26' garage and an 8' x 23' open breezeway. The garage will be two feet shorter than the width of the house and he will need a variance on the rear property of the house; he has 26.8' and the required by the zone is 30 feet; so, he needs a 4-foot variance in the rear. And in the front, he's going to have a 17.4' and a 30' front is required; so he's going to need a 13-foot variance in the front of the house. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land. The hardship is not the result of any prior action of the applicant. Most of the properties in the area also run into the same problem where it doesn't have enough frontage and not enough in the rear of the house also. By granting the requested Dimensional Variance it will not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. This relief requested is the least relief necessary. Therefore, I move that this Dimensional Variance be granted to the applicant.

MR. BRUM: I'll second.

MR. ASCIOLA: All in favor?

18 SEPTEMBER 2023

MR. SIMOES: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. TIPTON: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

18 SEPTEMBER 2023

9. **2023-33**

LOUIS & JOAN CABRAL

14 Union St: R-6

Pl. 15 Lot 52

Dimensional Variances to modify a previous decision approving the construction of 24' x 36' two-story accessory garage structure at a size and height greater than permitted for accessory structures in the R-6 zoning district by repositioning the proposed structure to the southeastern portion of the lot.

Mr. Louis Cabral presented the Petition to the Board and explained that he was before the Board on February 6th, as well as April 3rd. The Board approved his request to build a 3-car garage on the property and the decision was recorded on the 24th of July. The ink was not dry and some consultants he has working on the project started reviews and he have filed an application to reposition the garage at the southeast corner of the lot, instead of the center of the lot. And at the same time turn the garage in such a way that the 3-car bay doors are facing the interior of the property and not Union Street. The utilization of the lot will be much better by positioning the garage at the southeast corner instead of having it at the back center of the property.

The Board reviewed the plans in detail. Regarding the large tree, Mr. Cabral explained that a large tree is very important to him, and Mr. Simoes noted that the tree will actually hide a good portion of the garage. Mr. Cabral also stated that the other thing they are doing is that by repositioning the garage, they now have a 20-foot exposure to Union Street, versus the 36; and it will remain 7 1/2 feet from the rear lot line, as previously approved. The new roof size is going to be proposed before the HDC is smaller; they are having hip roof,

18 SEPTEMBER 2023

instead of having a larger space that was originally approved. If he receives approval of the revised plans, he will then start his formal application with HDC.

No one spoke in favor or against the Petition. Mr. Tanner noted an e-mail from a neighbor on Hope Street, concerned about water runoff. He did take a look at the neighbor's property and the previously approved building would be much closer to her property. By turning it and shifting it, she's to the west, everything slopes towards Hope Street, but this building will actually be further from her property now; and they will have to submit a drainage plan.

X X X X X X

MR. BRUM: Mr. Chairman, I'll make a motion to approve application file number 2023-33, Louis and Joan Cabral, 14 Union Street, Dimensional Variances to modify a previous decision approving the construction of a 24' x 36' two-story accessory structure at a size and height greater than permitted for an accessory structure in the R-6 zoning district by repositioning the proposed structure to the southeaster portion of the lot. The applicant is requesting a Dimensional Variance to construct a 24' x 36' accessory structure on this property located on the southerly side of Union Street. The property contains 13,000 square feet of land space. It's currently improved by an existing single-family dwelling and currently has an existing detached 3-stall accessory garage structure. Previously this Board approved file number 2023-08 a variance by the applicant to construct a similar structure in a different site on the lot. I would like to cite the prior findings of this file and also consider that this new proposed garage structure requires a height variance of 2' 10"; but is, because of the

18 SEPTEMBER 2023

modified roof design and revisions to the dormers, has less overall roof space than the previous approval. We would require a Dimensional Variance for the 24' x 36' structure, as the maximum allowed in this district by Ordinance is 22' x 24'. The hardship is the unique structure of the property. I do recall, I think I made the previous motion, but I believe that there is a drainage problem there with the existing dwelling that water will enter the basement, making any storage of anything inside the house very difficult. So, the applicant would require additional room for storage. He purchased the property with an existing 3-stall garage on it that I believe is actually a little bit larger than this proposal and he should be entitled to having a like accessory structure in its place and be permitted to replace that structure for a like accessory structure. We have shown previously that the hardship was not caused by the applicant. Granting this relief, I believe is truly the least amount of relief necessary, as the structure that we're permitting here is placed less intrusively on the subject lot, or farther away from previous dwellings. The hardship by the owner of the subject property, if not granted, is more than a mere inconvenience; he's currently got a 3-stall garage that needs repairing that has doors that are lower than traditional height and with the length of today's cars and makes it difficult. It is more than a mere inconvenience and the applicant should be permitted to have a structure that can safely and adequately provide storage and security. For those reasons I move.

MR. SIMOES:

I'll second that motion.

18 SEPTEMBER 2023

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. TIPTON: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

18 SEPTEMBER 2023

10. 2023-34

MICHELLE R. & JEFFREY J. COTE

**192 Poppasquash Rd.: R-40
Pl. 176 Lot 98**

Dimensional Variances to construct a 36' x 42' two-story accessory barn/garage structure at a size and height greater than permitted for accessory structures in the R-40 zoning district.

Ms. Cote presented the Petition to the Board. She explained that they would like to build a barn on the property to be used for storage of her husband's Mustang collection and a workshop area for him. They currently do have three garages and they use them for their cars and a gym. They do have a big house, but they have exhausted all of their storage capability. And right now, her husband is storing his cars outside in Massachusetts and he just really would like them closer to his house and to have a place for his workshop. They are seeking a 36' x 42'; it is two stories, but it's 25 feet in height, but they're not going to use it as a second floor, its just more to be in line with their house and their almost 4-acre lot. The second floor will be like a loft and used for storage; not for usable living or workable space. She said she talked to all of her neighbors who all said they were in favor of the project. They have 3.9 acres, but they are a little bit limited because their septic system is in the front yard. So, where they positioned it is because they don't have a lot of play perse. They are proposing it to be placed six feet from the property line, but she has talked to the neighbor on that side, whose house is further down towards the water and would even see the structure.

The Board reviewed the plans in detail.

Mr. Kenneth P. Bouchard, 25 Reliance Drive spoke against the Petition. He stated that what he would like to do is to postpone the approval of this variance until such time as they could gather more information and then there are two other neighbors that he's not certain

18 SEPTEMBER 2023

received the package. One of them, in addition to him and his wife, did not. Their notice was sent to an address they haven't lived at for five years. When he would like more time to perhaps talk to the landowner and there are three landowners that he believes she hadn't talked to.

Ms. Cote stated that she's talked to all the three sides of her house.

Mr. Bouchard stated that she has other neighbors within he 300-foot radius and he knows that there are at least two others that would probably object to the project. He and his wife are open-minded about not objecting at this point, but they need sufficient time to get more information. His concerns could be noise issues, fire protection issues, lighting issues, if the garage is orientated the wrong way, being the types of questions that need to be answered.

Ms. Cote stated she could not attend the next meeting on October 2nd, but would request a continuance until the November 6th meeting.

X X X X X X

MR. KENR: I'll make a motion to continue the application file number 2023-34 until the November 6th meeting.

MR. SIMOES: I'll second.

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. TIPTON: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition continued to November 6, 2023)

18 SEPTEMBER 2023

11. ADJOURNMENT:

X X X X X X

MR. ASCIOLA: Motion to adjourn?

MR. KERN: So moved.

MR. SIMOES: Second

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. ASCIOLA: Aye.

MR. KERN: Aye.

MR. TIPTON: Aye.

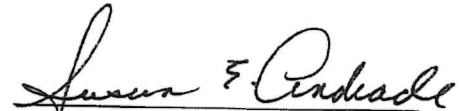
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(THE MOTION WAS UNANIMOUSLY APPROVED)

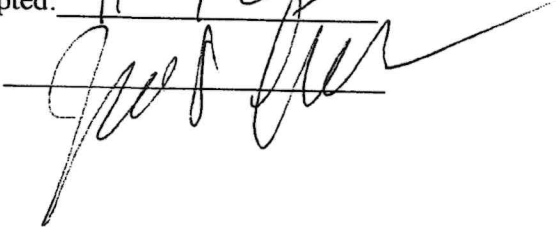
(MEETING ADJOURNED AT 10:10 P.M.)

18 SEPTEMBER 2023

RESPECTFULLY SUBMITTED,


Susan E. Andrade

TOWN OF BRISTOL ZONING BOARD
MEETING HELD ON: 18 SEPTEMBER 2023

Date Accepted: 11/26/23
Chairman: 

STATE OF RHODE ISLAND

MINUTES
THE ZONING BOARD OF REVIEW
OF BRISTOL, RHODE ISLAND

02 OCTOBER 2023
7:07 PM
BRISTOL TOWN HALL
BRISTOL, RHODE ISLAND

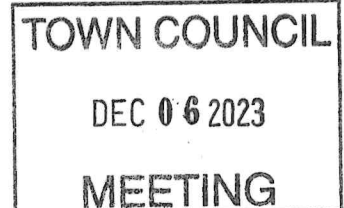
BEFORE THE TOWN OF BRISTOL ZONING BOARD OF REVIEW:

MR. JOSEPH ASCIOLA, Chairman
MR. CHARLIE BURKE, Vice Chairman
MR. DONALD S. KERN
MR. TONY BRUM
MR. DEREK TIPTON, Alternate

ALSO PRESENT:

ATTORNEY PETER SKWIRZ, Town Solicitor's Office
MS. DIANE WILLIAMSON, Town Planner

Susan E. Andrade
91 Sherry Ave.
Bristol, RI 02809
401-253-5570



02 OCTOBER 2023

I N D E X

Page

1. Approval of minutes:

18 September 2023.....3

Continued Petitions

2. 2023-27 – Petition of Robert M. Kreft.....4

New Petitions

3. 2023-35 - Petition of Nicole and Keith Benjamin.....10

4. 2023-36 - Petition of TPG Architecture, LLP/Chase Bank.....16

5. 2023-37 – Petition of Kathryn G. Low/Low Dock, LLC.....33

Correspondence

6. 2021-44 – Petition of Denise M. Lavoie.....37

7. Adjournment.....38

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02 OCTOBER 2023

The meeting of the Town of Bristol Zoning Board of Review was held and called to order at 7:07 p.m. by Chairman Joseph Asciola at Bristol Town Hall, 10 Court St., Bristol, RI

1. APPROVAL OF MINUTES:

18 SEPTEMBER 2023

Chairman Asciola called for approval of the September 18, 2023, meeting. Chairman Asciola noted that those minutes were not yet available.

X X X X X X

MR. BURKE: I'll make a motion to continue the review until next month, Mr. Chairman.

MR. KERN: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. TIPTON: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Approval of minutes Continued)

02 OCTOBER 2023

CONTINUED PETITIONS

2. 2023-27

ROBERT M. KREFT

**22 Wall Street: R-6
Pl. 33 Lot 17**

Dimensional Variances to construct a 40' x 42' accessory garage structure at a size and height greater than permitted for accessory structures, and with greater than permitted lot coverage by structures in the R-6 zoning district.

Mr. Burke noted that he was not present at the September meeting and would not be able to vote but would like to reserve the right to question.

Attorney Skwirz stated that Mr. Burke could participate in any discussion.

Mr. Robert Kreft presented the Petition to the Board. Mr. Kreft stated that at the last meeting the Board requested more accurate drawings and how much asphalt would actually be laid down on the property; so, he submitted three drawings. The first is the actual black and white and then he created two aerial photos, one with a closer view. The blue is representative of the asphalt, the yellow is representative of the building, as well as the lot line. Further out view is for them to see what is in the neighborhood, so he wouldn't change the view of the neighborhood, including Reliable Pest Control right across the street. Two families straight across the street, 22 Wall right in the middle, there is a six-family right behind 22 Wall St. He believes the question was what is right behind the lot that was a single family, and then the manufacturing plant up the road.

Mr. Asciola stated that at looking at the plans, it doesn't look like they are to scale. Mr. Kreft acknowledged that there were not. Mr. Brum stated that the applicant may be a surveyor or engineer, however, the plans submitted are not stamped and seem not to be to scale.

02 OCTOBER 2023

Mr. Brum continued and stated that just by eye he was looking at a building that's proposed to be 40' x 42' and it looks to be the same size that is marked 32.99.

Mr. Kern agreed and showed the drawings to Mr. Krefth pointing out that the scale was not accurate. Mr. Krefth stated that the drawings and numbers, he believes, are correct.

After detailed discussion, the Board agreed that the site plan was not to scale, what was they asked for at the previous meeting, and could not make any determination with the information provided to them.

Mr. Krefth acknowledged he was before the Board in 2022 and his request for a garage building was denied at that time. He then combined the lots in order to come up with the plans before the Board at this time in order to store all his equipment on it. If he is denied his request, it's going to go back to a split lot and a single-family will go on that lot.

Mr. Brum stated that what he has submitted is closer to the intent of the Comprehensive Plan, the problem, however, is the size of the structure. Because if it is proposed to be a shop for his equipment, then for the size of the property and the equipment he wants to store, he believes that it's not the least amount of relief necessary.

Mr. Krefth stated that he doesn't believe that and that it's ridiculous. He thinks that at the end of the day what he has to do with all his properties in Town, this is the least amount that he needs.

Mr. Krefth stated that all his discussions were with Mr. Tanner. Mr. Tanner was not present at this meeting, as he was away. Mr. Skwirz explained that he believed that these lots would have merged under common ownership, because one of the lots was substandard. So, it is true that because of that merger, that's what allows for the space to have a separate accessory structure not on a sperate lot.

02 OCTOBER 2023

Mr. Kreft stated that was not the case at all. He bought the lot, it was a single buildable lot, the only reason he combined it was that he talked to Mr. Tanner, and he has evidence by e-mail to prove that.

Mr. Skwirz stated that to touch on what Mr. Brum had stated. They were just looking at the plan, it's not a survey plan and there's a question of whether to scale. Just taking a quick look at the measurements of the 32.99 feet and 40 feet; it appears that those measurements aren't to scale with one or other. And suggested that if it pleased the Board, they could request a surveyed plan.

In response to questioning by Mr. Burke, Mr. Kreft stated that the equipment he needs to store is at his house and on Wall Street presently. Mr. Bruke stated that he has been by the area and has not been able to locate any of the equipment. Mr. Keft explained that the plow truck is right on the property, it's a pickup truck with a plow on it, ultimately the tractor and the RTV are at his home. He had to move equipment to his home, because when stored at the property it was broken into and he can't have his equipment destroyed. Mr. Burke agreed that even though he is not going to vote, he finds that it would be difficult for a vote based on the plans submitted.

Mr. Kreft stated he was not willing to spend another \$7,000 to get plans drawn. If the Board is not going to approve it, that's fine. But, at the end of the day he pays enough taxes in Bristol, and he keeps his properties well maintained. He thinks it's well within his rights to be able to have and he has all the equipment to be able to do it. He thinks it's a disgrace. Honestly, he bought this lot specifically to do this, he's not making money on it. He provides the Town with good places to live for people and he thinks he deserves the right to be able to do this. And if the Town Zoning Board doesn't believe so, that's fine. His uncomfortableness is being before

02 OCTOBER 2023

the Board for a second time. And if he's going to spend another \$7,000 on plans, just to be denied, then he doesn't want to waste any more time.

The Board again tried to explain that the plans submitted were not to scale, making it impossible to give relief on something that they could not determine what that relief is on this very large structure.

Mr. Burke made a request that if it is continued that the Board receive a plan that accurately the size and the location of the proposed structure and where it would be on the lot. He's not asking for Mr. Kreft to spend \$7,000, but they have to be able to memorialize what they are approving of.

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MR. BRUM: I'll make a motion we continue file number 2023-27 until the November meeting for Mr. Tanner to be present and we will request a more accurate site plan.

MR. KREFT: Can you request that Mr. Tanner has the building permit before on that lot as well and he has all that accurate information, so we don't have to go all through this again.

MR. BURKE: Can I recommend an amendment that we ask Mr. Tanner for the property history through the previous owner.

MR. BRUM: Yes.

MS. WILLIAMSON: That's fine, there is some information in the Staff report, but what I'm hearing is that its unclear as to whether or not if this is going to move forward, it's going to be correctly sited on the property and also that if it

02 OCTOBER 2023

doesn't move forward that the applicant has the ability to build a single-family dwelling in its place.

MR. KREFT: May I request you read what's in that report there.

MS. WILLIAMSON: In the Staff report, yes, do you want a copy of it?

MR. KREFT: No, no, what's in it?

MS. WILLIAMSON: Well it just speaks to history. That the lot was purchased by the applicant and merged with lot 17, which is the 12-unit apartment building in 2020. It talks about the proposed garage will comply with applicable setbacks for the R-6 zoning; although a survey will be required to confirm property line locations, because you know it's unclear where the property line locations are. It just speaks to more iteration on the project itself, the maximum height, the size limit for an accessory structure is repeated, the lot coverage. And I do also want to point out in terms of the other survey plan that the Board asked for. You will have to do, as part of any building on the property, whether it's a single-family dwelling or a garage, because it's in the Tanyard Brook watershed you will need plans prepared by a professional engineer for part of any building permit...

MR. KREFT: I did speak with Mr. Tanner, and I need a drainage plan for a building permit. That I'm well aware of.

MR. ASCIOLA: Do we have a second to the motion and amendment?

MR. KERN: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

02 OCTOBER 2023

MR. TIPTON: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Continued)

02 OCTOBER 2023

NEW PETITIONS

3. 2023-35

NICOLE & KEITH BENJAMIN

**38 Viking Dr.: R-10
Pl. 145 Lot 9**

Dimensional Variance to construct a 16' x 20' single-story garage addition to an existing single-family dwelling with less than the required front yard and less than the required right-side yard.

Ms. Nicole Benjamin presented the Petition to the Board. She stated she was seeking Dimensional relief to build a one-car garage. They've lived in the home since 2018 and although it is a beautiful home, it lacks any meaningful storage. They have a finished lower level and virtually no attic space. They are in the process of moving her in-laws to Rhode Island, they're from Rhode Island, moved to Florida and her father-in-law is now in need of memory care. So, they have applied for his admission to the Veteran's Home and are on the waiting list, and they have to figure out what to do with their mother-in-law while he resides at the Veteran's Home. The thought here is that by having the garage that would allow them to accommodate her mother-in-law, move things around in the home to give them the storage space that they would need to have, and it also would allow for her safe ingress and egress in the winter months. They think that based on the current state of the housing situation in Rhode Island and the General Assembly's movement in that regard, this is in keeping with the General Assembly's intentions. And they also think that in the long term, as she doesn't know how long her mother-in-law will be with them at the property, but in the long term they do foresee the benefit in having a garage on the property as it moves towards its climate emissions policies; so that they would be able to park a car in the garage and use that for an electric vehicle, should the time come that that's appropriate. The property is in the R-10 zone, so on the right-side setback under the existing

02 OCTOBER 2023

Ordinance there's a 15-foot side setback that is required. But as the Board might have seen in the plans, the home as constructed already is at an 11-foot setback on some places on that right side. So the relief that they are seeking would be consistent with that 11-foot setback, so it wouldn't be exceeding where the home is in some places on that right side already. On the front yard setback there is a 30-foot front yard setback under the Ordinance. This is a neighborhood that, of course, was developed long before the Town's Comprehensive Plan, and certainly before the Town's Zoning Code. If you look at the neighboring properties, many of the neighbors are already encroaching on that 30-foot setback. They discuss that in the application, and she thinks she maybe misstating in the application that there are four properties, she thinks is she said to the right of her property, but it should be to the left of their property, that are well encroaching into that 30-foot setback already. They've looked at this also through the access GIS website, which she thinks shows it most clearly. She thinks it can be a little bit deceiving when you see where the street is actually laid out and where the grass lines are, but if you look at it on the GIS one can see very clearly just how close some of the neighboring properties are to the street line. As detailed in their application, they would meet the Standards of Section 28-409. The hardship here is due to the unique characteristics of the land. The location that they have identified for the garage is realistically the only place where they could ever envision a garage existing on the property. On the left side of the property there is a retaining wall and there's a slope for the land that just wouldn't allow for the placement of a garage there. The hardship is not the result of any prior action of theirs. They purchased the property in its present configuration. And it doesn't result from any desire to gain financially as a result. Permitting them to build a garage would not alter the characteristics of the neighborhood, particularly where those other properties that she mentioned, many of the properties in the neighborhood have garages and certainly a number of

02 OCTOBER 2023

them are encroaching into the 30-foot setback. The requested relief is the least relief necessary for the home to have a garage of that nature.

Mr. Burke asked if the garage would eliminate the use of the driveway; it looks like the end of the garage would block what's the existing U-shaped driveway. Ms. Benjamin stated that she thinks the idea is that there are two trees that are in that space there and they will just have narrowed that area to allow for continued use of it.

Mr. Burke stated that in the way the need was described, he questioned if that structure, the addition, be used to expand housing. Ms. Benjamin stated that now and to be clear right now they have very little closet space; that's the primary issue. They do have a laundry room on the bottom floor, and this would allow them to keep some of their storage and allow them to use the garage for bicycles and whatnot in the garage. But there would not be any additional living space as a result of this. She also confirmed that there would be 20 feet from the garage to the road.

Mr. Burke stated that the homes built to the north are all probably compliant with setbacks; and that the homes to the right are all pre-code.

Mr. Asciola stated that this plan was kept small, it's not a huge garage and it blends into the front of the house.

Mr. Kern noted that nobody comes as close to the road as the applicant is proposing, they would be 8 or 9 feet closer to the road. Ms. Benjamin stated that if you look at the GIS, the way the road is laid out in relation to the lots; but if you draw the line on Access GIS you can see that some of the neighboring properties are about 12 feet from the road; so there are others that are similar. It's not an issue of the garage being that close, but the issue of either the front porch or the house itself being close.

02 OCTOBER 2023

Mr. Burke stated that a porch can extend into the front, and he agrees with Mr. Kern that he didn't see anything as close as to what is being proposed.

Discussion was held on moving the garage to the other side of the property, where the slope of the land requires a retaining wall and would require a more complicated foundation in order to accommodate. Ms. Benjamin also explained that on that side of the property there is no real natural place to enter the home. On that side of the property is the master bedroom and master bath, making it difficult to enter the home on that side.

Mr. Robert Nuttini, 39 Viking Drive, stated he lives directly across the street and his family has owned the property that he currently lives in since 1962. When he decided to come down to the Zoning Office that morning to see what the plans were, he was kind of expecting to see a plan that showed the garage on the north end of the house, which would have affected his view and also his property value because of the view. That being said, after seeing the plans and looking them over, seeing how the front of the house does look like it was naturally there, other than the fact that the front of the garage door would be closer to the road than what would normally be acceptable. As their neighbor who would be most affected by this structure, he has absolutely no issues with their putting this garage in the current location. Their neighbor directly to their north, where in their application they refer to a dense line of trees, he just wanted to be clear that that line of trees was a hedge that those people just let get out of control. That being said, even if those hedges were cut down to four feet, their proposed garage would still not have any effect on himself or any other neighbors on the west side.

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MR. BURKE: Mr. Chairman I'll make a motion to approve application file number 2023-25, Nicole and Keith Benjamin, 38 Viking Drive. The relief

02 OCTOBER 2023

requested is right side yard relief of 4 feet and a front yard relief of 17' 4", which is the result of 30 minus the 12.8 that will exist after the construction of the garage. The hardship from which the application seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, or to an economic disability of the applicant. The house pre-existed the Code. It currently... the side yard setback is at 11 feet as it currently exists and the only additional relief that's needed is for the front yard portion of the garage addition. The hardship is not the result of prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. We heard testimony and enclosed in the application is the reason is to accommodate another adult parent in a relatively small square footage area. The granting of the requested Dimensional Variance will not alter the general characteristics of the surrounding area or impair the intent of purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. The addition is a residential unit in a residential zone. That the relief requested to be granted is the least relief necessary. The Board, along with the applicant, has explored the other options and determined that they are not feasible. The hardship that would be suffered by the owner of the subject property if the Dimensional Variance is not granted will amount to more than a mere inconvenience. The applicant will be denied

02 OCTOBER 2023

the use of a garage and what is described as some essentially required storage space. I so move.

- MR. KERN: Second.
- MR. ASCIOLA: All in favor?
- MR. BURKE: Aye.
- MR. TIPTON: Aye.
- MR. KERN: Aye.
- MR. BRUM: Aye.
- MR. ASCIOLA: Aye.

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(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

02 OCTOBER 2023

4. 2023-36

TPG ARCHITECTURE, LLP
CHASE BANK

580 Metacom Ave., Unit 21: GB
Pl. 150 Lot 15

Special Use Permit to operate an automated teller machine (ATM) accessory drive thru use; and Dimensional Variances to install a freestanding commercial sign with the proposed sign having approximately 25 square feet of sign area, at a size greater than permitted and with less than the required ground clearance for a freestanding sign in the General Business zoning district; and to install two commercial wall signs having 36.9 square feet of sign area, at a size greater than permitted and exceeding the number of permitted commercial wall signs in the General Business zoning district.

Attorney William Dennis presented the Petition to the Board on behalf of the applicant and the owners of the property, Cobblehill Development. As pointed out they were present for zoning relief in two different capacities. The first type of relief requested is special use permit relief for the use of an ATM in a drive-thru configuration on the north side of the property. The other relief being sought is dimensional variance relief for three signs that have been designed for the Chase Bank branch. With regard to the Special Use Permit, the applicant met with the TRC a couple of weeks ago and reviewed the ATM plans. The ATM is a historic ATM, its been in that location for many years; it served a variety of pharmacies that were occupying the building as the sole tenant for many years. The ATM hasn't really been much modified and that's one of the issues before the Board. The ATM is located on the north side of the building, its located toward the very rear of the building at the easterly end. He noted that the Chase Bank branch itself is not contiguous to this ATM location. The branch itself is in the southwesterly corner of the building, the ATM in the northeasterly corner. So, it's truly what they've known for years as just a plain old ATM machine. By way of preliminary description,

02 OCTOBER 2023

that is the intended use at the site. The TRC reviewed the design and the proposed use against the Standards that are required under the Code. There were two concerns. The first was that none of the applicant's plans actually depicted vehicle stacking. The Code requires stacking space for five motor vehicles awaiting service at a bank ATM and five stacking spaces for vehicles to exit. They did not have a plan that depicted that, the TRC wanted to see a plan depicting those spaces; such a plan was prepared and submitted and added to the Zoning packet. In addition, the issue of a bypass, or escape lane, was raised at the TRC. The question is what if there are a number of cars awaiting service at the ATM and they change their mind and they want to leave the line. The present configuration includes a land-scaped island with curbing; in fact, the current design includes a security lighting fixture in that island. The TRC came to the conclusion that if they shortened that island, it would provide more of an opportunity for a waiting vehicle to escape. They did prepare a plan which depicts a shorter island, accommodating an escape of a waiting vehicle. However, it would be their intention to request of the Zoning Board, quite frankly, that they maintain the existing island and complete the landscaping within the island.

Mr. Burke stated that the TRC asked for a plan around the 25th of September and asked if the plan presented to the Zoning Board is the plan that the TRC requested. Mr. Dennis stated that he believes that within 48 hours of the request they had the plans that the TRC requested and were submitted through Ed Tanner to become part of the packet. Mr. Burke asked if the TRC has reviewed the plans to ensure that they met the requirements that were communicated to Mr. Dennis' client. Mr. Dennis stated they did not, no, that was not the request; the request was to prepare the plans and submit them with the Zoning packet. Mr. Burke stated that didn't make sense to him, because how was the Zoning Board to know what the

02 OCTOBER 2023

TRC intent was, except for the memo. Why wouldn't the TRC review the plan that they asked for to make sure it met what they intended. Ms. Williamson stated that the TRC didn't meet subsequent to receiving this plan, it was submitted to her and to Ed Tanner for the Zoning Board. And the TRC passed a recommendation to the Zoning Board, subject to receipt of the plan. So, they didn't ask to reconvene, but it certainly is a prerogative if he wants them to have a review of it again. Mr. Burke stated that he didn't know if the rest of the Board had any issue with it, but he doesn't know if it meets the requirement. Mr. Brum stated that the intention of the plan was that provided that they met this hurdle they could come before the Zoning Board. He doesn't think what they were looking for was to review how they met; its pretty clear what they asked for. When they presented it, they presented it to the Zoning Board, because ultimately its their decision. Mr. Burke stated he would just like to see if everyone was comfortable ensuring that the requirements that were laid out by the TRC is met. Mr. Asciola stated that the TRC requirements are suggestions. Mr. Brum stated that they are a suggestion, but in this case the stacking is a requirement, and he thinks that the applicant provided that. Ultimately, it's the Zoning Board to make the decision. Mr. Dennis stated that there will be testimony in the record with regard to both the vehicle stacking, as well as the bypass issue. Ms. Williamson stated that if when the plan came in there was any doubt about it, they would hold it back and tell them they weren't quite ready. But looking at this they could see the blue vehicles waiting to use the drive-through and the red one waiting to leave. She was evident to her that they had met the request.

Ms. Katie Olyha, Technical Director at Stonefield Engineering, stated that as presented the ATM intended is a through wall ATM, it is not connected to directly with the Chase ATM branch. In regard to the amount of queuing and stacking that is provided, as noted they prepared an exhibit showing a minimum of five cars entering the queue, as well as plenty of space for them

02 OCTOBER 2023

to que up, if needed, while they're leaving the site. It should be noted that there are plenty of spaces that could wrap around the other side of the parking lane and provide more queueing. At the end of the day one of the very important things to note with an ATM such as this, and this is a result of multiple observations and that their team has done, based on Chase Banks all over as New England, as well as New Jersey and further south; you will generally not see more than zero to three cars queuing at an ATM. And generally speaking, there's only about two minutes or less per transaction, two minutes is a relatively conservative estimate. They have worked with nationwide tenants like this and have done extensive research on this. It has been determined that transaction times are under two minutes and the queuing is never extensive. The chances of seeing five cars in a que are pretty low. Also note that the ATM is 24 hours, so you're not going to see this at midnight. Even at the peak hours of the day the chances of seeing five cars stacked up for an ATM are relatively low. The idea is that while they do provide the exhibit showing the striped area for the landscaped island, it would be the engineer's preference and the applicant's preference to actually keep that landscaped island there, as it does add a level of beautification to the shopping center. Increasing kind of the aesthetic of this rear, almost loading area; and keeping with landscaped island there where its really only releasing potentially one car at the most, is not going to add all that much, except add more pavement. At the end of the day, they would rather see it landscaped and keep it and make it something nice to look at, rather than stripping it out just for a very off chance that a single car might want to exit the lane. Any car further than one would have the ability to escape or bypass the drive-through if they opt not to wait.

In regard to the security lighting within the island, Ms. Olyha explained that it is located maybe five or eight feet off the edge of where the existing island currently lays. At the end of

02 OCTOBER 2023

the day they would need to replace that light if they were to stripe area, because it is very essential for security lighting around ATM, especially one that is 24 hour. While they would need to look into replacing it, if they were to stripe it, they also don't find it to be necessary for that light should provide adequate security lighting for that area. And it doesn't necessarily seem optimal to have to move the light, because there's more cons that outweigh the pros in their opinion at that point.

The Board reviewed the exhibit board in detail with Ms. Olyha. As far as lighting issues in the area, Ms. Olyha pointed out that there is a lot of greenery in that area and does not protrude onto any other properties; the light has been there and used and there was never a problem with it in the area.

Mr. Burke stated that they indicated that there is no human interface, only a remote; so there is no teller and it looks like its one window. Ms. Olyha stated he was correct, it's just a single ATM protruding off the wall, no microphones, no noise.

Mr. Brum stated that to the point of stacking and ATM as opposed to a pharmacy window, the pharmacy window has a lot more stacking than an ATM. He thinks that they are actually diminishing the impact.

Mr. Asciola stated that with the island, he thinks the more plantings there the better. If someone pulls into the ATM, if they have to wait for one car is not a problem. Having plantings there is better for the area.

Ms. Williamson stated that the Zoning Ordinance, the Standards for a drive-through, doesn't distinguish between a conventional bank drive through and an ATM. Maybe if the Board is feeling like the landscaped island is preferred over the bypass land and there's not

02 OCTOBER 2023

really a need for that, they could make a finding that it's an ATM versus a traditional full-service drive through.

Mr. Burke suggested deliberating on the ATM and voting on the Special Use and then go into the signage.

No one in the public spoke in favor of or against the Special Use.

Mr. Burke noted that there are banks everywhere in that area within a mile circle and all been authorized, and he is actually fine with the proposal and it's a relatively an innocuous location and since its fully automated he doesn't have a lot of concerns. It looks like there's plenty of room for somebody to get out if they decide that they need to.

Mr. Brum stated that it should be noted that that particular building is a huge section of that entire shopping plaza and having it empty has degraded the appeal of that corner. Now with the Chase there it will beautify that section.

Mr. Asciola again stated that he thinks the back of the property will look better with the landscaping. The lighting hasn't changed and won't affect any of the neighbors adversely.

The Board all agreed that the landscaping, as presented in the plans, would stay.

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MR. BURKE: Mr. Chairman for the drive through section.... I'm going to make a motion to approve the drive through section of the application, file number 2023-36, TPG Architecture, LLP/Chase Bank, located at 580 Metacom Avenue, Unit 21 for an automated teller machine to be located at the northerly end of the property. A Special Use is specifically authorized by the Zoning Ordinance in 409(c). The Special Use meets all of the Standards set forth in 28-150, regarding stacking and the number of vehicles that will be

02 OCTOBER 2023

entering and leaving. The granting of the Special Use Permit will not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. It actually mirrors many of the other financial properties that also have ATMs similar to what's proposed. I so move.

MR. BRUM: I'll second.
 MR. ASCIOLA: All in favor?
 MR. BURKE: Aye.
 MR. TIPTON: Aye.
 MR. KERN: Aye.
 MR. BRUM: Aye.
 MR. ASCIOLA: Aye.

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(THE MOTION WAS UNANIMOUSLY APPROVED)

(Special Use Permit Granted)

Mr. Dennis stated that, as mentioned earlier, the applicant is requesting dimensional relief the signage area requirements of the Bristol Code. There are three signs in particular. As these are dimensional variances, the Board is well aware of the Standards in the Code. The first Standard being that the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or the structure. They asked the Board to recognize that this is a very unique parcel of land and a unique structure. The location of the branch and the location of the signage, with regard to the design of the plaza itself. The hardship is not the result of any

02 OCTOBER 2023

prior action of the applicant. Of course, this is a new tenant coming into the plaza. One can see by the plans that their space is actually perhaps 25%, a small portion of what was once the pharmacy space. They are located in the southwestern corner of the building. It's not a large space and certainly not large enough to fill the building. He believes the Board already recognized that this is not a design that would alter the general characteristic of the surrounding area or impair the intent of the Zoning Code or the Comprehensive Plan. They are in a general business zone, there are many businesses in the immediate area. In fact, there are many lending institutions within the immediate area. In fact, a second lending institution exists within the same plaza. That the relief granted would be the least relief necessary. They are going to be presenting testimony with regard to the design in relation to the site of these signs and hope that the Board recognizes the extent of the relief sought. Finally, this is a signage request, their hope is that the signage would be adequate to do what signage does, to locate the business for the public and that without the relief, if they can't get the signage to be seen by the public, that would amount to more than a mere inconvenience, because it would deprive the applicant of the beneficial use of the property itself.

Mr. Dennis supplied the Board with a copy of the plans already submitted, but labelling each as exhibits, making it easier to follow in order.

The first two plans were in regard to the ATM.

They would now be looking at what he called Exhibit B-1, which shows a free-standing pylon sign. This would be a 25 square foot column; it has a 12' height and is 29" wide. As a preface to this request to this particular sign, the Board should know that on August 22nd Bristol issued a sign permit for the applicant to actually reface the existing sign. And to take a peek at what that existing sign looks like, it was depicted on Exhibit B-2. One can see that the

02 OCTOBER 2023

existing lollypop signage that's been there for years. Under the Town's signage Code, Section 28-379, permits this sign to continue, even though it's a non-conforming sign, the Code allows them to continue and that may very well explain why the permit was issued for a refacing of the existing sign.

Ms. Olyha stated that the idea with Chase, especially National tenants like this, is they want a day-one opening, where they needed the marketing for their new branch; but at the end of the day really what they're looking for is this day-two opening where that ATM opens. The idea is that is what the ultimate outcome of the bank is. They are opening the branch, that's why they have the temporary signage. The refacing on the west facing wall is there for the purpose of this initial day one opening. At the end of the day what they want everyone to look at is day two opening and the additional signage. The permits that were pulled were always intended to be for all intents and purposes temporary signage. The day one opening is 10/17, which is why there was a rush to get the initial temporary signs. And on that note, touching back to the free-standing sign, they are permitted for 15 square feet and their ultimate signage will be 25 square feet total signage. One important factor is that the column of the existing sign is 22" and that all balances together with the face of the sign, which is approximately 37 square feet; including the columns of it their proposed sign, that while it is a variance, it is actually improving upon the existing condition. Another factor is that the actual branding associated with that sign, where the Chase letters are is significantly under those 25 square feet, it is somewhere around 6 ½ square feet total when you count for just the branding and not the overall size of the sign. She confirmed that this is the standard Chase signage that one would see at any other location. In regard to the four-foot ground clearance, it is not being provided in either the proposed or the current existing sign. However, it is very important to note that the actual

02 OCTOBER 2023

location of this sign is set back far enough from that right in right out that under essentially no circumstances should there be any hinderance to sight lines or provide any sort of hazard for someone leaving the site. While they may not be providing clearance, the sign is set back reasonably far from where an individual would actually be turning. The setback distance is 13 feet to the property line.

Based on that information, Mr. Burke stated that he would agree that there is no vision issue.

Mr. Dennis stated that the second sign was illustrated on Exhibit C, which is the west elevation wall sign, otherwise would be considered a front of the bank branch facing Metacom Avenue. The proposed area for this sign is 36.9 square feet. This is the second sign that has already been permitted. Back in August the Town issued a sign permit for a sign which was installed about a week prior to this meeting; and it's a 20 square foot sign. Although the primary wall sign, which is what this would be considered, is usually restricted to 15 square feet. However, the Code has a formula whereby the farther back one is from the main road, you get an increase in the square footage allowed. Under the Code what was permitted in that space was 20.6 square feet; the applicant is asking for 36.9; so the variance request is actually 16.3 square feet.

In response to questioning by Mr. Burke if that dimension includes the black background, Ms. Olyha stated that is actually basically the smallest square around the Chase lettering. So, it doesn't have a background, it is just the letters. Just the Chase lettering by itself is about 14' ½" and 24" tall, each letter.

Mr. Dennis stated that first that the Board has recognized and mentioned by Mr. Brum that Chase is coming into this plaza and considering itself an anchor of this plaza. And,

02 OCTOBER 2023

asked Ms. Olyha if she is aware of the speed limit on Metacom Avenue traffic passing by this location. Ms. Olyha stated yes, 40 mph and confirmed that in addition to that she was familiar with some of the signage in the immediate vicinity and that part of designing the signage, Under the Code, is that they look at the neighboring parties, look for compatibility and the signage of neighboring businesses. Ms. Olyha confirmed that she did notice the Verizon, the Coastal One Credit Union across the parking lot and essentially the idea is that the smaller temporary signage looks borderline meniscal next to everything else that is in that plaza right now, particularly the Verizon sign right next to it and the temporary sign looks completely out of character with the rest of the plaza as it stands. The intent of what they are asking for this dimensional relief for the larger sign is essentially just to put it in character with the rest of everything else in that plaza. Not only that, but there is also that significant speed limit, as well as the distance setback from Metacom Avenue as it is. It's kind of difficult for someone to try and crane their neck and see what this sign actually says if they're going 40 mph, ultimately and make sure that they can see the sign. The idea would be with the larger sign is that someone can see that even with the speed limit and make a turn to make it into the sight and, more importantly, just really lining up with the rest of the character of the plaza. It is a very unique shaped lot, particularly with the almost tower feature or where they are actually proposing the sign to be located. The intent with this sign and the intent of it being larger or permitted is the idea that someone can safely see it and safely slow down to turn in, while maintaining the integrity of everything else.

Mr. Dennis moved on to sign number 3, which was illustrated on exhibit D; the south elevation wall sign. He explained that an interesting portion of the sign ordinance is that it addresses a business or activity that has a front entrance and a rear entrance; the Code allows a wall sign for the front entrance and a smaller wall sign for the rear entrance. It was noted

02 OCTOBER 2023

because the configuration is so unique that this bank branch actually exists in the southwesterly corner of the building; so that they are on a corner, and they have a west entrance and also a south entrance. For that reason, they have the façade above the southerly entrance, and they thought the same spirit of that Ordinance, which a front a rear, would be also to consider a front and a side entrance.

Ms. Katie Olyha confirmed that there are several different parking areas on this site. There is a parking area between the bank branch and Metacom Avenue; the west facing sign. However, on the south between the bank branch and all of the businesses on the south end of the plaza is primarily parking. The vast majority of the very large shopping plaza is on the south side of this bank branch building, which would make it difficult for people to locate the branch building from that south side parking area. Having signage on the west and south side would be beneficial both for their customers and the applicant to have that signage on both sides. She also noted that are two entrances to the branch building. There are other units in this plaza that have a very sign configuration, both on the westerly and southern side, including the Verizon. They do not believe that adding that additional sign on the southerly side for the Chase Bank is going to in any way hinder the unique character of the site and the overall aesthetics of the site. In fact, they believe that it would hinder the site if they were not to put it in. She drove to the site earlier and she was on that southerly side, she actually sure which site she was going to, because there was no Chase signage. They do believe it is essential for the purposes of any customer coming to this site looking for the Chase Bank to be able to see that signage from either of the parking lots that they may find themselves maneuvering through. She agreed with Mr. Dennis that most of the other businesses in that plaza are in the southerly portion of the plaza and that anyone patronizing the other business and then deciding to look for, find and see Chase, they

02 OCTOBER 2023

would be looking towards the southerly elevation. She continued and stated that there's approximately 150 feet from Metacom Avenue to the Chase Bank; however, there is close to 250 feet from the southerly tenants to where the Chase Bank is located.

In response to questioning by Mr. Kern on the size of the temporary signage mounted on the building, Ms. Olyha stated that on the west is 20 square feet. Mr. Kern stated that those temporary signs are pretty visible in his opinion and that the west side is a much bigger façade than the south side and he thinks the smaller 20 foot would be more appropriate on that side.

Mr. Asciola stated that if you are coming into the parking lot from the south side, one can't see the westerly sign, one would have to rely on the other sign. He also thinks the signs should be the same size.

Mr. Burke noted that they do not need relief for the ATM sign. Mr. Dennis stated they did not, but Mr. Tanner asked if it would be included for the Board.

Mr. Doug Gablinski spoke in favor of the Petition and stated that Bell Tower Plaza is a condominium association, where the units are owned by various owners. He himself owns an individual unit in the plaza. He thinks that to the extent that the plaza is successful, it will benefit all of the businesses that are located there. He particularly likes another bank coming in who wants to do business with his company, Appraise RI. He also noted that Gooding Avenue is now a financial district for the Town of Bristol, between the two, soon to be three, at the corner of Hope and Gooding; there now will be three that are up at the corner of Metacom and Gooding, as well as the branch inside of Stop & Shop. So, the financial tilt from the old financial district downtown is now complete with a move up the neck to Gooding Avenue. He

02 OCTOBER 2023

clearly supports the signage that was presented and would welcome Chase to come into the plaza. He thinks it will be uplifting for the plaza.

Mr. Asciola stated that he doesn't believe the request is unreasonable, due to the distance from the roadway. Mr. Burke noted that the Board has granted this type of relief before and there are certain factors, like the distance from the road, that factor into that. He agrees with the Chairman, he is for uniformity also.

X X X X X X

MR. BRUM: I'll make a motion to approve file 2023-36, in reference to the Dimensional Variance that was requested to install a free standing commercial sign greater than the allowed height and permitted size in a General Business Zone; and to install two commercial wall signs having 36.9 square feet, a sign area at a size greater than permitted and exceeding the number of commercial wall signs in a General Business Zone. I think the applicant has shown that the unique characteristics and the requirement for this signage is due to the design of the plaza, which has evolved since its previous use as a pharmacy. And it would be unfair to categorize this particular retail use in the same way that you would a pharmacy. The size and the location of the branch has diminished from what was previously there. And the unique situation of entrance on both the south and western views to the branch make this particular portion of Bell Town Plaza in itself unique, as is the entire plaza. As is typical for Metacom, the majority of the traffic is on the southerly side of the property, which requires larger signage to be viewed from the street. Again, this is all due

02 OCTOBER 2023

to the unique characteristics of the plaza. Given that this is a retail bank facility, you'll have individuals driving looking for this particular location and you could in effect create a hazard by not having appropriate signage. I do believe that this hardship isn't the result of any prior action, or any result from the desire of the applicant to realize greater financial gain. It is customary, and this Board has previously approved signs of this manner. And the number of signs that are being requested. In this particular case, the applicant is requesting three signs. The first sign that was listed is the free-standing double faced pylon sign of 25 square feet, which is greater... requires a variance of 10 square feet. The maximum height allowable is 12 feet, which has a required ground clearance of 4 feet. This particular sign meets the additional requirements and requires relief of 10 feet. Sign B, or the second sign is an internally illuminated primary wall sign, that's 36.9 square feet, which requires a variance of 16.3 feet. And this primary sign is the key identifier to the bank and will assist drivers. This is the sign that will be on the southerly side. And then finally, there is an internally illuminated wall sign, which will be 36.9 square feet, which requires a 21.9 square foot variance for zoning. And this sign is the sign that would be applicable on the southwesterly side of the building. It should be noted that heights are at a level that will not impair the view to traffic. The granting of this variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of the Chapter of the Comprehensive Plan of the Town. The surrounding

02 OCTOBER 2023

area is a shopping plaza, which is expected to have signage. Signage is customary for a retail banking facility and the applicant is not proposing signage that would be considered out of character for that particular use. It should be noted that this Board has approved other businesses within the plaza who have asked for similar relief and similar sized signage. And it is in fact a necessary portion. The relief that we are granting is the least relief necessary. As previously stated, what the applicant is asking for is not in excess of what is currently there at Bell Tower Plaza. And I do feel that the applicant would suffer more than a mere inconvenience if they did not have appropriate signage. And it could potentially cause public harm if a bank as prominent as Chase, with the number of clients they have, didn't have the appropriate signage; it would make people look around and create more traffic situation. For those particular reasons I move.

MR. BURKE: I just have one comment before we vote. After we vote, I would just like to ask the Director of the Director before we release the applicant. I second the motion.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. TIPTON: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

X X X X X X

02 OCTOBER 2023

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

Mr. Burke stated that in Mr. Tanner's report it wasn't evident that the signs that were put up that had the permit was temporary. Ms. Williamson stated she didn't think they were aware of that until the presentation at this meeting. Mr. Burke asked that the Town please follow up to ensure that the permits that were issued were with the knowledge that they were temporary and will be taken down.

02 OCTOBER 2023

5. 2023-37

**KATHRYN G. LOW/
LOW DOCK, LLC**

**24 Low Lane: R-40
Pl. 167 Lot 1**

Dimensional Variances to construct a 24' x 28' accessory garage structure at a height greater than permitted for accessory structures in a residential zoning district, and with less than the required front yard on a corner lot.

Ms. Kathryn Low and Mr. William Low presented the Petition to the Board. Ms. Low explained that as the plans show, they are hoping to build on a site of house that burned down in 1939. There is a ruin there, or a stone foundation there, that they have to take down to build there. It's a very expensive piece of property not to have a place to live on; so reluctantly they are going to take it down and build on it. The property is graded so that the ruin is up on a raised spot and there is a public right-of-way next to the lot, which they support but is noisy. Part of their plan is designed to give them a little buffer from the public, who go down sometimes early in the morning and sometimes Roger Williams student late at night; to give them a little noise buffer and perhaps a little more of a boundary. They planned without realizing that they have a 40-foot setback; they learned that at the last minute, because its not a road, it's a walking right-of-way and it didn't occur to their engineer that it was in fact a 40-foot setback. What they are proposing to build an accessory garage that's a little bit taller, but to put it in the setback a little bit; it goes 15 feet into the 40-foot setback. Beyond the 20-foot setback, but in the setback. And the reason is optimal, one is the buffer, but also, again the grading on the other side of the property they weren't sure what they can do on that side. Their neighbor on that side was in support of their plans and they would love to keep the open space and not build a garage on that side, which would interfere with site line from the road as well.

02 OCTOBER 2023

The reason why they are requesting a height variance is because they're going to have a little bit of space upstairs for a workspace. The house is quite small with an open floor plan. It would be private office space, as well as storage and they just need a little more space for headroom. Ms. Low is a pediatric psychologist and needs private space when working.

The Board reviewed the plans in detail with the applicants. It was noted that there is an old stone pump house existing on the property, which will stay.

Ms. Low also noted that the primary structure is on its way. They have a demolition permit. And the primary structure is being constructed. It is a modular net zero home they are building, so it arrives as a module. What they have been trying to do is figure out the timing for CRMC to make sure it doesn't arrive before they have a foundation in. So, the factory building the modular is underway, they have a demolition permit, they have an engineering plan, and they needed this garage location to go to CRMC.

Mr. Burke noted that in this zone an expanded footprint is allowed, but not on the height, so architecturally it would be left up to the Zoning Board to grant relief. Mr. Asciola stated because the Town doesn't want living space on the upper floor.

X X X X X X

MR. BURKE: Mr. Chairman, I'll make a motion to approve application file number 2023-37, Kathryn G. Low/Low Dock, LLC, located at 24 Low Lane for a front yard setback, which borders Low Lane right-of-way to the Bay, requiring a 40-foot setback, to provide relief to allow for a garage 24' x 28' by 23' high, within w25 feet of the property line. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the

02 OCTOBER 2023

surrounding area, or to an economic disability of the applicant. This property abuts a public right-of-way to the water, it is not a paved street and its apparently, according to testimony, written and verbal, its not in some cases used for normal activity. That the hardship is not the result of prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. The applicants have constraints and will have to go to CRMC to get approval for placement of the primary structure and this subject accessory structure. That the granting of the required Dimensional Variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. It's clearly a residential use and very sensitive to the neighborhood in the views and the open space that currently exists. That the relief requested to be granted is the least relief necessary. The 15-foot variance on the front yard setback and the 3-foot variance of the height is very modest. That the hardship that would be suffered by the owner of the subject property if the Dimensional Variance is not granted would amount to more than a mere inconvenience. They would have to build a much larger single structure to accommodate the same living space. I so move.

MR KERN: I'll second.
MR. ASCIOLA: All in favor?
MR. BURKE: Aye.
MR. TIPTON: Aye.

02 OCTOBER 2023

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

02 OCTOBER 2023

6. CORRESPONDENCE:

2021-44 – DENISE M. LAVOIE, 110 King Philip Avenue. Request for a one-year extension of the decision for variance recorded on January 11, 2022.

Mr. Asciola read a letter requesting the one-year extension from Ms. Lavoie, which is due to health issues.

X X X X X X

MR. BURKE: Mr. Chairman, I'll make a motion that we grant a one-year extension for this application.

MR. BRUM: I'll second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. TIPTON: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Approval of Requested One-year Extension)

02 OCTOBER 2023

7. ADJOURNMENT:

X X X X X X

MR. ASCIOLA: Motion to adjourn?

MR. KERN: So moved.

MR. SIMOES: Second

MR. ASCIOLA: All in favor?

MR. SIMOES: Aye.

MR. ASCIOLA: Aye.

MR. KERN: Aye.

MR. TIPTON: Aye.

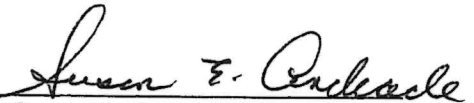
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(THE MOTION WAS UNANIMOUSLY APPROVED)

(MEETING ADJOURNED AT 9:15 P.M.)

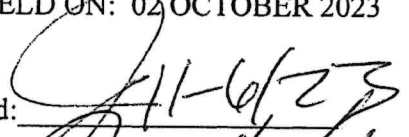
02 OCTOBER 2023

RESPECTFULLY SUBMITTED,

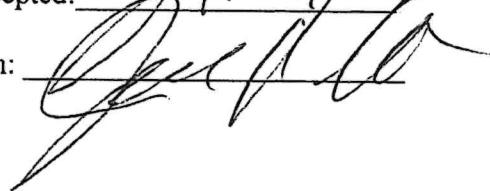

Susan E. Andrade

TOWN OF BRISTOL ZONING BOARD
MEETING HELD ON: 02 OCTOBER 2023

Date Accepted:


11-6-23

Chairman:



ROGERS FREE LIBRARY
BOARD OF TRUSTEES

MEETING MINUTES FOR
October 19, 2023

A meeting of the Trustees of Rogers Free Library was held on Thursday, October 19, 2023, at 6:30 PM. It was held in person at Rogers Free Library, 525 Hope Street Bristol, Rhode Island.

Present:

Al Wroblewski - Trustee | Chairperson
Nicholas Landekic - Trustee
Samantha Faria – Trustee
Marie Knapman -Trustee
Kasey Feijo - Trustee | Secretary
Eileen Dyer - Library Director

Absent:

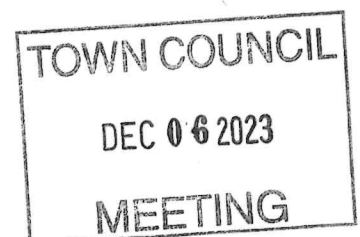
N/A

Public:

Craig Evans

AGENDA ITEMS

1. CALL TO ORDER/ATTENDANCE/QUORUM
 - Al Wroblewski called the meeting to order at 6:30pm and noted there was a quorum.
2. REVIEW/AMEND/APPROVE MINUTES OF PREVIOUS MEETINGS
 - Minutes of Previous Meeting August 17, 2023 Meeting.
 - Marie Knapman made a motion to approve the minutes. Nicholas Landekic seconded the motion. Vote: all in favor.
 - Al Wroblewski noted that the September 21, 2023 meeting was canceled due to a lack of a quorum.
3. CHAIR REPORT
 - Al Wroblewski delivered his Chair Report.
 - Nicolas Landekic presented his research on Library Foundations.
4. LIBRARY DIRECTOR REPORT
 - Eileen Dyer delivered her Director Report.
 - Craig Evans shared his insights on the Learn365RI Grant and other project based learning initiatives.



5. FINANCIAL REPORT

- Eileen Dyer delivered the Financial Report prepared by Natalie San Martin.

6. OLD BUSINESS

- Meeting Room Policy
 - Eileen Dyer presented the changes to the Meeting Room Policy. Kasey Feijo motioned to approve the changes. Nicholas Landekic seconded the motion. Vote: all in favor.
- Collection Development Policy
 - Eileen Dyer presented the changes to the Collection Development Policy. Samantha Faria motioned to approve the changes. Marie Knapman seconded the motion. Vote: all in favor.
- Request for Reconsideration of Materials Policy
 - Eileen Dyer presented the changes to the Request for Reconsideration of Materials Policy. Samantha Faria motioned to approve the changes. Marie Knapman seconded the motion. Vote: all in favor.
- Request for Reconsideration of Materials Submission Form
 - Eileen Dyer presented the process changes for submitting a Reconsideration of Materials request. Marie Knapman motioned to approve the process. Nicholas Landekic seconded the motion. Vote: all in favor.
- Exhibit and Display Policy
 - Eileen Dyer presented the changes to the Exhibit and Display Policy. Small amendments were made by the group. Kasey Feijo motioned to approve the changes to the policy with the small amendments. Nicholas Landekic seconded the motion. Vote: all in favor.

7. NEW BUSINESS

- Authorization to Close Library
 - Saturday, November 11, 2023 Veterans Day
 - Eileen Dyer requested authorization to close the library in observance of Veterans Day on November 11, 2023. Marie Knapman motioned to approve this authorization. Kasey Feijo seconded the motion. Vote: all in favor.
 - Friday, December 1, 2023 Staff Training
 - Eileen Dyer requested authorization to close the library for Staff Training on December 1, 2023. Marie Knapman motioned to approve this authorization. Samantha Faria seconded the motion. Vote: all in favor.
- Strategic Planning Consulting Firm
 - Eileen Dyer discussed her search for a Strategic Planning Consulting Firm. The Board tabled further discussion until the next meeting.
- Guiding Principles

- Nicholas Landekic presented the Guiding Principles that were reviewed in the last meeting. Kasey Feijo motioned to adopt these guidelines. Marie Knapman seconded the motion. Vote: all in favor.
- Trustee Selection Process Guide
 - Al Wroblewski presented his changes to the Trustee Selection Process. The Board tabled further discussion until the next meeting.
- Reappointment Process
 - Al Wroblewski presented his ideas for changing the Reappointment Process procedure. The Board tabled further discussion until the next meeting.
- New Trustee Appointment
 - Marie Knapman present the Trustee Selection Committee's recommendations for new members to be presented to the Town Council.
 - The first recommendation was for Cara Cromwell. Marie Knapman motioned to approve this recommendation to be presented to the Town Council. Nicholas Landekic seconded the motion. Vote: all in favor.
 - The second recommendation was for Anne Marie Silvia. Nicholas Landekic motioned to approve this recommendation to be presented to the Town Council. Samantha Faria seconded the motion. Vote: all in favor.
 - The third recommendation was for Caroline Jacobus. Samantha Faria motioned to approve this recommendation to be presented to the Town Council. Kasey Feijo seconded the motion. Vote: all in favor.
- Re-Appointment of Al Wroblewski
 - Al Wroblewski excused himself from this discussion and vote.
 - Kasey Feijo presented Al Wroblewski's request for reappointment to the Board. Marie Knapman motioned to approve Al Wroblewski's reappointment recommendation to be presented to the Town Council. Nicholas Landekic seconded the motion. Vote: all in favor.

8. MEMBER PEROGATIVES

9. PUBLIC COMMENT

10. NEXT MEETING DATE: November 16, 2023

11. ADJOURN

- Nicholas Landekic moved to adjourn the meeting, seconded by Kasey Feijo. Vote: all in favor. Meeting adjourned at 9:37pm.

Bristol Planning Board Minutes November 9, 2023



BRISTOL PLANNING BOARD NOVEMBER 9, 2023 MINUTES

TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401-253-7000

2023 NOV 27 AM 9:32
TOWN CLERK'S OFFICE
BRISTOL PLANNING BOARD

Held: November 9, 2023 in person
7:00 p.m.
Department of Community Development Office
235 High Street, 1st Floor
Bristol, Rhode Island

Present:
Charles Millard, Chairman; Anthony Murgo, Vice Chairman; Member Brian Clark; Member Steve Katz;
Member Richard Ruggiero (arrived after the meeting had started); Alternate Member Michael Sousa

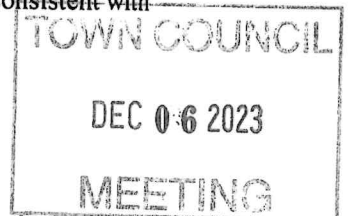
Also Present:
Edward Tanner, Principal Planner / Zoning Officer; and Amy Goins Esq., Assistant Town Solicitor

Not Present:
None (one current vacancy)

- A. Chairman Millard called the meeting to order at 7:03 pm and led the assembly in the Pledge of Allegiance.
- B. A motion was made (Murgo/Katz) to accept the October meeting minutes as written.
In favor: Clark, Katz, Millard, Murgo, and Sousa
Opposed: None
- C. **CDBG Housing Proposals – Board to review and make a finding of consistency with the Comprehensive Plan.**

The Board reviewed the memorandum from Director of Community Development Diane Williamson explaining the need for the Board to find that the Town’s Community Development Block Grant (CDBG) proposals for housing are consistent with the Town’s Comprehensive Community Plan.

A **motion** was made (Katz/Clark) to find that the CDBG housing proposals are consistent with the Town’s Comprehensive Community Plan.
In favor: Clark, Katz, Millard, Murgo, and Sousa
Opposed: None



- D. **Chapter 28 - Zoning Ordinance Amendments for compliance with State Law including creating standards for the Special Use Permit uses, inserting Adaptive Re-Use and Unified Development Sections, amended provisions for comprehensive permit applications and**

Bristol Planning Board Minutes November 9, 2023

variance standards definitions. Board to review draft amendments and make a recommendation to the Town Council including a finding of consistency with the General Purposes of Zoning and the Comprehensive Plan

The Board reviewed in detail proposed edits to the Chapter 28, Zoning Ordinance, Section 28-82 Table A. Permitted Use Table and the accompanying standards for special use permit uses. Proposed edits to the Permitted Use Table include specific edits to those uses noted "S" for requiring a special use permit. Specific standards for special uses are to be added to Section 28-150 of the zoning ordinance as required by recent amendments to State law. Member Clark noted that since the Board meeting in October, he has met with Town planning staff (Williamson, Tanner, and Toth) and they reviewed all special uses and potential special use standards. Many edits were made that are reflected in the most recent draft revisions presented to the Board for review this evening.

The Board reviewed and discussed each special use and the accompanying special use permit standards. Consensus was found between Board members on nearly every special use and several edits were requested of staff.

A **motion** was made (Murgo/Katz) that the use for "self-service storage facility (mini storage)" be changed from "S" to "N" in the General Business zoning district.

In favor: Katz, Millard, Murgo, Sousa

Opposed: Clark

Motion passed.

Boardmember Ruggiero joined the meeting.

The Board continued to review and discuss special uses and special use permit standards but was unable to review other Zoning Ordinance amendments for compliance with State law. Solicitor Goins noted that a special meeting would be needed to review these remaining items as the proposed amendments will need to be adopted by the Town Council prior to January 2024. The Board agreed to reconvene at 7:00 pm on November 21, 2023 to continue their review.


A **motion** was made (Murgo) to adjourn the meeting.

In favor: Clark, Katz, Millard, Murgo, and Ruggiero

Opposed: None

Meeting adjourned at 10:35 pm.

Respectfully submitted by Edward Tanner, Principal Planner

Date Approved: 21 November 2023 Planning Board: 



*TOWN OF BRISTOL
CONSERVATION COMMISSION*

*Department of Community Development
235 High Street, Bristol, Rhode Island*

Tuesday, September 5, 2023 @ 5:00 p.m.

SEPTEMBER 2023 MEETING MINUTES

Members Present:

*Tony Morettini
Ray Payson
Lindsay Green
Craig Fisher
Glenn Donovan
Lee Ann Freitas
Jay Maciel*

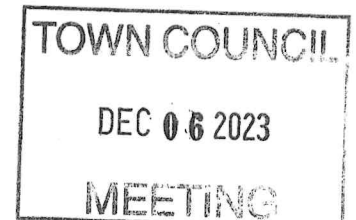
Staff Present:

Ed Tanner

The meeting was called to order by Chairman Morettini at 5:01 p.m.

1. Minutes: A motion to approve the July minutes was made by Mr. Payson and seconded by Mr. Fisher. Vote: 7-0.
2. Open Space: Mr. Tanner said that a 2024 Open Space Grant round was recently announced by RI DEM.
3. Tree Program: Mr. Tanner said that most trees are in for the current tree planting cycle. Mr. Payson asked if a list of trees recently removed was available to which Mr. Tanner responded yes, one was available. Mr. Morettini provided an update to the urban forestry project currently underway that is being led by the Green Infrastructure Center, and funded by a grant from RI DEM. The capacity building project is currently in the analysis stage with tree canopy mapping data and calculations being created, which will ultimately be used with tools and reports to address future tree canopy management and climate resiliency planning. A workshop designed to provide an overview of the project to the community is scheduled for Tuesday, October 3, 2023 at 6:00 p.m. in the Herreshoff Community Room at Rogers Free Library. Mr. Tanner spoke about potential opportunities available through the RI Infrastructure Bank's Municipal Resilience Program (MRP) to address local climate resilience projects.
4. Pollinator Garden Initiative: Ms. Freitas said that the pollinator garden needs to be weeded. It was agreed that this would be done on Saturday, September 16, 2023 at from 2:00 to 3:00 p.m.
5. Bristol Community Electricity: Mr. Morettini provided an update to the Energy Aggregation Plan. The RI Public Utilities Commission will hold a public hearing to review the Town of Bristol's request for approval of its community electricity aggregation plan on Tuesday, September 26, 2023. Mr. Morettini said he will provide written testimony on behalf of the Conservation Commission to the RI PUC in support of the effort.

continued





*TOWN OF BRISTOL
CONSERVATION COMMISSION*

*Department of Community Development
235 High Street, Bristol, Rhode Island*

Tuesday, September 5, 2023 @ 5:00 p.m.

SEPTEMBER 2023 MEETING MINUTES, continued

6. MyCoast: Mr. Payson said he attended a meeting in July held by URI's Coastal Resources Center to promote the use of the MyCoast app, designed to document the impact of shoreline events, such as king tides, with photographs.
7. RWU Sustainability Class Engagement: Mr. Morettini said that Roger Williams University faculty member Lydia Silva is looking for potential project ideas for her Sustainability Studies class. Ms. Green suggested the idea of a composting drop off site study for such a project. After some discussion, Mr. Morettini made a motion to suggest to the RWU Sustainability Studies class that they do a study on the benefits to a municipality for composting, to perform an analysis of best practices, and provide their recommendations to the Town of Bristol for municipal composting. Mr. Payson seconded the motion and it passed with a vote of 7-0.
8. Around the Room: Mr. Payson handed out a copy of a recent On Wisconsin magazine article entitled Reclaiming Recycling: UW research may solve the plastic problem that menaces the planet. Mr. Donovan questioned why the RI Veterans Home doesn't recycle. Ms. Green reported that brush cutting on the Town's parcel of open space land on Lisa Lane had started this week. Mr. Maciel questioned the practice of stapling signs and trash bags to trees along the 4th of July parade route. It was agreed to look into alternatives next year with the Fourth of July Committee, as the DPW no longer does this for their temporary signs.
9. The next Conservation Commission meeting will be held on Tuesday, November 7, 2023 at 5:30 p.m.
10. Mr. Payson made a motion to adjourn the meeting, which was seconded by Mr. Donovan, and the meeting ended at 6:04 p.m.

Respectfully Submitted,

Jay Maciel

MEMORANDUM


To: THE HONORABLE TOWN COUNCIL
From: Michelle DiMeo, Tax Assessor/Collector
Date: November 27, 2023
Subject: Recommended Abatements & Additions for December 6, 2023 meeting

Attached is a list of Abatements & Additions for December 2023

	Abatements	Additions
Motor Vehicles	\$ 0.00	\$ 0.00
Real Estate	\$ 360.73	\$ 0.00
Sewer Fees	\$ 0.00	\$ 0.00
Sewer Assessment	\$ 0.00	\$ 0.00
Tangibles	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Total	\$ 360.73	\$ 0.00

Net Adjustment: -\$360.73

Year to Date Total Abatements & Additions: -\$26,730.61

Respectfully,

Michelle DiMeo
Tax Assessor/Collector

TOWN COUNCIL
DEC 06 2023
MEETING

2023 NOV 28 AM 8:46
TOWN CLERK'S OFFICE
BRISTOL DEPT. OF LAND

		DATE: December 6, 2023							
ABATEMENTS									
MOTOR VEHICLES									
ACCOUNT#	NAME	TYPE	YEAR	RATE	AMOUNT	REASON FOR ABATEMENT			
		MV	2020	\$ 17.35					
		MV	2021	\$ 17.35					
		MV	2015	\$ 17.35					
		MV	2016	\$ 17.35					
TOTAL MV ABATEMENTS					\$ -				
ABATEMENTS									
REAL ESTATE									
ACCOUNT#	NAME	TYPE	YEAR	RATE	AMOUNT	REASON FOR ABATEMENT			
19-2435-10	Sousa, Nancy	RE	2023	\$ 13.36	\$ 360.73	Appeal # 23-006			
		RE	2023	\$ 13.36					
		RE	2023	\$ 13.36					
		RE	2023	\$ 13.36					
		RE	2023	\$ 13.36					
TOTAL RE ABATEMENTS					\$ 360.73				
ABATEMENTS									
SEWER FEES									
ACCOUNT#	NAME	TYPE	YEAR	RATE	AMOUNT	REASON FOR ABATEMENT			
		SU	2023	\$ 580.00					
		SU	2022	\$ 580.00					
		SU	2021	\$ 571.00					
		SU	2020	\$ 530.00					
		SU	2019	\$ 521.00					
		SU	2017	\$ 469.00					
TOTAL SEWER ABATEMENTS					\$ -				
ABATEMENTS									

ADDITIONS	REAL ESTATE	ACCOUNT#	NAME	TYPE	YEAR	RATE	AMOUNT	REASON FOR ADDITION	
				RE	2023	\$ 13.36			
				RE	2022	\$ 13.00			
				RE	2021	\$ 14.38			
				RE	2020	\$ 14.07			
				RE	2019	\$ 13.72			
				RE	2018	\$ 15.38			
				TOTAL RE ADDITIONS				\$ -	
ADDITIONS									
SEWER FEES									
ACCOUNT#	NAME			TYPE	YEAR	RATE	AMOUNT	REASON FOR ADDITION	
				SU	2023	\$ 580.00			
				SU	2018	\$ 483.00			
				SU	2017	\$ 469.00			
				TOTAL SEWER ADDITIONS				\$ -	
ADDITIONS									
SEWER ASSESSMENT									
ACCOUNT#	NAME			TYPE	YEAR	RATE	AMOUNT	REASON FOR ADDITION	
				SA	2019	\$ 302.98			
				SA	2018	\$ 302.98			
				SA	2017	\$ 302.98			
				TOTAL SEWER ADDITIONS				\$ -	
ADDITIONS									
TANGIBLE				TYPE	YEAR	RATE	AMOUNT	REASON FOR ADDITION	
ACCOUNT#	NAME			TANG	2023	\$ 13.36			
				TANG	2018	\$ 15.38			
				TANG	2018	\$ 15.38			

SEWER ASSESSMENT		TYPE	YEAR	RATE	AMOUNT	REASON FOR ADDITION
ACCOUNT#	NAME					
		SA	2023	\$ 302.98		
		SA	2022	\$ 302.98		
		SA	2021	\$ 302.98		
		SA	2020	\$ 302.98		
TOTAL SEWER ABATEMENTS					\$ -	
ABATEMENTS						
TANGIBLE						
ACCOUNT#	NAME	TYPE	YEAR	RATE	AMOUNT	REASON FOR ABATEMENT
		Tang	2023	\$ 13.36		
		Tang	2022	\$ 13.00		
		Tang	2017	\$ 14.92		
		Tang	2016	\$ 14.77		
		Tang	2015	\$ 14.03		
TOTAL TANGIBLE ABATEMENTS					\$ -	
TOTAL ABATEMENTS					\$ 360.73	
ADDITIONS						
MOTOR VEHICLES						
ACCOUNT#	NAME	TYPE	YEAR	RATE	AMOUNT	REASON FOR ADDITION
		MV	2020	\$ 17.35		
		MV	2021	\$ 17.35		
		MV	2020	\$ 17.35		
		MV	2019	\$ 17.35		
TOTAL MV ADDITIONS					\$ -	



Town of Bristol, Rhode Island

PROCLAMATION

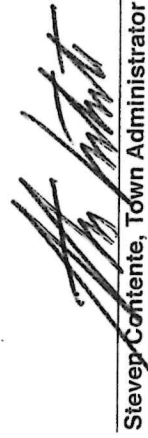
Be it hereby known to all that:

WHEREAS in celebration of the 125th Anniversary of the Knights of Columbus and the dedicated service of the Bristol Rhode Island Council 379, we commend your unwavering commitment to our community and the Catholic Church. Your enduring legacy of Charity, Unity, Fraternity, and Patriotism has enriched Bristol for generations; and

WHEREAS, throughout its history, the Knights of Columbus has been a stalwart advocate for civil and religious rights, contributing billions of dollars and millions of volunteer hours to charitable causes. Bristol Council 379, established in 1898 and one of the nation's oldest, has remained a vibrant force in our community, actively engaging in church activities, organizing blood drives, and spearheading numerous charitable projects year-round; and



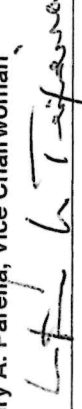



WHEREAS your tireless efforts exemplify the spirit of service and unity that has defined the Knights of Columbus for 125 years. We extend our deepest appreciation for your continued dedication to making Bristol a better place and to enhancing the lives of its residents; and

THEREFORE, BE IT HEREBY RESOLVED, that the Town Council and Honorable Town Administrator of the Town of Bristol, State of Rhode Island, by virtue of the authority vested in them by the citizens of Bristol, on their behalf, extend heartfelt congratulations on this remarkable milestone. May the Knights of Columbus and Bristol Council 379 continue to shine as beacons of goodwill and service for years to come.


Steven Contente, Town Administrator



IN WITNESS WHEREOF, we have hereunto set our hand and affixed the SEAL of the Town of Bristol, Rhode Island on adoption this 3 day of November, 2023


Nathan T. Caloupek, Chairman

Mary A. Parella, Vice Chairwoman

Antonio A. Teixeira, Councilman

Timothy E. Sweeney, Councilman

Aaron J. Levy, Councilman

Melissa Cordeiro, Town Clerk

TOWN COUNCIL
DEC 06 2023
MEETING

2798

2 connections

TOWN OF BRISTOL, RI APPLICATION FOR SEWER PERMIT

Date: 10/24/23

Permit: 2798KD

The undersigned licensed Drainlayer requests permission to install a sewer line at:

<u>1-7 Coggeshall</u>	<u>147</u>	<u>50</u>
NO. STREET	PLAT	LOT

ASSESSABLE YES NO ACCOUNT NO: _____

GENERAL RULES FOR INSTALLING SEWER LINES:

1. Pipes from public sewer to property line shall be 6" in diameter.
2. Pipes from property line to building shall be 4" in diameter.
3. Junctions with public sewers shall be made at an angle by installing a wye or a tee.
4. Clean outs are required outside the foundation plus at 75' increments; at all significant changes in direction; and at all 45 degree or greater angles.
5. Pipes shall be imbedded in 6" of sand, processed gravel, or stone no greater than 3/4". Existing gravel is not acceptable.
6. Pipes shall be laid at a minimum of 3' below grade.
7. Inspection manholes shall be installed outside of commercial buildings for purposes of Pretreatment sampling.
8. Plumbing Permit from building Inspector is required for all interior connections.
9. Roadcut Permit from Department of Public Works is required for all roadcuts.
10. All Permits must be on job site.
11. Sewer Permit is good for 4 weeks.
12. Dig Safe must be notified by Drainlayer.
13. **NO INSPECTIONS WILL BE MADE AFTER 3:00PM WEEKDAYS OR ANYTIME WEEKENDS OR HOLIDAYS.**
14. It is the responsibility of the property owner and/or drainlayer to ensure that all Federal, State, and Local permits have been obtained.
15. Easements, Deeds, and all legal documents are the responsibility of the applicant and/or property owner.
16. Backflow Preventer/Check Valves are required on all buildings with basement plumbing.

NOTE: Roof downspouts, foundation drains, area drains, and/or other sources of surface runoff or ground water to the public sewers are prohibited.

FEE: \$ 20.00 CK# 4558
(110 each connection)
Jim Decker (Secretary)
 Water Pollution Control Facility
 Superintendent

Fair Wind Properties
 Property Owner
JML
 Licensed Drainlayer

TOWN COUNCIL
DEC 06 2023
MEETING

2795 RP

Repair

**TOWN OF BRISTOL, RI
APPLICATION FOR SEWER PERMIT**

Date: 8/22/23

Permit: 2795KD

The undersigned licensed Drainlayer requests permission to install a sewer line at:

278 Hope 14 116
NO. STREET PLAT LOT

ASSESSABLE YES NO ACCOUNT NO: _____

GENERAL RULES FOR INSTALLING SEWER LINES:

1. Pipes from public sewer to property line shall be 6" in diameter.
2. Pipes from property line to building shall be 4" in diameter.
3. Junctions with public sewers shall be made at an angle by installing a wye or a tee.
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12. Dig Safe must be notified by Drainlayer.
13. **NO INSPECTIONS WILL BE MADE AFTER 3:00PM WEEKDAYS OR ANYTIME WEEKENDS OR HOLIDAYS.**
14. It is the responsibility of the property owner and/or drainlayer to ensure that all Federal, State, and Local permits have been obtained.
15. Easements, Deeds, and all legal documents are the responsibility of the applicant and/or property owner.
16. Backflow Preventer/Check Valves are required on all buildings with basement plumbing.

NOTE: Roof downspouts, foundation drains, area drains, and/or other sources of surface runoff or ground water to the public sewers are prohibited.

FEE: \$ 10 CK# 2549

Water Pollution Control Facility
Superintendent

Fox
Property Owner
Scott's
Licensed Drainlayer

repair

**TOWN OF BRISTOL, RI
APPLICATION FOR SEWER PERMIT**

Date: 09-11-23

Permit: 2796

The undersigned licensed Drainlayer requests permission to install a sewer line at:

12 Lea Dr.

NO. STREET PLAT LOT

ASSESSABLE YES NO ACCOUNT NO: _____

GENERAL RULES FOR INSTALLING SEWER LINES:

1. Pipes from public sewer to property line shall be 6" in diameter.
2. Pipes from property line to building shall be 4" in diameter.
3. Junctions with public sewers shall be made at an angle by installing a wye or a tee.
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10. All Permits must be on job site.
11. Sewer Permit is good for 4 weeks.
12. Dig Safe must be notified by Drainlayer.
13. **NO INSPECTIONS WILL BE MADE AFTER 3:00PM WEEKDAYS OR ANYTIME WEEKENDS OR HOLIDAYS.**
14. It is the responsibility of the property owner and/or drainlayer to ensure that all Federal, State, and Local permits have been obtained.
15. Easements, Deeds, and all legal documents are the responsibility of the applicant and/or property owner.
16. Backflow Preventer/Check Valves are required on all buildings with basement plumbing.

NOTE: Roof downspouts, foundation drains, area drains, and/or other sources of surface runoff or ground water to the public sewers are prohibited.

FEE: \$ 10

CK# 1792

Moulo
Property Owner

[Signature]
Water Pollution Control Facility
Superintendent
secretary

[Signature]
Licensed Drainlayer

**TOWN OF BRISTOL, RI
APPLICATION FOR SEWER PERMIT**

Date: 4/3/23

Permit: 2802 JD

The undersigned licensed Drainlayer requests permission to install a sewer line at:

<u>180</u>	<u>M+ Hope Ave</u>	<u>41</u>	<u>4</u>
NO.	STREET	PLAT	LOT

ASSESSABLE YES NO ACCOUNT NO: _____

GENERAL RULES FOR INSTALLING SEWER LINES:

1. Pipes from public sewer to property line shall be 6" in diameter.
2. Pipes from property line to building shall be 4" in diameter.
3. Junctions with public sewers shall be made at an angle by installing a wye or a tee.
4. Clean outs are required outside the foundation plus at 75' increments; at all significant changes in direction; and at all 45 degree or greater angles.
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14. It is the responsibility of the property owner and/or drainlayer to ensure that all Federal, State, and Local permits have been obtained.
15. Easements, Deeds, and all legal documents are the responsibility of the applicant and/or property owner.
16. Backflow Preventer/Check Valves are required on all buildings with basement plumbing.

NOTE: Roof downspouts, foundation drains, area drains, and/or other sources of surface runoff or ground water to the public sewers are prohibited.

FEE: \$ 10 CK# cash

DXD Bristol Storage
Property Owner

[Signature]
Water Pollution Control Facility
Superintendent

ELJ
Licensed Drainlayer

2782 KD

**TOWN OF BRISTOL, RI
APPLICATION FOR SEWER PERMIT**

Date: 3/14/23

Permit: 2782KD

The undersigned licensed Drainlayer requests permission to install a sewer line at:

3 Arman Ave 122 6
 NO. STREET PLAT LOT

ASSESSABLE YES NO ACCOUNT NO: _____

GENERAL RULES FOR INSTALLING SEWER LINES:

1. Pipes from public sewer to property line shall be 6" in diameter.
2. Pipes from property line to building shall be 4" in diameter.
3. Junctions with public sewers shall be made at an angle by installing a wye or a tee.
4. Clean outs are required outside the foundation plus at 75' increments; at all significant changes in direction; and at all 45 degree or greater angles.
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15. Easements, Deeds, and all legal documents are the responsibility of the applicant and/or property owner.
16. Backflow Preventer/Check Valves are required on all buildings with basement plumbing.

NOTE: Roof downspouts, foundation drains, area drains, and/or other sources of surface runoff or ground water to the public sewers are prohibited.

FEE: \$ 10 CK# Cash

Amenda
 Property Owner
L. Ramos
 Licensed Drainlayer

[Signature]
 Water Pollution Control Facility
 Superintendent

2723 KD

TOWN OF BRISTOL, RI APPLICATION FOR SEWER PERMIT

Date: 3/4/21

Permit: 2723 KD

The undersigned licensed Drainlayer requests permission to install a sewer line at:

16 San Francisco St. 90 #12
NO. STREET PLAT LOT

ASSESSABLE YES NO ACCOUNT NO: _____

GENERAL RULES FOR INSTALLING SEWER LINES:

1. Pipes from public sewer to property line shall be 6" in diameter.
2. Pipes from property line to building shall be 4" in diameter.
3. Junctions with public sewers shall be made at an angle by installing a wye or a tee.
4. Clean outs are required outside the foundation plus at 75' increments; at all significant changes in direction; and at all 45 degree or greater angles.
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14. It is the responsibility of the property owner and/or drainlayer to ensure that all Federal, State, and Local permits have been obtained.
15. Easements, Deeds, and all legal documents are the responsibility of the applicant and/or property owner.
16. Backflow Preventer/Check Valves are required on all buildings with basement plumbing.

NOTE: Roof downspouts, foundation drains, area drains, and/or other sources of surface runoff or ground water to the public sewers are prohibited.

FEE: \$ 2500 CK# 4100

[Signature]
Water Pollution Control Facility
Superintendent

Property Owner
[Signature]
Licensed Drainlayer

2722 KL

TOWN OF BRISTOL, RI APPLICATION FOR SEWER PERMIT

Date: 3/4/21

Permit: 2722 KL

The undersigned licensed Drainlayer requests permission to install a sewer line at:

<u>14</u>	<u>San Francisco St.</u>	<u>90</u>	<u>118</u>
NO.	STREET	PLAT	LOT

ASSESSABLE YES NO

ACCOUNT NO: _____

GENERAL RULES FOR INSTALLING SEWER LINES:

1. Pipes from public sewer to property line shall be 6" in diameter.
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12. Dig Safe must be notified by Drainlayer.
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14. It is the responsibility of the property owner and/or drainlayer to ensure that all Federal, State, and Local permits have been obtained.
15. Easements, Deeds, and all legal documents are the responsibility of the applicant and/or property owner.
16. Backflow Preventer/Check Valves are required on all buildings with basement plumbing.

NOTE: Roof downspouts, foundation drains, area drains, and/or other sources of surface runoff or ground water to the public sewers are prohibited.

FEE: \$ 2570 CK# 4100

Water Pollution Control Facility
Superintendent

Property Owner
JML

Licensed Drainlayer

2199KD

TOWN OF BRISTOL, RI APPLICATION FOR SEWER PERMIT

Date: 10/27/23

Permit: 2199KD

The undersigned licensed Drainlayer requests permission to install a sewer line at:

3) Keok St

NO. STREET PLAT LOT

ASSESSABLE YES NO ACCOUNT NO: _____

GENERAL RULES FOR INSTALLING SEWER LINES:

1. Pipes from public sewer to property line shall be 6" in diameter.
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16. Backflow Preventer/Check Valves are required on all buildings with basement plumbing.

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FEE: \$ 10 CK# 1016

Property Owner

[Signature]
Water Pollution Control Facility Superintendent
[Signature] Licensed Drainlayer

2797KD

TOWN OF BRISTOL, RI APPLICATION FOR SEWER PERMIT

Date: 10/12/23

Permit: 2797 KD

The undersigned licensed Drainlayer requests permission to install a sewer line at:

253 Franklin/Butterwood
NO. STREET PLAT LOT

ASSESSABLE YES NO ACCOUNT NO: _____

GENERAL RULES FOR INSTALLING SEWER LINES:

1. Pipes from public sewer to property line shall be 6" in diameter.
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3. Junctions with public sewers shall be made at an angle by installing a wye or a tee.
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15. Easements, Deeds, and all legal documents are the responsibility of the applicant and/or property owner.
16. Backflow Preventer/Check Valves are required on all buildings with basement plumbing.

NOTE: Roof downspouts, foundation drains, area drains, and/or other sources of surface runoff or ground water to the public sewers are prohibited.

FEE: \$ 10 CK# 45980

[Signature]
Water Pollution Control Facility
Superintendent

Property Owner
[Signature] CB Utility
Licensed Drainlayer



TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
 Bristol, Rhode Island 02809-2208
 Tel. 401-253-7000
 Fax 401-253-2647
 Email: mcordeiro@bristolri.gov
 www.bristolri.gov

November 17, 2023

Ms. Alayne White
 11 Constitution Street
 Bristol, RI 02809

Dear Ms. White:

On behalf of the Town Council as the duly representatives of the citizens of the Town of Bristol, I extend to you our sincerest gratitude for your service on the Zoning Board of Review

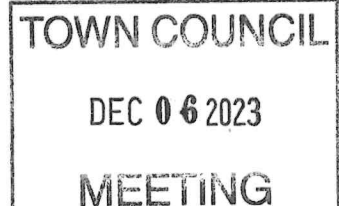
Please know that the Council is ever cognizant of the amount of time, effort, and dedication applied by members of Town boards and commissions.

Although the Council accepts your decision to resign, it does so with sincere thanks and appreciation for your years of service. The members, both individually and collectively, wish you well and hope that you will leave your post with the full knowledge that your many contributions are greatly appreciated.

As you move forward on your journey, please know that your contributions will be remembered and celebrated. We wish you all the best in your future endeavors and hope you continue to inspire us all.

Sincerely,

Melissa Cordeiro
 Town Clerk/Council Clerk



XC: Council Docket 11/15/2023



STEVEN CONTENTE
Town Administrator

TOWN OF BRISTOL, RHODE ISLAND
OFFICE OF TOWN ADMINISTRATOR

November 17, 2023

Robert West
Westway Construction
2 Old Orchard Farm Road
Bristol, RI 02809

Re: Bid# 966 – On-Call Carpentry Services

Dear Mr. West,

We are pleased to inform you that your company, Westway Construction, has been awarded a 1-year extension as allowable in the contract, provided the rate is approved at this year's minimum prevailing wage with any applicable fringe benefits.

Very truly yours,

A handwritten signature in black ink, appearing to read "Steven Contente".

Steven Contente,
Town Administrator

Cc: Sara Hassell, Treasurer
The Honorable Town Council





STEVEN CONTENTE
Town Administrator

TOWN OF BRISTOL, RHODE ISLAND
OFFICE OF TOWN ADMINISTRATOR

November 17, 2023

John Pacheco Masonry Co.
John Pacheco
53 St. Elizabeth Street
Bristol, RI 02809

Re: Bid# 967 – On-Call Masonry Repair Service

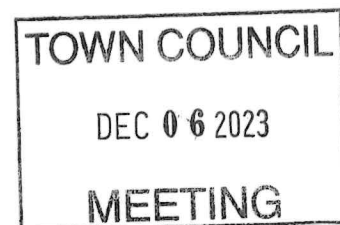
Dear Mr. Pacheco,

We are pleased to inform you that your company, John Pacheco Co., has been awarded a 1-year extension as allowable in the contract, provided the rate is approved at this year's minimum prevailing wage with any applicable fringe benefits.

Very truly yours,

Steven Contente
Town Administrator

Cc: Sara Hassell, Treasurer
The Honorable Town Council





STEVEN CONTENTE
Town Administrator

TOWN OF BRISTOL, RHODE ISLAND
OFFICE OF TOWN ADMINISTRATOR

November 17, 2023

Robert West
Westway Construction
2 Old Orchard Farm Road
Bristol, RI 02809

Re: Bid# 968 – On-Call Interior & Exterior Painting Services

Dear Mr. West,

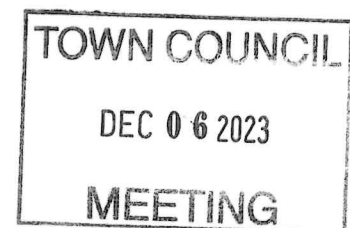
We are pleased to inform you that your company, Westway Construction, has been awarded a 1-year extension as allowable in the contract, provided the rate is approved at this year's minimum prevailing wage with any applicable fringe benefits.

Very truly yours,

A handwritten signature in black ink, appearing to read "Steven Contente".

Steven Contente,
Town Administrator

Cc: Sara Hassell, Treasurer
The Honorable Town Council





STEVEN CONTENTE
Town Administrator

TOWN OF BRISTOL, RHODE ISLAND
OFFICE OF TOWN ADMINISTRATOR

November 28, 2023

Paramedic Systems, Inc.
Thomas M. Carroll, President
57 Buttonwood Street
Bristol, RI 02809

Re: Bid# 1024 – Emergency Medical Services- Paramedic

Dear Mr. Carroll,

We are pleased to inform you that your company, Paramedic Systems, Inc., has been awarded Bid# 1024 – Emergency Medical Services- Paramedic, with the price not to exceed as follows:

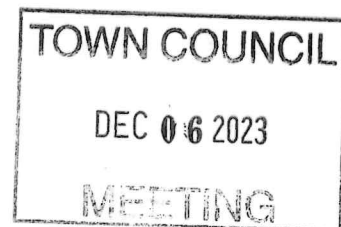
Year 1: July 1, 2024 – June 30, 2025 - \$620,000.00
Year 2: July 1, 2025 – June 30, 2026 - \$651,000.00
Year 3: July 1, 2026 – June 30, 2027 - \$683,000.00

Please contact Michael DeMello, Fire Chief and EMA Director, for any and all documents and contracts.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Steven Contente".

Steven Contente,
Town Administrator



Cc: Sara Hassel, Treasurer
The Honorable Town Council
Michael DeMello, Fire Chief and EMA Director

ROGERS FREE LIBRARY
BOARD OF TRUSTEES

MEETING AGENDA FOR
November 16, 2023

The monthly meeting of the Trustees of Rogers Free Library will be held on Thursday, November 16, 2023, at 6:30 PM. It will be held in person at Rogers Free Library, 525 Hope Street Bristol, RI.

AGENDA ITEMS

- CALL TO ORDER/ATTENDANCE/QUORUM
- REVIEW/AMEND/APPROVE MINUTES OF PREVIOUS MEETING
 - Minutes of October 19, 2023 Meeting
- CHAIR REPORT
 - Al Wroblewski
- LIBRARY DIRECTOR REPORT
 - Eileen Dyer
- FINANCIAL REPORT
 - Eileen Dyer and Natalie San Martin
- OLD BUSINESS
 - Update on Trustee Re-appointment and New Appointments
 - Al Wroblewski
- NEW BUSINESS
 - Schedule of 2024 Trustee Board meetings --- Discussion and vote
 - Al Wroblewski
 - Non-Resident Card Policy --- Discussion and vote
 - Eileen Dyer
 - End of Year Staff Bonus --- Discussion and vote
 - Eileen Dyer
- MEMBER PREROGATIVES
- PUBLIC COMMENT
- NEXT MEETING DATE: December 21, 2023
- ADJOURN

JOHN CLERKS OFFICE
BRISTOL, R.I. 02809
2023 NOV 13 AM 8:28

TOWN COUNCIL
DEC 06 2023
MEETING



The Commissioners of the Cemeteries

The North and East Burial Grounds Commission
 The Town of Bristol, Rhode Island
 10 Court Street ~ PO Box 407
 Bristol, Rhode Island 02809
 Ph 401-253-6426 ~ Fax 401-253-5885

AGENDA

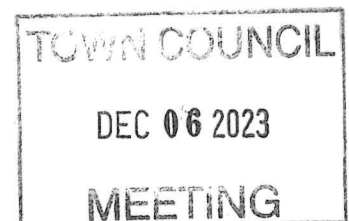
WEDNESDAY, NOVEMBER 15, 2023, 6:00 PM
Meeting in The CHAPEL at North Burial Ground
 1081 Hope Street
 Bristol, Rhode Island

2023 NOV 13 AM 10:52

TOWN CLERK'S OFFICE
 BRISTOL, RHODE ISLAND

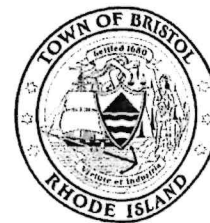
1. **PLEDGE OF ALLEGIANCE AND A MOMENT OF REMEMBRANCE**
 2. **REVIEW & APPROVAL:** Minutes of OCTOBER 2023 Meeting.
 3. **REVIEW:** Monthly Census of Cemetery Use and Sales Income.
 4. **REVIEW:** Monthly Expenses and Invoices for September 2023
 5. **REMINDER to ALL:** The link for the new cemetery program is [North Burial Ground – Search Powered by CemeteryFind](#) This link will eventually be posted on the Town's website.
 6. **THE CREMATION GARDEN (CG): UPDATE | STATUS | REVIEW:** Restoration of pondside patios for the bronze niches; ongoing research continues for additional columbaria and niche wall and foundations. Path update and grading; estimate for cement or aggregate for paths.
 7. **NBG PROJECTS: UPDATE | STATUS | ADMINISTRATIVE | REVIEW of ONGOING PROJECTS:** Status of ongoing repair of stone wall on Hope St; Update regarding the painting of the Hope St. wall; Trees management: Planting, trimming and removal. New metal gates for Gate 5; Repair and reconfiguration of the wall on the west side of Gate Four; Status of Westside development: report about/from The Ward Group; update removal of the dirt: trees and re-staking of the center road states by Surveyor Steve Murgu. Update map of underground utilities: water/electricity. Community center as source for utilities for Westend? road naming, **DISCUSSION | REVIEW | BUDGET | FINANCE:**
 - I. Discuss new pricing for the Right to Burial and cemetery services for both the disposition of Full Body Burials and Remains and associated operational expenses.
 - II. Review of FY 23-24 Budget
 - III. Approval of Funds for Tree purchase and planting.
 - IV. Discuss the self-financing of capital projects using the Perpetual Care Fund and the development of a repayment schedule. Capital Projects for NBG and EBG include but are not limited to: the development of the west side of NBG, expansion of the Cremation Garden, road maintenance and widening for pull over space, the development of an additional formal cremation space/s, consideration of a formal committal prayer/chapel area, tree purchase and planting, purchase and placement of meditation benches, etc.
- ~ON GOING: DATES AND REMINDERS:** US Flags are always available for the graves of veterans at the NBG's Superintendent's office or from The Bristol Council of Veteran.
- ~COMMISSION MEETINGS FOR THE REMAINDER OF 2023:** The Commission meets on the 2nd Wednesday of the month at 6:00 at The Chapel at North Burial Ground, unless otherwise noted: Dates for **2023:12/13. DATES FOR 2024: 1/10; 2/14; 3/13; 4/10; 5/8; 6/12; 7/10; 8/14; 9/11; 10/9; 11/13; 12/11**
- ~COMMISSION MEETINGS ARE POSTED AT THE FOLLOWING LOCATIONS:**
 The Bristol Post Office | Bristol Town Website | RI Secretary of State Website:
http://sos.ri.gov/openmeetings/?page=view_entity&id=4502

Respectfully Submitted.
 Charles C. Cavalconte, M.Div., Chair
 Posted: November 12, 2023



TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING



**Special Meeting Agenda
Tuesday, November 21, 2023
at 7:00 PM**

**First Floor Conference Room – former Reynolds School
Office of Community Development – 235 High Street, Bristol, RI**

- A. Pledge of Allegiance**
- B. Minutes**
- C. Chapter 28 - Zoning Ordinance Amendments for compliance with State Law including creating standards for the Special Use Permit uses, inserting Adaptive Re-Use and Unified Development Sections, amended provisions for comprehensive permit applications and variance standards definitions. Board to review draft amendments and make a recommendation to the Town Council including a finding of consistency with the General Purposes of Zoning and the Comprehensive Plan.**
- D. Adjourn**

Date: November 14, 2023

Posted by: mbw

2023 NOV 16 PM 12:49
TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

TOWN COUNCIL
DEC 06 2023
MEETING



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

2023 NOV 16 PM 12:19
JOHN OLIVAS OFFICE
BRISTOL, RHODE ISLAND

Town of Bristol, Rhode Island
Department of Community Development

NOTICE OF MEETING
THE BRISTOL PLANNING BOARD
TECHNICAL REVIEW COMMITTEE MEETING

The Bristol Technical Review Committee (TRC) will hold a meeting, in person
on Tuesday, November 28th, 2023 at 10:00am
at Department of Community Development Conference Room
235 High Street (former Reynolds School), 1st Floor, Bristol, RI

AGENDA

Concept Review/Pre-Application for a proposed minor subdivision at 111 King Philip Avenue to redivide merged lots resulting in one lot improved with an existing single family dwelling with 5,500 square feet of land and one vacant lot for development with 4,500 square feet of land in an R-10 zoning district. Variance for creating lots with less than the required area, lot width and frontage is also required. Assessor's Plat 147-61 & 147-62, Zone: Residential R-10. Owner/Applicant: Fairpoint Realty, LLC

Scanned copies of all applications and supporting materials are available on the Town of Bristol website: <https://www.bristolri.gov/government/commissions/technical-review-committee/#357-650-wpfd-11-28-2023-trc-meeting-111-king-philip-avenue>

For questions on above plans please call 253-7000, ext. 147 or email dwilliamson@bristolri.gov

"In no case shall the recommendation of the TRC be binding on the Board in its activities or decisions"

Diane M. Williamson, AICP
Administrative Officer

Posted: November 16, 2023
By: mbw





TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW MEETING

Agenda

Monday, December 4, 2023 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, November 30, 2023.

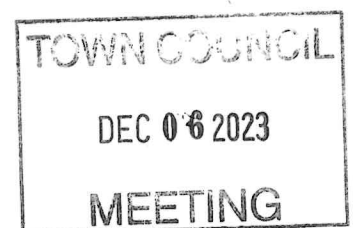
1. **Pledge of Allegiance**
2. **Approval of Minutes:** November 6, 2023
3. **New Petitions**
 - 3A. **2023-42 Timothy J. and Victoria R. Reed** - Dimensional Variance: to construct a 27ft. x 27ft. single-story garage addition to an existing single-family dwelling with less than the required right side yard. Located at **9 Karen Ann Drive**; Assessor's Plat 150, Lot 79; Zone: Residential R-15.
4. **Correspondence**
5. **Adjourn**

2023 NOV 16 PM 12:50

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

Date Posted: November 16, 2023

By: emt



TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

2023 NOV 21 PM 1:50

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

Town of Bristol, Rhode Island
Department of Community Development

NOTICE OF MEETING
THE BRISTOL PLANNING BOARD
TECHNICAL REVIEW COMMITTEE MEETING

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For questions on above plans please call 253-7000, ext. 147 or email dwilliamson@bristolri.gov

"In no case shall the recommendation of the TRC be binding on the Board in its activities or decisions"

Diane M. Williamson, AICP
Administrative Officer

Posted: November 16, 2023
By: mbw

TOWN COUNCIL
DEC 06 2023
MEETING

Bristol County Water Authority Personnel Committee Meeting

Thursday, November 30, 2023, at 4:30 PM
450 Child Street (Boardroom), Warren, RI

Committee: John Jannitto, Juan Mariscal, Stephen Gross

AGENDA

1. Executive Session:
 - i. Executive Director – Contract Renewal pursuant to RIGL 42-46-5(a)(1)
2. Executive Director Contract Renewal

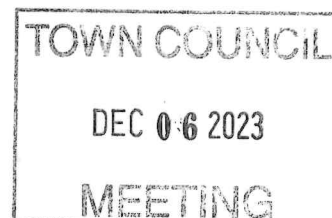
Individuals requesting interpreter services for the hearing impaired must notify the Bristol County Water Authority not less than 48 hours in advance of the meeting. 401-245-2022 (voice) or via RI Relay 1-800-745-5555 (TTY).

Agenda Posted 11/21/23

1. Secretary of State Website
2. BCWA Main Office Bulletin Board
3. BCWA Operations Department Bulletin Board
4. BCWA Website bcwari.com

Agenda Sent Via Email 11/21/23 for Posting on Public Bulletin Boards

1. Barrington Town Hall
2. Bristol Town Hall
3. Warren Town Hall





TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

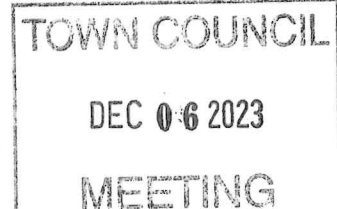
Historic District Commission Meeting Agenda
 Thursday, December 07, 2023 at 7:00 PM
 Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Written comments may be submitted to the Historic District Commission via regular mail addressed to:

Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to ntoth@bristolri.gov

Application packets can be found online at www.bristolri.gov/government/commissions/historic-district-commission/

1. **Pledge of Allegiance**
2. **Review of Previous Month's Meeting Minutes**
 1. Review of November 2 Meeting Minutes
 2. Approve October 5 Minutes
3. **Application Reviews**
 1. 23-032 15 Burton Street, Thomas & Lee Dawson:
 Discuss and act on change to previously approved project, extending addition slightly on rear elevation
 2. 23-154: 31 Constitution St, Brendan Maguire:
 Discuss and act on proposed windows on house, change from previously approved windows
 3. 23-149 State Street Dock, Town of Bristol:
 Discuss and act on proposed planting plan to shield fuel tank at State Street Dock
 4. 23-155: 203 High St, Carol Orphanides:
 Discuss and act on replacement of 8 windows.



4. **Concept Review**
 1. **23-111: 14 Union Street, Lou Cabral:**

Discuss concept review of garage, porch, windows, gutters, siding, windows, shutters.
5. **Monitor Reports & Project Updates**
6. **HDC Coordinator Reports & Project Updates**
7. **HDC Coordinator Approvals**
 1. **Administrative Approvals**
8. **Other Business**
9. **Adjourned**



Town of Bristol, Rhode Island Planning Board

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

MEETING AGENDA

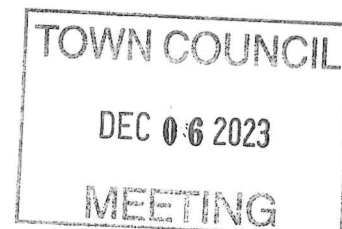
December 14, 2023
7:00pm
Bristol Town Hall
10 Court Street, Bristol, RI

2023 NOV 27 PM 1:36

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

Please be advised that the meeting scheduled for December 14, 2023 has been cancelled due to lack of agenda items.

Date: November 27, 2023
Posted by: mbw



Town of Bristol, Rhode Island



7:00 PM

HARBOR COMMISSION AGENDA

December 4, 2023

Starting Time

MEETING WILL BE HELD AT THE MARITIME
CENTER AT 127 THAMES ST
BRISTOL, RI 02809

1. Approval of November meeting minutes.
2. Harbor Fees – new harbor fees approved by Council for 2024.
3. Report of the Harbormaster – Gregg Marsili
 - A. New Marina Status – Electrical tentatively scheduled for Dec completion. Update?
 - B. State St Ramp & Ind Park Launch Docks – Gregg has continued working on in Dec. Update?
 - C. Dock Repair & Maintenance – progress continues. Gregg advises they are scheduled to be repaired by end of December.
 - D. Maritime Center Sign for Building – Gregg to report status.
 - E. Wait List for Marina – 176 names on list.
 - F. Gibson Rd. ROW Ramp Repair or Replace – Ed Tanner sent plan to CRMC for their input.
 - G. ROW's – all designed and Gregg continues work on with DPW.
 - H. Fales Rd ROW Marker & Ramp Repairs – Gregg continues work with Ed Tanner & DPW.
4. Boat Slip Policy Discussion – Gregg M to lead discussion started last month.

2023 NOV 30 PM 3:25

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND



- 2 -

5. Mooring Inspection – any action on Gregg’s draft of Rules & Procedures?
6. Boat Insurance Required at Town Docks – notification of slip renters?
7. Open Discussion for the Public.

Adjournment



Posted 11/29/23



TOWN OF BRISTOL RHODE ISLAND
CONSERVATION COMMISSION

Will Hold a Meeting
Tuesday, December 5, 2023
at 5:30 P.M.

Department of Community Development Office
235 High Street, 1st Floor
Bristol, Rhode Island

AGENDA

- | | |
|--|-----|
| 1. APPROVAL OF MINUTES – November 14, 2023 | ALL |
| 2. OLD BUSINESS | |
| a. Open Space | |
| i. New Open Space Applications for Consideration | ET |
| b. Tree Program | |
| i. Tree planting update | ET |
| ii DEM Tree Canopy Study | TM |
| 3. NEW BUSINESS | |
| a. DEM Notice for Hotel plan on Gooding Ave | All |
| b. January meeting – 9 th | TM |
| 4. ADMINISTRATIVE/ Announcement | |
| a. “Around the Room” | All |
| 5. ADJOURN | |

Next Conservation Commission Meeting – January 9, 2024

Written comments may be submitted to the Conservation Commission via regular mail addressed to: Conservation Commission, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov .



TOWN CLERK'S OFFICE
 BRISTOL, RHODE ISLAND
 2023 NOV 30 PM 3:30

PROGRESSIVE

Payment Address	Document Address
24344 Network Place	P.O. Box 94639
Chicago, IL 60673-1243	Cleveland, Ohio 44101-9908
	Phone: (877)818-0139
	Fax: (888) 781-6947

11/1/2023 9:12:00 AM

Certified Mail 9489 0090 0027 6567 8158 62 Return Receipt Requested

Town Clerk
Town of Bristol
10 Court Street,
Bristol, RI 02809

Your Client: TOWN OF BRISTOL

Your Claim Number: na

Our Insured: DOMINGUEZ, MARLIN

Our Claim Number: 23-6774517

Amount Subject to Reimbursement: \$851.15 (\$750 DEDUCTIBLE, AMOUNT PROG PAID IS \$101.15 INCLUDING THE \$10.19 INVOICE CONVENIENCE FEE)

Amount of Insured's Deductible: \$750 -due to the way safelight is paid by the system, unable to make draft correction to add ded. Ded added in to the collectable amount

Please take this as formal notice of our subrogation rights relative to the above -captioned claim. We have completed our investigation into the facts of the above-captioned loss and find that your insured was the proximate cause of the accident.

Location of Loss: I195 SB RI

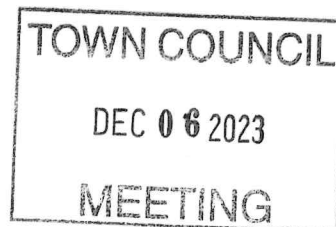
Date and Time of Loss: 08/02/2023, 08:40 AM ET

Description of Loss: Our insured was traveling on I-195 Southbound in RI and a Bristol vehicle with plate # 5434 failed to maintain a safe and secure load, when a rock fell off the back of the truck and struck our insured's vehicle. We are seeking reimbursement for our insured's vehicle damages.

Please make your draft payable to Progressive Casualty Insurance Company as subrogee of "DOMINGUEZ, MARLIN", in the amount stated above and mail it to the attention of the undersigned at your earliest convenience.

All supporting documentation is enclosed. Thank you for your anticipated, prompt attention to this matter.


Progressive Subrogation
Progressive Casualty Insurance Company
Tel. 877-818-0139
Fax. 888-781-6947
GovernmentStatus@email.progressive.com



Claim Payment Detail (23-6774517)

Payment Information

Disbursement Number: 118361115	Total Amount: \$90.96
EFT Trace Number:	Invoice Number:
Pay to the Order of: SAFELITE	
Mailing Address: DEPT 1826	
COLUMBUS, OH 43271-1826 USA	
In Payment Of: 6284612569	

Reviewed Summary

Issuing Rep: PACMAN	Approved By:
Issue Date: 10-04-23	Review Date:
Last Updated Rep: PACMAN	Reviewed By:

Bank Information

Type: Loss	Bank Code: CT1
Stop Reason:	Cleared: 10-05-23
Stop Date:	

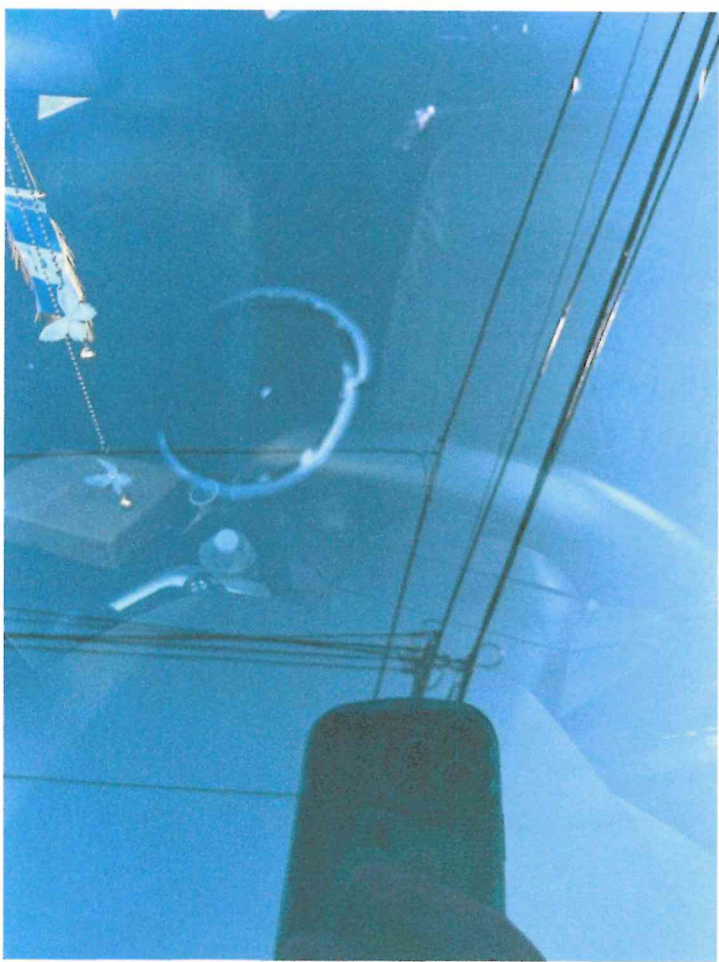
Exposure Detail: COMP

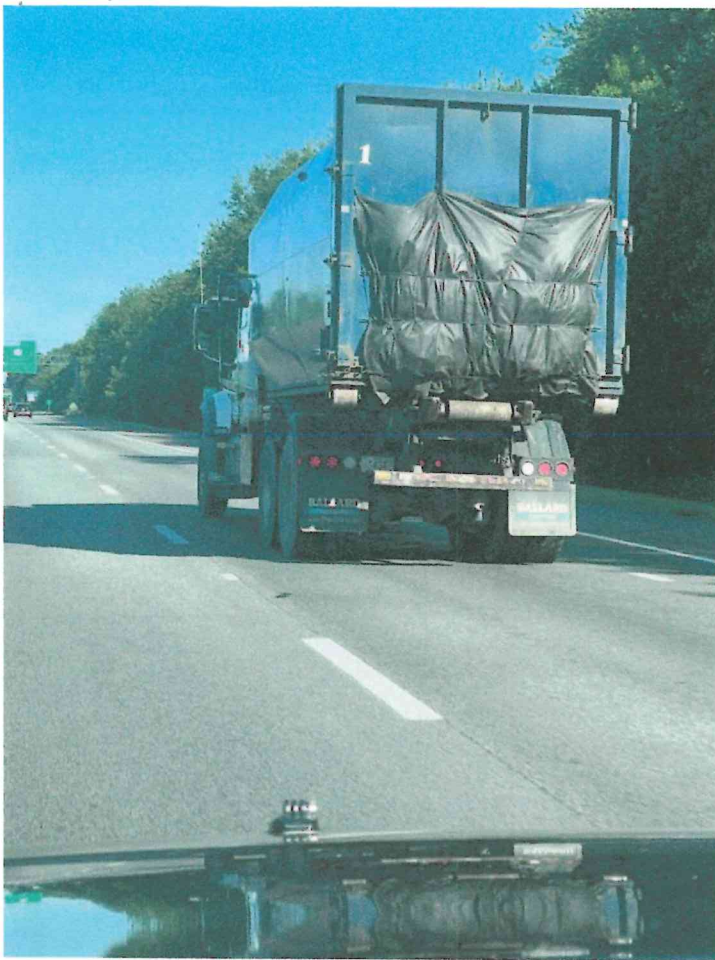
Party Name: MENDIETA, ANGELICA	Amount Paid: \$90.96
Property Description: 22 TOYOTA RAV4	Deductible Taken: \$0.00
Payment Type: FINAL PAYMENT	Property Damage: \$0.00
	Rental: \$0.00

Safelite Glass Invoice**SYSTEM**

10/03/2023 04:15 PM ET | 32 days

*** NO VEND AUTH ON FILE - CORRECT TO ALLOW EFT *** VEHICLE: 2022 TOYOTA RAV4 4 DOOR
UTIL VEHICLE ID #: 2T3P1RFV8NW324206 REPAIR DATE: 09/02/2023 BILLED AT R/C RATE?:
MESSAGE: CAUSE OF LOSS: ROCK FROM ROAD REPAIR LOCATION: SAFELITE REPAIR ZIP: 02888
COUNTY CODE: DETAIL DESCRIPTION: SOLAR 3RD VISOR FRIT ACOU DETAIL QTY: 1 DETAIL PART
#: FW05859 GTY LIST PRICE: 1,127.20 DETAIL NET PRICE: 371.98 ITEM PART #: Z ITEM
DESCRIPTION: ITEM QTY: 1 ITEM LABOR: ITEM NET PRICE: 30.00 ITEM PART #: ITEM
DESCRIPTION: ITEM QTY: 1 ITEM LABOR: 139.00 ITEM NET PRICE: DETAIL DESCRIPTION: RAIN
SENSOR KIT DETAIL QTY: 1 DETAIL PART #: RS 103 PAD LIST PRICE: 25.08 DETAIL NET PRICE:
25.08 DETAIL DESCRIPTION: ADAS STATIC RECAL SERV DETAIL QTY: 1 DETAIL PART #: RECAL
STATIC LIST PRICE: 245.00 DETAIL NET PRICE: 245.00 DETAIL DESCRIPTION: CPI RELIEF DETAIL
QTY: 1 DETAIL PART #: CPI RELIEF LIST PRICE: DETAIL NET PRICE: DETAIL DESCRIPTION: INVOICE
CONV FEE DETAIL QTY: 1 DETAIL PART #: INVOICE CONV FE LIST PRICE: 10.19 DETAIL NET PRICE:
10.19 REPAIR CREDIT: .00 LOCAL TAX: .00 INVOICE #: 6284612569 DEDUCTIBLE: 750.00 STATE
TAX: 29.90 INVOICE DATE: 10/02/2023 AMT INSURED PD: .00 BALANCE DUE: 101.15





NARRATIVE FOR TROOPER JOSEPH PRONK

Ref: 23RIX4-589-OF

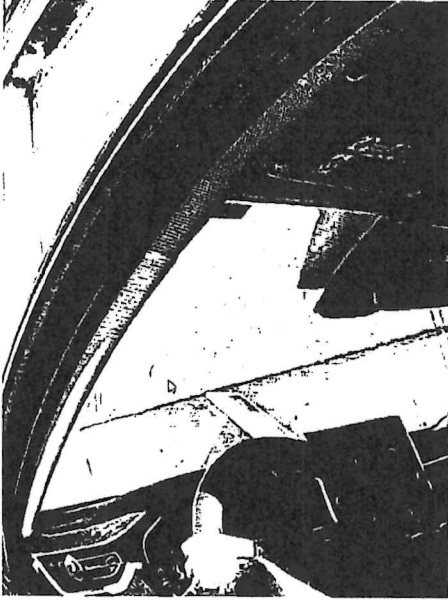
On Thursday August 2, 2023, at 8:40 AM, I was dispatched to a damaged motor vehicle on Route 195 West at South Main Street in the City of Providence. The damaged vehicle was described as a blue 2022 Toyota Rav4 bearing RI registration #1KK776.

Upon arrival I made contact with the operator of the Rav4 who was identified as Angelica Mendieta Alvarado DOB: . Ms. Mendieta Alvarado stated that she was traveling in the second lane from the right on Route 195 West in the City of Providence when a rock fell from the back of a dump truck that was traveling directly in front of her. The rock struck her windshield causing a circular crack on the driver's side of the windshield. Ms. Mendieta Alvarado took a photo of the blue dump truck which was bearing RI Town Registration #5434 and had side lettering "DPW Bristol". Ms. Mendieta Alvarado provided her Progressive insurance information and was advised a report would be taken.

I contacted the Bristol Department of Public Works who confirmed that their truck was in that area and provided their insurance information, Rhode Island Interlocal Trust. They further advised Ms. Mendieta Alvarado could respond to their facility for additional information.

Nothing further to report.

Rhode Island State Police Headquarters
Images Associated with 23RIX4-589-OF



PETITION TO THE TOWN COUNCIL



To the Honorable Town Council of the Town of Bristol: The undersigned hereby respectfully requested of your Honorable Body that:

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2023 NOV 20 PM 1:21
DATE RECEIVED

Reimbursement for filling Sink hole in my Backyard
Due to storm drain in street dumping into my yard.
Property is 7 Karen Ann Dr, I had DPW out several
times, last time was Sept and they said they needed
to send a camera in to locate the break or what is
going on. I am original owner from 1986 and familiar
with the lot. I have filled this sink hole for years,
not knowing there was water 2' feet down until I had
someone come to fill it, he dug a little bit and
hit water. We did not know where it was coming
from until an old timer he knew said look for drains.
We did and found storm drain in road with 4 pipes
in it. (1) going down road (2) continue down road (3) coming
from across street (4) dumping into my yard. I asked
DPW worker (supervisor) to just cap it so the water
stops coming in. He said that would be easy fix but he
needed to see the break. We're still waiting, in meantime
the land is slowly sinking again. Here is Bill for \$600.00
for filling it this summer/spring

TOWN COUNCIL
MEETING
DEC 06 2023

PLEASE NOTE:

Please ensure that your petition is submitted by 4:00 PM, two (2) Wednesdays before the Town Council meeting scheduled for

in order to be included on the docket. According to Council policy, petitions cannot be addressed unless recommendations, if needed, from the relevant departments are received before the Council meeting

SIGNATURE: John A. Mattes
NAME: John A. Mattes
ADDRESS: 7 Karen Ann Dr
TOWN: Bristol RI 02809
BUSINESS TEL. NO. _____
RESIDENCE TEL. NO. 401-247-7411
EMAIL ADDRESS: JMATTES5567@gmail.com

Lucky 13 Excavation
PO Box 564
Dighton, MA 02715 US
alex@lucky13excavation.com



INVOICE

BILL TO

John Mattes
7 Karen Ann Dr
Bristol, RI

INVOICE # 1155

DATE 04/21/2023

DUE DATE 05/21/2023

TERMS 30

	AMOUNT
Excavating Services	600.00
excavation of sinkhole in yard and import of fill	
<hr/>	
PAYMENT	600.00
BALANCE DUE	\$0.00

PAID

Payable via cash or check



LICENSE REQUEST: HOLIDAY SALES LICENSE RENEWAL
EXPIRES: DECEMBER 1, 2024

Item (CA) JJ1.

PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of Bristol:
The undersigned hereby respectfully requests of your Honorable Body to be granted a

HOLIDAY SALES LICENSE includes: New Year's Day, Memorial Day, 4th of July, Victory Day, Labor Day, Columbus Day and Veteran's Day. *Does not include operating on Christmas or Thanksgiving.*

FOR: Wink

AT: 17 State Street

BY: JUSTIN MARKS

TYPE OF BUSINESS: G-ETS

\$0 Fee for License

*Late Application Fee: \$25.00

2nd Quarter taxes must be paid before license can be issued.

Please attend the Council meeting on November 15, 2023

Petition must be returned by October 19, 2023

(*A late fee of \$25 will be charged if received after this date)

Petition mailed September 23, 2023

*SIGNATURE: [Signature]

NAME: JUSTIN MARKS (PLEASE PRINT NAME OF APPLICANT)

ADDRESS: 17 State Street (ADDRESS OF APPLICANT)

TOWN: Bristol (ADDRESS OF APPLICANT)

DATE OF BIRTH: _____

BUSINESS TELEPHONE: _____

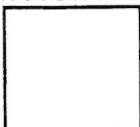
HOME TELEPHONE: _____

EMAIL: Wink

Date Returned: _____

TOWN COUNCIL
DEC 06 2023
MEETING

TAX STAMP



TO BE USED BY FINANCE DEPARTMENT

*BY SIGNING THIS PETITION, I CONSENT TO THE RELEASE OF RECORDS AND INFORMATION FOR BACKGROUND, INCLUDING POLICE RECORDS, RESIDENCE RECORDS, AND OTHER RECORDS.

 COPY



E6A

Inter Office Memorandum

To: Steven Contente, Town Administrator
From: Michael DeMello, Fire Chief
cc: File
Date: November 2, 2023
Re: License Recommendation, November 15 Council Meeting

The fire department has reviewed the license request presented as follows:

1. Holiday Sales Renewals 2023-2024

There is no objection to the granting of said licenses as described in the Town Clerk memorandum of October 31st, provided the applicants are compliant with all applicable laws, codes, ordinances, and/or other compliancy requirements.


 STEVEN CONTENTE
 Town Administrator

TOWN COUNCIL
 NOV 15 2023
 MEETING

EBB

COPY



Bristol Police Department

395 METACOM AVENUE BRISTOL, RHODE ISLAND 02809
TELEPHONE (401) 253-6900



KEVIN M. LYNCH
Chief of Police

BRISTOL POLICE DEPARTMENT PETITION REVIEW FORM

DATE FILED: 10-31-2023

PETITION DESCRIPTION:

Holiday Sale License Renewals 2023-2024

PERSON/S FILING PETITION:

LICENSE RENEWAL NEW PETITION

REVIEW:

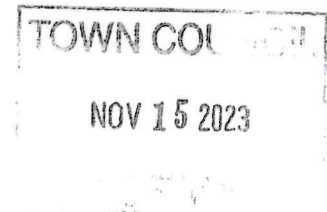
- APPROVED
- CONDITIONAL APPROVAL
- DENIED
- FORWARD TO ANOTHER DEPARTMENT FOR REVIEW

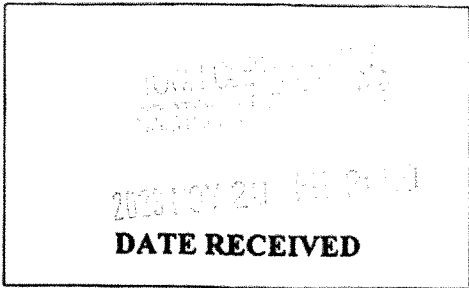
NOTES:

I have reviewed the requests for Holiday Sale License renewals for all listed establishments. There is no known reason for denial of any of these renewals provided that all laws and ordinances governing these practices are followed.

REVIEWING OFFICER: Lt. Roman Wozny

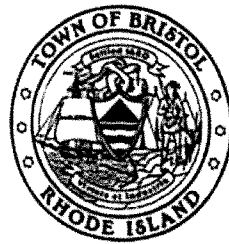
DATE COMPLETED: 10-07-2023





PETITION TO THE TOWN COUNCIL

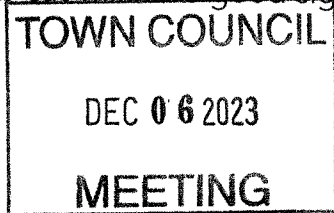
To the Honorable Town Council of the Town of Bristol: The undersigned hereby respectfully requested of your Honorable Body that:



9 Sunset Road, Bristol RI

The applicant is requesting permission to add a new curb cut at the north east corner of the lot. A telephone pole has already been relocated. The existing house is designed where the front door is on the side of the house, rather than facing Sunset Road, which would follow a more traditional layout. In order to provide guests with a welcoming entry, the applicants are proposing a new parking court for six cars at the front entry of their home that will be accessed from the new driveway. This driveway will include a 4'-0" cobble stone apron, and will require the new curb cut. The existing driveway will be used by the applicants to access the garage that will be built on the south east corner of the lot. It is important to note that there is no concrete curb and sidewalk, only a grassy strip between the road and the applicant's property - see the attached photos on drawing L1.0. The new curb cut will allow the applicants to upgrade the exterior of their home that includes an extensive landscape plan and it will contribute to an improved view of the property from the road. This new curb cut meets the important criteria when adding a new curb cut:

- public safety is preserved as the driveways on the opposite side of the road have a clear view of the street. The proposed curb cut and driveway will not impede the neighbors view of the street when exiting their driveways
- this is a small local road that ends in a cul-de-sac and is only used by the people who live on the street
- because of the proposed parking court, cars will be able to turn around and head out the driveway facing forward without the need to back up onto the street
- the new curb cut will have good sight lines, both up and down the street



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SIGNATURE: *Michael Santoni and Alexis Pappas*
 NAME: Michael Santoni and Alexis Pappas
 ADDRESS: 9 Sunset Road
 TOWN: Bristol
 BUSINESS TEL. NO. _____
 RESIDENCE TEL. NO. 973-609-2660
 EMAIL ADDRESS: michaelsantoni@gmail.com



TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email: Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
COUNCIL CLERK

DATE: November 20, 2023

RE: Michael Santoni/ Alexis Pappas, 9 Sunset Road-
request for curb cut

May we please have your recommendation, or the recommendation of the department head you deem appropriate in order for the Council to review the request at the regular Town Council Meeting to be held on December 6, 2023

Please note that all council items are due by **12 PM noon, November 29th**, one week prior to the meeting. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachment



TOWN OF BRISTOL

DEPARTMENT OF PUBLIC WORKS

111 Mt. Hope Avenue
Bristol, Rhode Island 02809
Tel. 401-253-4100 Fax 401-254-1278

KK1A

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Christopher J. Parella
DIRECTOR OF PUBLIC WORKS

DATE: November 28, 2023

RE: Michael Santoni/Alexis Pappas, 9 Sunset Road – request for curb cut

2023 NOV 30 PM 12:04
TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND

Mr. Administrator,

I have no objection to this request. I would recommend that the Honorable Town Council approve this petition provided that all applicable laws and ordinances are adhered to.

Please advise if you have any questions or concerns.

*Concur
Steven Contente*

STEVEN CONTENTE
Town Administrator

TOWN COUNCIL
DEC 06 2023
MEETING