



TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING

Planning Board Meeting Agenda

Thursday, May 09, 2024 at 7:00 PM

Community Development Office, (Former Reynolds School), 235
High Street, 1st Floor, Bristol, RI 02809

A. Pledge of Allegiance

B. Approval of Minutes - April 11, 2024

C. New Business

C1. Update to Housing Chapter of Bristol's Comprehensive Plan - Presentation, Review, and Discussion to continue the update with Jeff Davis from Horsley Witten Group & Robert O'Brien from Camoin Consulting firm. Update will include strategies to achieve the goal of 10% Low-Moderate Income Housing. Also for discussion is program for affordable housing trust fund.

D. Correspondence

D1. Correspondence from Director Williamson inviting the Board to the June 4, 2024 workshop on the Route 114 Resilience Plan at Bristol Town Hall at 7pm.

D2. Correspondence from Nick Toth inviting the Board to the presentation on the Bristol Waterfront Historic District Re-survey report on July 10, 2024 at Bristol Town Hall at 7pm.

E. Adjourn

Date: May 2, 2024

Posted by: mbw



Town of Bristol, Rhode Island

Department of Community Development

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

May 1, 2024

TO: Planning Board

FROM: Diane Williamson, Director

RE: Update to the Housing Element of the Comprehensive Plan

Please re-review the attached status report on the Housing Element Action Items from the current Comprehensive Plan.

The consultant will be discussing strategies for the Update.

Thank you.

Housing Action Items and current status of same:

H-1 – Create standards for Multi-family housing created for affordable housing

Not Done.

H-2- Adopt public advertising campaign

Not done specifically by Bristol but Statewide attention given

H-3 Build an affordable Housing Trust Fund

Not done. We had no Fee -in -Lieu received from any inclusionary zoning projects. The Town rescinded the Inclusionary zoning with the recent state law that required significant density bonuses. We have the one fee from Bristol Yarn Mill expected to be received in 2024-2025. This was from a prior zoning change that was renegotiated by the Town. The original zone change was prior to the Town's inclusionary zoning ordinance so it was negotiated at that time as well and gave the developer options for on site, off site or fee in lieu with a minimum of 10% affordable. When the zoning was amended the Town re-negotiated for 20% with 10 units in mill, 3 across the street and the rest fee in lieu. There had been two other previous developments that would have paid a fee in lieu "Belvedere" which was denied by the Zoning Board and "Longfield" which opted to provide off-site affordable units and came back to the Board for a modification of the original permit.

H-4 Work with RWU to encourage more on-campus housing and a right of first refusal for Almeida

RWU does have a plan to build more on-campus housing and they are aware of the Town's interest in Almeida Apartments when they go off-line.

H-5 Re-institute the Affordable Housing Committee

The original appointed Committee provided recommendations to the Town Council and disbanded. We'll have to look at what other Towns accomplish with their Affordable Housing Committees since the original Committee didn't see a need to keep meeting.

H-6 Develop a Section 8 Home ownership program

Not Done. This is something to ask Candy Pansa about at the Bristol Housing Authority.

H-7 Develop a program with Bristol Housing Authority to recruit more landlords for Section 8 since there are more recipients than apartments.

This is something else to ask Candy Pansa about.

H-8 Develop a program and promote East Bay CDC as the only East Bay Agency recognized as a monitoring agent

This has been done informally. Whenever we have an applicant for affordable housing we meet with the East Bay CDC as the monitoring agent. Community Housing Land Trust (Melina Lodge) is the monitoring agent for the home ownership affordable units that had been monitored by RI Housing.

H-9 Partner with East Bay Chamber of Commerce to raise awareness of need for workforce housing.

More could be done here.

H-10 Utilize the service of RWU Community Partnerships Center to develop creative ways to provide affordable housing

This is ongoing as opportunities present themselves with the CPC. The CPC reaches out for project ideas but hasn't been as active as in past years.

H-11 Continue and expand the CDBG home repair program

This is ongoing with a very active CDBG Home Repair Program.

H-12 – Consider best use or re-use of Town owned property to including housing or apply a portion of the sale to a housing trust or first time homebuyer. Exception are the former schools on the Town Common which cannot be sold or used for housing per the Grand Deed.

The former Oliver School was recently sold and is proposed for 11 residential units with 3 to be affordable. Also proposed to have one accessible unit.

H-13 Work with State Legislature to broaden definition of affordable housing

Ongoing with Statewide initiatives but not successful. Bristol has some landlords that have had long term rentals with rents sometimes less than what they could charge as documented "affordable" units. However, these landlords don't want to commit to the 30-year deed restriction and so we can't count them towards our 10%.

H-14 Identify individual properties and neighborhoods for architectural or historic significance and work with owners for National Register of Historic Places designation.

Some preliminary work has been done but need to do more.

H15 – Explore and consider form based versus use based zoning to maintain characteristics of existing neighborhoods.

This has not been done but could be done in conjunction with H-1 for the multi family standards.

H16 – Continue to update streets with sidewalks

This is ongoing with developments and with the Town and RIDOT. RIDOT is currently working on sidewalks on the west side of Hope Street and Ferry Road as well.

H17 – Cul-de sacs should be discouraged where possible.

This is ongoing with Planning Board as part of subdivision reviews.

H18 – Adopt a night sky ordinance to address the impacts of exterior lighting on neighborhood.

We prohibit lights from impacting neighbors with shielding, location, and intensity, but not as a comprehensive “night sky ordinance.”

H-19 Continue to participate in Community Rating System

Yes, we are doing this and are now a Class 7.

H-20 To provide incentive for property owners to create deed restricted affordable rental, continue to limit the property tax on the deed restricted unit to 8% of the gross income received.

We are still doing this. This is ongoing.

H-21 Continue to list sites for affordable housing and consider scattered units.

We need to update this list. A lot of the sites are no longer available.

H-22 Continue to required affordable units as a condition for zoning relief and zone changes that include residential.

This is ongoing specifically with the Zoning Board; however, the Board doesn't always agree with staff's recommendations to require affordable units.

H-23 Create an info packet for non-profit developers to help promote creating affordable housing

This is not yet done

H-24 Create design standards for in-fill development

Not yet done. This would be important for multi family infill but not sure as important for single family infill.

H-25 Help seniors in place

Ongoing

H-26 Work with service providers to create affordable child care

To be done.

H-27 Work with homeless agencies to track homeless individuals or families

This is ongoing.

H-28 Work with the State to amend current state law on affordable housing including allowing Section 8 vouchers to count toward 10% goal.

State Laws are currently being amended regarding housing.



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Department of Community Development

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May 1, 2024

TO: Planning Board
FROM: Diane M. Williamson, Director
RE: **June 4 Workshop – Route 114 Resilience Plan**

This is to invite the Planning Board to the upcoming workshop on June 4, 2024 at 7:00 p.m. in the Bristol Town Hall as the first of several workshops on the Route 114 Resilience Plan.

The Route 114 Resilience Plan, funded by the RI Division of Statewide Planning with in-kind support from Bristol, Warren and Barrington, is being developed to assess the current and future vulnerability of the Route 114 Corridor and establish concept alternatives for reducing coastal flood risks and improving the overall resilience in key areas of vulnerability. Bristol has two of those areas – at Silver Creek and at Walker Cove.

This first workshop will introduce the public to the project, and present the existing and future conditions analysis. Members of the public can offer their feedback on observations, concerns, and project goals.

See the attached for further information on the project and the project web page.

Thank you.



PURPOSE OF THE PLAN:

Rhode Island (RI) State Route 114 is a key north-south regional connector in the state's East Bay transportation network that serves as the central main street for the communities of Barrington, Bristol, and Warren, providing important connections between commercial, educational, and residential land uses. Several local and State plans recognize that Route 114 also serves as a critical evacuation route, yet the use and long-term functionality of Route 114 are vulnerable to the current and future impacts of a changing climate, as the road runs through several low-lying areas along the RI shoreline. Currently, several segments of the Route 114 corridor become periodically inundated during coastal flooding events (see Figure 1), and these conditions are only expected to worsen in the future with the increasing rise in sea levels and greater intensity of coastal storms.

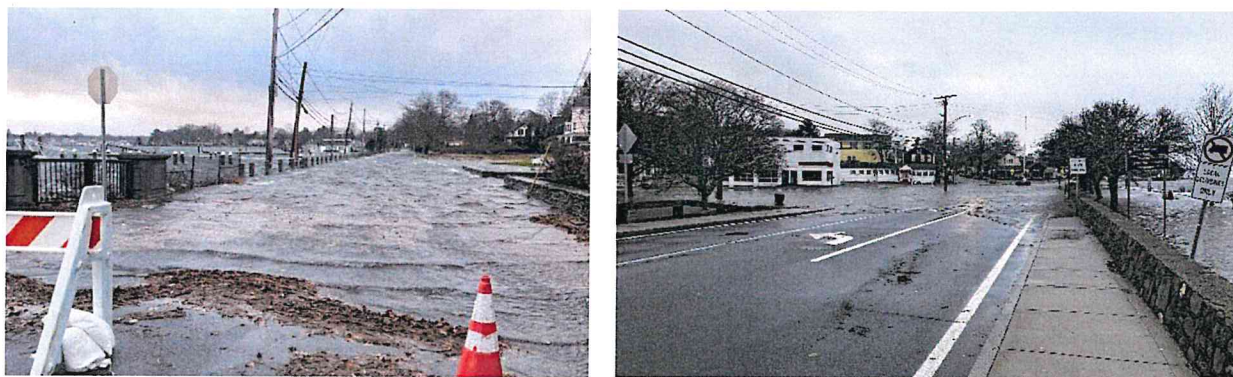


Figure 1: Photos of coastal flooding along Route 114 in Barrington (left) and Bristol (right)

Even temporary disruptions to the use of this state-owned collector road can result in dramatic community impacts, ranging from disconnected neighborhoods for emergency services to the loss of economic production and damage to critical infrastructure. With support from the Rhode Island Division of Statewide Planning – and the Towns of Barrington, Bristol, and Warren – the *Route 114 Resilience Plan* is being developed to: (1) **assess the current and future vulnerability** of the Route 114 corridor through Barrington, Bristol, and Warren and (2) **establish conceptual alternatives for reducing coastal flood risks** and improving overall resilience in key areas of vulnerability (AOVs) throughout the region.

PLANNING GOALS:

The primary goal of this plan is to **engage local, regional, and state stakeholders in developing a purposeful and actionable plan that positions the Barrington, Bristol, and Warren communities to maximize the value of the future investments that will be required to make the Route 114 corridor more resilient to future flooding**. Recognizing the growing scale of funding opportunities that are now available for taking action on addressing climate-related impacts, the focus of this plan is to prioritize actions that support long-term community goals and balance flood risk reduction with potential project costs to generate benefits that create value beyond coastal flood resilience.

PROJECT WEBSITE: <https://planning.ri.gov/planning-areas/climate-change-resilience/resilient-route-114>





Town of Bristol, Rhode Island

Historic District Commission

10 Court Street
Bristol, RI 02809
www.bristolri.gov
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May 9, 2024

Bristol Planning Board
10 Court Street
Bristol, RI 02809

RE: Invitation to Public Presentation of Data, Bristol Historic District Re-Survey

Honorable Members of the Planning Board:

On behalf of the Bristol Historic District Commission, I want to invite the members of the Planning Board to the Public Presentation of Data and Findings for the recent re-survey of the Bristol Historic District. The presentation will be held at the Town Hall on July 10, 2024, at 7:00 PM.

Sincerely,

Nicholas Toth
Planner/HDC Clerk
Bristol Department of Community Development

CC: Diane Williamson, Director of Community Development; Oryann Lima, Chair, Bristol Historic District Commission