



June 6, 2024

Bristol Town Council
10 Court Street
Bristol, Rhode Island

Re: Proposed Expansion of Bristol Harbor Inn Marina and Pool Boat

Dear Bristol Town Council Members,

I am writing to comment on TSL, LLC's proposed marina expansion to include a moored pool boat. By way of background, I am a real estate agent at Lila Delman Compass, an independent brokerage firm with deep roots in Rhode Island as Lila Delman was founded in 1964. Just over 3 years ago Lila Delman joined Compass and under the Lila Delman Compass and Compass names we now have 8 office locations in Rhode Island. Lila Delman Compass's expertise is solidified by our ranking as the #1 Luxury real estate firm in the State of Rhode Island. Further, I am a licensed realtor in both Rhode Island and Massachusetts. My education and experience include: a degree in Economics from Harvard College, over 10 years' experience working at Morgan Stanley and Goldman Sachs, 16 years at Lila Delman Compass, two (2) terms serving as Treasurer of the Newport County Board of Realtors (on the Executive Committee and 6 years serving on the Board of Directors), serving on the Rhode Island Association of Realtors Board of Directors and a member of the Women's Council of Realtors. Lastly, I was recently awarded the Five Star Award for 5 consecutive years 2020 – 2024 for professional excellence in the real estate industry.

I am concerned that TSL, LLC's proposed marina expansion to include a moored pool boat would diminish the value of neighboring properties, including the Stone Harbour Condominium units in general and, more particularly and significantly, the South building units closest to the proposed moored pool boat. Noise, safety, waterfront views, and access are factors which impact property values. The installation of the proposed Bristol Harbor Inn pool boat in the marina could negatively impact all these factors, which would in turn negatively impact the values of the surrounding properties.

My primary concern is the potential safety risks posed by the pool boat. For instance, who will be policing and preventing Bristol Harbor Inn pool guests from jumping off the "wrong" side of the pool dock into the very active harbor where there is significant boating traffic, rather than the pool? Who will be monitoring that Bristol Harbor Inn guests are not over-consuming alcohol and risk falling into the harbor from the pool boat and once again potentially putting themselves in harm's way of marine traffic in an active harbor. When the

sea breeze really kicks in, there can be waves and rough seas in Bristol harbor. Will these Bristol Harbor Inn guest swimmers, who may not be familiar with a marine environment be able to safely navigate the docks to the moored pool dock? Will the pool boat be ADA accessible? It would be extremely unfortunate for an accident to occur, similar to the recent tragic accident in Biscayne Bay, FL in which a 15-year-old girl was fatally struck by a boat while waterskiing.¹ The safety risks should be evaluated and discussed before this proposal moves any further.

In conclusion, as a professional realtor and a recreational boater, I have serious concerns about the negative impacts of TSL, LLC's expanded marina and pool boat proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alyce Wright', with a stylized flourish at the end.

Alyce Wright

¹ <https://www.cnn.com/2024/05/14/us/florida-girl-killed-waterskiing/index.html>