



## Town of Bristol, Rhode Island

### Planning Board

B1G

10 Court Street  
Bristol, RI 02809  
[www.Bristolri.us](http://www.Bristolri.us)  
401-253-7000  
253-7010

### PLANNING BOARD DECISION

**OWNER/APPLICANT:** Russ Russ Realty, Co.  
**ADDRESS:** 125 Thames Street

**PLAT AND LOT:** Plat 10, Lots 41, 42, 44, 60, 61, 62, 68, and 73

**PROJECT NAME:** Robin Rug Complex

**APPLICATION:** Major Land Development Master Plan

**DATE:** June 22, 2010

The Board has reviewed the proposal for the Major Land Development for the Robin Rug Complex for 98 residential units, and approximately 24,670 square feet of commercial space. A public information meeting was held at which time public testimony was considered on April 13, 2010. Board members conducted a site visit to view the subject property.

**The Planning Board finds that:**

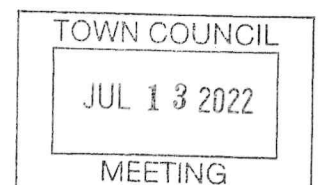
1. **The proposed Master Plan, with the conditions for approval is consistent with the Comprehensive Plan** because it is implementation of Action Item 20 in the Economic Development Element.
2. **This proposed, Master Plan, is in compliance with the standards and provisions of the zoning ordinance** because it is consistent with the conditional Rehab LDP zoning that was applied to this property in July 31, 2008.
3. **There will not be any significant negative environmental impacts from the proposed Master Plan, with the conditions of approval, because the proposed drainage includes low impact design techniques including a rain garden; the roof drains currently connected to the sanitary sewer will be disconnected and discharged to the storm drainage system and a landscaped planter collection system; and a 5,000 gallon cistern is proposed for a irrigation.**
4. **The development project as proposed will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations would be impracticable** because no new lots will be created.
5. **The development project has adequate and permanent physical access to a public street** being Thames Street and Constitution Street.

Motion made by Anthony Murgo, Seconded by Kenneth J. Marshall.

Voting in Favor: Jerome Squatrito, Kenneth J. Marshall, Anthony Murgo, Armand Bilotti; and, Charles E. Millard, Jr.

Voting Against: None

*Master Plan approval is hereby granted for the Robin Rug Complex at 125 Thames Street, for rehabilitation and reuse of the Robin Rug building into 98 residential units with approximately 24, 670 square feet of commercial space with public boardwalk and off site parking lot as shown on plans by Fuss and O'Neill as follows:*



**PLANNING BOARD DECISION, Cont.**

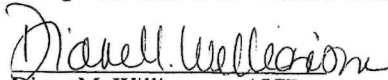
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*Sheet C1.00 – Radius Plan dated as revised March 19, 2010;  
Sheet C1.01 – Vicinity Map dated as revised March 19, 2010;  
Sheet C1.02 – Existing Conditions Plan dated as revised April 18, 2010;  
Sheet C1.03 – Master Plan dated as revised March 25, 2010;  
Along with supporting information by the Robinson Green Berretta Corporation received by the Town on March 26, 2010 and dated April 13, 2010, entitled "Robin Rug 125 Thames Street, Bristol, Rhode Island " Master Plan "RBG No. 5796.*

*Approval is subject to the following conditions:*

- *One existing loading space is located on Thames Street but an additional loading space for the commercial uses should be explored on the site.*
- *Review of Legal Documents by the Town Solicitor including the parking lot covenant; donation of riparian rights; boardwalk agreement/easement (as revised to include easement from boardwalk to commercial spaces); and, Town access easement on north side.*
- *Connection fees for the Sewer in amount of approximately \$267,000 will be paid prior to commencement of project;*
- *The I and I Fee for Inflow and Infiltration in the amount set by ordinance of approximately \$97,000 will be paid prior to building permits;*
- *Final access easement for fire lane between subject property and property to the north (Elks).*
- *The location of the 10 affordable housing units (on site or off site) to be made prior to Preliminary.*
- *Water dependent uses in the commercial space will comply with all ordinances as to noise and performance standards.*
- *Submission of a detailed pedestrian access plan for north side of property to be submitted as part of preliminary phase.*

Being a decision of the Bristol Planning Board on June 22, 2010.

  
Diane M. Williamson, AICP  
Administrative Officer

Date: *July 2, 2010*

Recorded Jul 06, 2010 at 03:34:41P.  
Louis P. Cirillo Town Clerk