

BENGTSON
& JESTINGS, LLP
COUNSELLORS AT LAW

40 WESTMINSTER STREET, SUITE 300
PROVIDENCE, RHODE ISLAND 02903
TELEPHONE (401) 331-7272
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May 24, 2022

Ms. Diane Williamson
Director of Community Development
Town of Bristol
9 Court Street
Bristol, RI 02809

TOWN CLERK'S OFFICE
BRISTOL, RHODE ISLAND
2022 MAY 24 PM 5:22

Via Regular Mail and Email – dwilliamson@bristolri.gov

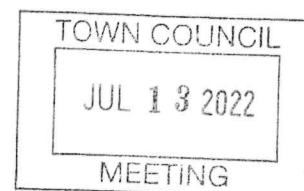
Re: Bristol Yarn Mill Redevelopment
Amended Application for Zoning Modifications/Zoning Change
AP 10, Lots 41, 42, 43, 44, 49, 50, 60, 61, 62, 68, 71, 73, 74 and 76
Thames and Hope Street, Bristol, RI
Our File No. 214474

Dear Ms. Williamson:

This letter supplements my prior letter to you dated December 1, 2021, and the attachments therein. Attached please therefore find completed and signed Amended Application for Zoning Map Change signed by the Applicant, Brady Sullivan Properties, LLC, with an attached narrative to comply with Item B of the Application Checklist.

I further attach the following items:

1. A detailed report by Pimentel Consulting, Inc., dated December 9, 2021, along with a CV for Mr. Pimentel. This report, among other things, goes into great detail regarding the consistency of the proposed Zoning modification and change with the Bristol Comprehensive Plan. It is noted that this Report was based upon the Applicant's prior proposal for 151 Units; and its conclusions should be applicable to the current reduced proposal of 127 Units.
2. A list of names and addresses of the current property owners within two hundred feet (200 ft.) of the perimeter of the area being rezoned.



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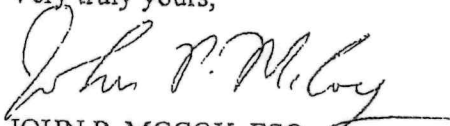
Ms. Diane Williamson
Re: Bristol Yarn Mill Redevelopment
May 24, 2022
Page 2

3. A revised map showing the property within two hundred feet (200 ft.) of the perimeter of the area being rezoned.

I have copied the Town Council Clerk, Ms. Cordeiro, per your instructions. It is my understanding that this matter will be referred to the Town Council for a first reading on June 1 2022.

If you have any questions, please feel free to contact me directly.

Very truly yours,


JOHN P. MCCOY, ESQ.

jmccoy@benjestlaw.com

JPM:vjo

Enclosure

Cc: Mr. Chris Reynolds, Brady Sullivan (letter only)
Mr. Shawn Martin, Fuss & O'Neill (letter only)
Andrew Teitz, Esq. (Zoning @utrlaw.com)
Ms. Melissa Cordeiro (MCordeiro@Bristolri.gov)



Town of Bristol, Rhode Island

10 Court Street
Bristol, RI 02809
www.BristolRI.us
401-253-7000

* AMENDED

* APPLICATION FORM FOR ZONING MAP CHANGE

1. Name of Applicant Brady Sullivan Properties, LLC
Address 670 North Commercial Street, Suite 303
Manchester, NH 03101
2. Name of Owner Russel Karian
Address 4 Owen Lane
Barrington, RI 02809
- If Owner is different from applicant, a notarized statement from the owner authorizing the applicant to make the zone change request on their behalf is required.
3. Property Address 125 Thames Street, Bristol, RI
4. Tax Assessor's Plat(s) 10 Lot(s) 42, 60, 61, 62, and 73
5. Current Zoning WPUD (HDO)

6. Requested Zoning WPUD * (Applicant is seeking a modification of certain of the conditions attached to the conditional zoning Change for this Property adopted by the Town Council in 2008 -- see Narrative attached.)
7. Area of Subject Property 142,226 sq.ft. (in square feet or acres)
(3.265 acres) (Building Site-Lots 42, 60, 61, 62 and 73)

8. Is the subject area:

- ☐ Yes In a Flood Zone ; if yes, indicate which one _____
☐ Yes In the Historic District;
☐ Yes Serviced by Public Water;
☐ Yes Serviced by Public Sewer.

I hereby certify that all information provided above and on any attached maps and reports is correct and true and that all requirements for a zone change have been met.

Signed [Signature]
Print Name Arthur Sullivan

Date May 23, 2022

**ATTACHMENT TO AMENDED APPLICATION BY BRADY SULLIVAN
PROPERTIES, LLC. FOR ZONING MAP CHANGE AND MODIFICATION**

The Applicant, Brady Sullivan Properties, is seeking to redevelop and reuse the Robin Rug Mill Complex on Thames Street and additional parcels on both Thames Street and Hope Street. The Project includes 127 residential apartment units, and approximately 6,300 square feet of leasable space for commercial uses.

The mill buildings will be renovated for the proposed residential and commercial spaces. The renovations and reuse of the buildings will be in accordance with the guidelines of the Rhode Island Historical Preservation and Heritage Commission and the Bristol Historic District Commission for the Renovations of Historic Buildings. None of the historic buildings are intended to be removed and no additions or significant modifications to the existing buildings are proposed. Only the noncontributing concrete masonry block building located near the Bristol Maritime Center is planned to be razed for the Project.

On July 31, 2008, the Town Council granted a Conditional Zone Change for the Main parcels in the Project from "W" to "W-Urban Rehab Land Development Project" ("Decision"). That Zoning Decision was recorded on October 29, 2008, in Book 1457 at Page 176 of the Bristol Land Evidence Records. A copy of that Decision is attached to this Application as Exhibit A. The Decision incorporated eight development conditions set forth by the Planning Board in its recommendation to the Town Council. These conditions and the Decision were further incorporated in Section 28-284 of the Bristol Zoning Code entitled "Land Development Projects – Urban Rehab Land Development Project". The Applicant is also seeking to amend the text of Section 284 (d) (2) to remove the minimum Gross Floor Area for this Property. The proposed Amendment is attached as Exhibit B.

The Applicant is now seeking to modify two conditions that were set forth in the Decision and that have been also promulgated in Section 28-284. The conditions and provisions seeking to be modified are as follows:

1. Density – The Applicant is now seeking to construct one hundred twenty-seven (127) residential units. The Decision established a Density of 98 Units, which was directly correlated to the size of the existing Structure by the following statement: "the actual density calculation would need to be 2,900 square feet of building area per Unit to achieve the proposed Density". This statement would suggest that the Council based the maximum number of units on a Gross Floor area of 284,200 square feet (i.e., 2,900 square feet/unit x 98 units = 284,200 square feet). On the same date of July 31, 2008,, Section 284(d)(2) of the present Zoning Ordinance was also enacted. This Section allows a lower minimum density of two thousand two hundred fifty square feet (2,250 sq. ft.) per dwelling unit for an "Urban Rehab Land Development Project which contains a historical building greater than one hundred thousand square feet (100,000 sq. ft.)"; which is the case in the present Project. Thus, there clearly appears that there was an expectation that more Density be allowed under the revised Ordinance. In its recommendations to the Council ("Recommendations"), the

Planning Department cites the Town of Bristol Tax Assessor Records, which lists the subject mill building as containing two hundred ninety-six thousand seven hundred seventeen square feet (296,717 sq. ft.) of gross floor area. One Hundred Twenty-Seven (127) units would translate to two thousand three hundred thirty-six square feet (2,336 sq. ft.) per dwelling unit, which is in excess of the minimum required under the above statute.

Notwithstanding the above different square footage figures, since the 2008 Town Council Decision allowed a density of 98 residential units, the Applicant, must still seek a modification for the current proposal of 127 units. Consistent with the Planning Board Decision, the Applicant also requests that the text of Section 284(d)(2) be amended to remove the minimum Gross Floor area requirement. This change would eliminate the inconsistency between the 2008 Decision and Section 284(d)(2) and would be more appropriate for an existing historic building of this size and type on a constrained lot.

2. Minimum Commercial Space - Condition 3 of the Decision stated that there shall be no less than 22,000 square feet of commercial space in the building. The Applicant is proposing approximately 6,300 square feet of leasable space for commercial uses. The Planning Board supported this Request.

Public or Institutional Use – Section 28-284(g)(1) provides that at least 10% of the land area must be reserved for public or institutional use. Consistent with Condition No. 1 of the Decision, and Comp Plan LU element pp 44-45, the Applicant is providing public access along the shoreline of Bristol Harbor from the Bristol County Elks to the Bristol Maritime Center. The Applicant has also modified the original Application and has agreed with the Planning Board to dedicate the existing parking lot at the corner of Church and Thames Street to the Town of Bristol for public parking to satisfy the ten percent (10%) requirement for public institutional uses. The total of these two items equals 12.6%, which is in excess of the ten percent (10%) required, so this condition is now satisfied.

The Applicant is also requesting minor deviations from the required parking space on site dimensional requirements set forth in Section 28-251(2)(a) and (4) of the Zoning Code. Specifically, these requests are as follows:

- a. 28-251(2)(a) Off-street parking space dimensions must be ten feet wide by eighteen feet long. The proposed spaces are nine feet wide by 18 feet long.
- b. 28-251(2)(a) Double line parking space stripes are required in parking lots with more than twenty spaces. The proposed interior parking lot use single line markings due to the narrower space width.

All of the above parking space requests are made because the Applicant is constrained by the existing dimensions of the building, including the support columns in the lower level of the existing building. The Applicant is seeking to reuse the existing building using best practices

and within the constraints of the State and Local Historic District Commissions. The Applicant would therefore also request relief from the Council for those parking constraints.

As a side note, the Applicant requested relief under Section 28-255 from the Planning Board Technical Review Committee to allow off-street parking for the site. The Applicant notes that this was a specific condition (No. 7) of the Decision which required the Developer of this Site to use off-street parking as additional parking for the Development. This Request was approved by the Planning Board as part of its conditional Master Plan approval.

With respect to Condition 2 of the Decision, as noted in Section III 5 of the Planning Board's Findings of Fact and Conclusions of Law, the Applicant will be complying with that Condition at a rate of 15% by setting aside three of the units in the existing dwellings as affordable units, and the balance of 17 Units to be paid in fee in lieu equal to seventeen units at Forty Thousand Dollars (\$40,000.00) per unit. These will be placed in the Bristol Affordable Housing Trust Fund.

Section 3 of the Bristol Comprehensive Plan 2016 update, entitled "Land Use" specifically references this Property as one to be converted into a mixed-use development with residential uses on the upper floors and with parking and commercial uses on the first floor (Comprehensive Plan Page 45). In addition, the Future Land Use Map included in the Comprehensive Plan has a category entitled "Urban Rehab and Waterfront PUD". It states that this area is intended to encourage the rehabilitation and reuse of deteriorated, unutilized, and inefficient historic and/or nonconforming structures of conservation concern to the Town. (Comp Plan LU pg. 52). As noted above in this narrative, the Applicant is seeking to reuse the existing historical Robin Rug Building consistent with the historical guidelines, and at the same time provide predominantly residential apartment units in the downtown area, as contemplated in the Comprehensive Plan. Further, under the Comprehensive Plan, Density bonuses are to be targeted, among other things, to the preservation of historical resources. Attached to this Application as Exhibit C is an Analysis by Edward Pimental of Pimental Consulting dated December 9, 2021, that concludes that the Project is consistent with the Bristol Comprehensive Plan. The Applicant, therefore, respectfully requests the Town Council's consideration and approval of this request.

Concurrently with this Application, the Applicant also filed a Master Plan Application for the Project with the Planning Board. That Master Plan received conditional Planning Board Approval on May 12, 2022.

Exhibit A

TOWN OF BRISTOL, RHODE ISLAND

TOWN COUNCIL

Kenneth A. Marshall, *Chairman*
 Raymond Cordeiro, *Vice Chairman*
 Mary A. Parella
 David E. Barboza
 Halsey C. Herreshoff



Document Number 00007546
 176

Council Clerk
 Louis P. Cirillo, CMC

D E C I S I O N

Re: Robin Industries, Inc., Russell Karian

On July 31, 2008 with a quorum present (Councilman Cordeiro absent), the Bristol Town Council voted unanimously to grant a conditional zone change to the subject property; further defined as Assessor's Plat 10, Lots 42, 60, 61, 62, and 73 from "W" to "W - Urban Rehab Land Development Project" as recorded in the Council Records of the Town of Bristol Book 65 beginning on Page 597 as follows:

Barboza/Parella - Motion made and seconded to grant the zone change based upon the finding of fact and consistency with the Comprehensive Plan as outlined by the Planning Board; incorporating the Planning Boards eight (8) Development Conditions:

1. Public Access to the Waterfront
2. Affordable Housing
3. Commercial Space
4. Water-Related Uses
5. Traffic Study
6. Infrastructure Mitigation
7. Off-Site Parking
8. Existing historic buildings

and as further refined in the Planning Board's memorandum of July 23, 2008*; and

Herreshoff/Barboza - Voted unanimously to amend this motion to include the condition that the absolute number of residential units shall not exceed ninety-eight (98); and

Voting unanimously in favor of the motion, as amended, were Council members Marshall, Parella, Barboza and Herreshoff.

Attest:

Louis P. Cirillo, CMC, Council Clerk

* Attached



Town of Bristol, Rhode Island

Planning Board

Document Number 00003869
BOOK 1457 PAGE 177

10 Court Street
Bristol, RI 02809
www.BristolRI.us
401-253-7000
253-7010

June 23, 2008

TO: Honorable Town Council

FROM: Jerome Squatrito, Chairman
Bristol Planning Board

RE: Petition to Change of Zone Ordinance relative to
Density and Commercial uses for Robin Rug

The Planning Board reviewed the above at their regular meeting of June 10, 2008. The Board heard a presentation by the applicant's attorney as well as testimony from the public. The Planning Board also considered the April 11, 2008 report from Mr. Kenneth Buckland of The Cecil Group and the Department recommendation. Mr. Buckland was commissioned by the Department, and partially funded by the applicant, in order to evaluate the petition.

The petition requested an amendment to zoning ordinance text to

- 1) exempt part of the property from the requirement to have retail business uses and/or restaurants, cafes and delis on the first floor within 50' of the front lot line; and,
- 2) amend the density calculation to a minimum of 4,000 square feet of gross floor area per dwelling unit for contributing buildings on the National Register of Historic Places in excess of 25,000 square feet (Robin Rug building).

The above amendment to the density calculation is to allow a density up to 98 residential units by calculating the density based on the gross floor area of the existing building. It was noted, in review of the proposal by The Cecil Group, that the existing building will have an atrium that will reduce the gross floor area such that the actual density calculation would need to be 2,900 square feet of building area per unit to achieve the proposed density. The applicants will be revising their petition accordingly.

Page 2

A motion was unanimously passed to find that the petition to allow up to 98 residential dwelling units and revised commercial space is consistent with the Comprehensive Plan and the General Purposes of Zoning as follows, WITH CERTAIN DEVELOPMENT CONDITIONS AS NOTED BELOW.

Comprehensive Plan Update of 2003

Figure G- Housing Plan concepts - are mapped for potential rehab/redevelopment includes housing.

Action Item OSR18 - "The development or redevelopment of the Bristol Waterfront will include a Harbor's Edge Walk that connects the public parks and access points between Independence Park and the Coast Guard Station. As part of the Town's historic policy of providing public access to the water, the walk will be pieced together through easements and acquisitions during the development review process.

Action Item ED11a - In any redevelopment of the current Robin Rug building on Thames Street, the Town should encourage a mixed use development with retail and/or parking on the first floor and office and/or residential on the upper floors. Any residential use on the first floor should be limited to the waterside of the building with commercial uses on the Thames Street side in order to keep the commercial vitality on Thames Street. Redevelopment of this building shall include a continuation of the public downtown harbor boardwalk (see OSR18) as well as the demolition of buildings (or portions of buildings) to open up view corridors and reduce the bulk on the waterfront. In conjunction with the redevelopment, the Town will also explore access through the site to the boardwalk along with an access point at the southern terminus of the boardwalk.

Affordable Housing Production Plan of 2005

Action Item 2.2 - Adaptively reuse underutilized site and buildings to create mixed-use, live/work communities containing affordable housing. Bristol has placed a high priority on maintaining and preserving industrial land, both undeveloped and underutilized parcels. However, these sites may present opportunities for mixed-use development, combining multi-family residential commercial office and or light industry. With mixed - use adaptive reuse, underutilized buildings can be revitalized, industrial uses can be maintained, and multi-family housing can be incorporated into a vibrant live/work environment. Residents would be able to walk to work, and could have access to other services such as shopping and public transportation.

Action Item 2.5 - There are sites in Bristol which could be developed as affordable housing if their current uses as industrial site were to cease. The Town will monitor these identified locations to facilitate the properties development as affordable housing if they become available.

DEVELOPMENT CONDITIONS:

1. Public Access to the waterfront. Developer shall construct at his expense a boardwalk all along the frontage of the property, with exact location to be determined as part of permitting process, provided that the northern end shall go beyond the property line and tie directly into Town owned land or public street. Crossing of Elk's parking lot at southern end is allowed, provided that extensive use of signs and materials (e.g. brick or stone walkway, railings, etc.) makes it clear to public where it is. No gates allowed. Limited closing allowed on same terms as Stone Harbor boardwalk.
2. Affordable Housing. The developer is to provide a minimum of 10% and no more than 20% affordable units, either onsite, offsite, or by fee in lieu to Affordable Housing Trust Fund as agreed to by the Planning Board during the Major Land Development Process.
3. Commercial Space - There shall be no less than 22,000 square feet of commercial space in the building. The commercial space shall be located in the building along Thames Street, north of Lot 42 on Plat 10, along Church Street, the waterfront and the proposed courtyard with a percentage allowed to be located above the first floor as agreed to by the Planning Board during the Major Land Development Process.
4. Water - Related Uses - A minimum percentage of said non-residential commercial space to be reserved for "water related" uses for a reasonable time frame to achieve such uses. This will also be further examined and decided as part of the Major Land Development Process to the satisfaction of the Planning Board.
5. Traffic Study - A Traffic study/traffic mitigation plan will be required as part of the Preliminary Plan application for the Major Land Development. Scope of the traffic study will be subject to Planning Board approval when density and mix of units is determined. Traffic study to be commissioned by the Developer with review of same by the Planning Board's engineering consultant. Fee for the review of the traffic study by the Planning Board's engineering consultant shall be reimbursed by the developer. If traffic mitigation is needed Developer will provide as a condition of any Planning Board approval on the Major Land Development.
6. Infrastructure Mitigation - Upgrade of off-site sewer and drainage facilities, or fee in lieu of, as well as payment of the Inflow and Infiltration funds to handle increased flow will be a condition of the zone change and must be paid prior to final approval of the Major Land Development application, or within a timeframe as mutually agreed by the Town and the Developer.

Document Number 00003967
BOOK 1457 PAGE 180

7. Off-Site Parking - The existing off-site parking lots to the east of Thames Street are connected to the improved property of the Robin Rug building. The Application for the Major Land Development must include this land owned by the applicant on the east side of Thames Street as part of the overall development. The Planning Board will require parking in excess of that required by the Zoning Ordinance and therefore one of the off-site parking lots must be used to provide parking for the development as part of the Master Plan approval for the Major Land Development. This provision does not include the parking lot currently leased by Aiden's Restaurant located at the southeast corner of the intersection of John Street and Thames Street.
8. Existing historic buildings - Change of zone is tied to existing historic buildings, consistent with the Rhode Island Historic Preservation and Heritage Commission. If any historic building or portion is demolished, voluntarily or involuntarily, prior to final permits, zoning is void. If demolished subsequent to final permits, the building can only be rebuilt exactly as before, without further Town Council zone change.

cc: Rob Stolzman, Attorney for Applicant

Jerome A. Squatrito

Recorded Oct 29, 2008 at 09:59:09A.
Louis P. Cirillo Town Clerk

Sec. 28-284. - Land development projects—Urban rehab land development project.

(a)

Purpose. The rehabilitation of deteriorated, under-utilized and inefficient historic and/or nonconforming structures of conservation concern is of primary importance to the health, safety and welfare of town residents. It is vitally important for the economic well-being of town that these resources be rehabilitated for long term reuse.

(b)

Zones where mandatory and optional.

(1)

Mandatory. A rehab LDP shall be mandatory for any development in the rehab LDP overlay zone.

(2)

Optional. A rehab LDP shall be permitted in the M zone or the W zone, but only on a parcel that contains an existing building formerly used for commercial or manufacturing use, of at least 20,000 square feet GFA. New construction may take place in addition to the existing building, provided that the existing building is rehabilitated and used as part of the LDP..

(c)

Permitted uses. The following uses shall be permitted in a rehab land development project, subject to the planning board's determination that such uses as proposed form a harmonious mixture for the subject site:

(1)

Residential: Multi-household dwelling, nursing home ^{iv} congregate care facility, hotel, community residence.

Note— ^{iv} A nursing home is not permitted in a V or A zone floodplain.

(2)

Institutional and governmental services: Medical clinic, hospital ^v, family day care home with six or less persons, day care facility with more than six persons, church, synagogue or religious educational building, civic/convention center and assembly hall, library, museum, fire station, government office building, schools: K-12, commercial or technical trade school.

Note— ^v A hospital is not permitted in a V or A zone floodplain.

(3)

Office uses: Office of a professional or business agent, or political, labor or service association including the following: insurance agent, insurance adjuster, investment agent, bonding agent, finance agent, accountant, advertising agent, architect, artist, dentist, chiropractor, engineer, government, landscape architect, lawyer, massage therapist, office business machine agent, physician, optician, optometrist, realtor, employment agent, travel agent, veterinarian or bank.

(4)

Service business: Restaurant, cafe, or deli without liquor sales, restaurant, cafe, or deli with liquor sales, tavern/bar/nightclub, catering, sign painting, laundry, self-service, drycleaning without on-site plant, appliance repair, mechanical equipment repair, printing, blueprinting and photocopying, photographic development, hairdresser/barber.

(5)

Retail business: Antique store, appliance store, auto parts sales—new, bait shop, bakery, book store, book store/cafe, clothing sales, convenience store, florist, furniture store, general merchandise store, gift shop, grocery store, liquor store, mechanical equipment sales, newsstand, pharmacy, shopping center (>2 stores), variety store, video rental and sales.

(6)

Wholesale business: Wholesale trade within enclosed structure, warehouse/distribution facility.

(7)

Industrial: Food and kindred products-manufacturing including canning or packaging, processing of bakery products, textile mill products and apparel manufacturing, lumber and wood products, furniture and fixtures manufacturing, rubber and miscellaneous plastic products manufacturing, stone, clay, and glass products manufacturing, pottery products manufacturing, fabricated metal products manufacturing, boat building and repairs, instruments and scientific equipment manufacturing, jewelry, silverware, plated ware, costume jewelry manufacturing, manual assembly of jewelry parts and crafts, lighting manufacturing.

(8)

Recreation: Bowling alley, skating/rolling rink, pool room, health club, theater, playground/park, open space, nonprofit community center, boat yard, marina, yacht club.

(9)

Marine trade industries. The design, fabrication, construction, maintenance, transport, storage, and retail and wholesale sale of boats and other marine products, equipment, systems and parts.

(d)

Density. The density for a urban rehab land development project shall be as follows:

(1)

Residential density. Density shall not exceed the existing residential density of the surrounding neighborhood, if not further defined by this chapter or the comprehensive plan, including any site specific reuse plan or neighborhood plan adopted by the town for inclusion in the comprehensive plan. Residential density for projects with an underlying "W" zone shall be based on the requirements of dimensional table C in this chapter. Other factors to be considered in determining density will be the ability of infrastructure, town services and the environment to accommodate such density. Even in a predominantly residential development, the developer will be required to use at least 25 percent of the site for commercial, institutional, and/or public use.

(2)

Residential density for historical buildings greater than 100,000 square feet in the W zone. Contributing buildings on the National Historical Register located in the W zone that are in excess of 100,000 square feet of gross floor area shall have no a minimum GFA/DU (gross floor area per dwelling unit) density of 2,250 square feet per dwelling unit, but density shall be determined based upon the ability of the infrastructure, town services and the environment to accommodate such density. In such buildings, in lieu of required retail and restaurant uses on the first floor within 50 feet of the front lot line (see footnote to section 28-82 table A in the W zone), the planning board may allow the provision of otherwise allowed nonresidential uses in alternate locations within the building. The planning board may also reduce the gross floor area of such required nonresidential uses by up to 20 percent.

(3)

Nonresidential density. Number and type of manufacturing, commercial, institutional and public uses shall be guided by the ability of the site and the surrounding area to accommodate parking, projected traffic levels, noise, sewer, water and storm drains. In a predominantly commercial development, the developer will be strongly encouraged, but not required, to use at least 25 percent of the site for residential use.

(e)

Objectives. These land development projects are designed to encourage the rehabilitation of urban waterfront and industrial areas of historic and/or conservation concern by pursuing the following objectives:

(1)

Minimizing traffic congestion and maximizing energy savings by reducing the number and length of automobile trips and by encouraging design friendly to pedestrians;

(2)

Promoting greater independence for the elderly, the young and physically or mentally handicapped individuals by providing greater accessibility and by bringing needs for daily life within walking distance of neighborhoods;

(3)

Enriching community identity by providing the opportunity for a broad range of housing types and work places consistent with traditional town character;

(4)

Protecting aspects of the built and natural environment and character which impart a sense of place to the community while allowing beneficial new uses and rejuvenation;

(5)

Safeguarding the physical fabric of the community from neglect and decay and preventing incongruous development and redevelopment;

(6)

Ensuring that changes of use, where they are allowed to occur, are appropriate and compatible with the architecture of the buildings on-site and the surrounding neighborhood;

(7)

Protecting the character of the area by encouraging development or redevelopment that does not generate excessive vehicular activity, noise or other nuisances, and which may jeopardize the continuing occupation and use of the neighboring properties.

(8)

For those rehab land development projects within the waterfront zone, maintaining and enhancing public access to the waterfront.

(f)

Minimum requirements. These land development projects are designed for mixed use which encourages the reuse of older structures or older areas within designated areas in town. Each rehab land development project shall be guided by the mix of uses of the surrounding area or district. The developer shall demonstrate to the satisfaction of the planning board the availability and adequacy of public and/or private circulation systems, services and utilities. The planning board may approve a phasing plan for the development based upon the availability of such services. The entire tract of land may either be one lot or a series of lots. If buildings straddle lot

lines, the developer shall be encouraged to reconfigure the lots so that buildings do not straddle lot lines. Each lot must have access to a public street or publicly accessible area.

(g)

Public or institutional use. At least ten percent of the land area must be allocated for public or institutional use including, but not limited to, publicly accessible parks, squares, green spaces, waterfront access, interior spaces, public view corridors and buffer areas. The purpose for this public space is to promote and enhance the vitality of the project and the neighborhood, while also achieving public health, safety and welfare standards.



Town of Bristol, Rhode Island

Planning Board

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

SPECIAL MEETING

ON MARCH 16, 2022
At 7:00 p.m.

AS AUTHORIZED BY EXECUTIVE ORDER OF THE GOVERNOR OF RHODE ISLAND
DUE TO COVID – 19, THIS WILL BE AN ALL VIRTUAL MEETING

VIA TELECONFERENCE VIDEO

The public is invited to join this Meeting

Via computer at:

<https://zoom.us/j/94606595562>

Via telephone by calling: 1-929- 205- 6099

Meeting ID: 946 0659 5562

Passcode: 126189

Find your local number: <https://zoom.us/j/aBRYNEZ6x>

PLANNING BOARD MEETING AGENDA

1. Pledge of Allegiance
2. Bristol Yarn Mill (Also Known as Robin Rug) - Major Land Development - Continuation of the March 10, 2022 meeting for Planning Board review and possible action by the Board on the Master Plan Review of the Major Land Development for the re-development of the Robin Rug mill to be known as "Bristol Yarn Mill" located at 125 Thames Street. Proposal is for 130 residential apartment units and approximately 6,300 square feet of commercial space in the mill building. Proposal includes parking on the east side of Thames Street that is located approximately 130 feet south of the intersection of Church and Thames Streets. Planning Board also to make recommendation to the Town Council on the proposed Change of Zone request to amend the original zone change conditions on the mill property and to change the zone on the parking lot properties to a Waterfront Planned Unit Development. Property currently zoned Waterfront Planned Unit Development with conditions, Waterfront, and Downtown Zones and is also within the Bristol Historic District. Plat: 10, Lots 41,42,43,44,49,50,60,61,62,68,71,73,74 and 76 Owners: Russ-Russ Realty Co., and Karian Realty Co. / Applicant: Brady Sullivan Properties, LLC. - The purpose of this meeting is to discuss the written and verbal testimony and exhibits in the Record, and to direct staff on the preparation of a draft Decision, The Public Informational Meeting portion has been closed and no public comment will be taken at this meeting.

3. Adjourn

Scanned copies of all applications and supporting materials are available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/planning-board/>

Date: 3-11-22 Posted by: *LM*



Town of Bristol, Rhode Island

Planning Board

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

PER EXECUTIVE ORDER OF THE GOVERNOR OF RHODE ISLAND DUE TO COVID – 19

THE FEBRUARY 10, 2022 PLANNING BOARD MEETING

WILL BE AN ALL VIRTUAL MEETING

VIA TELECONFERENCE VIDEO

The public is invited to join this Meeting

Via computer at:

<https://zoom.us/j/95589357819>

Via telephone by calling: 1-929- 205- 6099

Meeting ID: : 955 8935 7819

Passcode: 309465

Find your local number: <https://zoom.us/j/aBRYNEZ6x>

PLANNING BOARD MEETING AGENDA

February 10, 2022

7:00 P.M.

1. Pledge of Allegiance
2. Approval of Minutes- January 2022
3. Bristol Yarn Mill (Also Known as Robin Rug) - Major Land Development - Continuation of the Public Informational Meeting and possible action by the Board on the Master Plan Review of the Major Land Development for the re-development of the Robin Rug mill to be known as "Bristol Yarn Mill" located at 125 Thames Street. Proposal is for 151 residential apartment units and approximately 6,300 square feet of commercial space in the mill building. Proposal includes parking on the east side of Thames Street that is located approximately 130 feet south of the intersection of Church and Thames Streets. Planning Board also to make recommendation to the Town Council on the proposed Change of Zone request to amend the original zone change conditions on the mill property and to change the zone on the parking lot properties to a Waterfront Planned Unit Development. Property currently zoned Waterfront Planned Unit Development with conditions, Waterfront, and Downtown Zones and is also within the Bristol Historic District. Plat: 10, Lots 41,42,43,44,49,50,60,61,62,68,71,73,74 and 76 Owners: Russ-Russ Realty Co., and Karian Realty Co. / Applicant: Brady Sullivan Properties, LLC. Applicant requests a Continuance until March 10, 2022 which is the next regularly scheduled Planning Board meeting. Applicant also requesting a 30 day extension of time for the Board to act from March 22, 2022 to April 22,2022.
4. CDBG Application – Review of proposed projects for the annual CDBG Application and finding of consistency with the Comprehensive Plan.

5. Adjourn

Scanned copies of all applications and supporting materials are available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/planning-board/>

Date: February 4, 2022

Posted by: SFP



Town of Bristol, Rhode Island

Department of Community Development

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

January 3, 2022

TO: Planning Board Members

FROM: Diane M. Williamson, Administrative Officer

RE: **Supplemental Information #1**
Bristol Yarn Mill – Master Plan and Recommendation on Zone Change

The following attachments are for the Board's information in review of the above mentioned application to provide some background for the recent proposal and change of zone application.

1. Prior Town Council Zone Change Decision from 2008;
2. Prior Planning Board Master Plan decision from 2010; and,
3. Copy of the Zoning Ordinance relative to this property

Also attached, relative to the current proposal is a copy of the Planning Board consultant engineer comments and a memo from the Town Water Pollution Control Facility Director.

We are still awaiting a response to comments from the Applicant's engineer which will be sent to you upon receipt.

Thank you.

Enc.