



# Town of Bristol, Rhode Island

## *Department of Community Development*

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### TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on **Tuesday, August 26<sup>th</sup>, 2025** at 1:00pm at 235 High Street, 1<sup>st</sup> Floor Conference Room, Department of Community Development. The Technical Review Committee held a meeting for the purpose of review of the application for **Master Plan Phase of Major Land Development for Comfort Inn & Suites, Gooding at Broadcommon**

#### Present for the Town of Bristol:

Diane Williamson, Director of Community Development & TRC member

Edward M. Tanner, Zoning Officer/Principal Planner & TRC member

Steve Katz, Planning Board member & TRC member

Michael Sousa, Alternate Planning Board member & TRC member

Chief Michael DeMello, Bristol Fire Department

Christopher Parella, DPW Director

Colin O'Hara, BCWA

Amy Goins, Town Solicitor

Bree Sullivan, Fuss & O'Neill

Christine Shea, Brewster Thornton Architect Group

#### Present for the Applicant:

Chris Duhamel, DiPrete Engineering

Michael A. Kelly, KSPR Law

Introductions were made along with a review of the technical aspects of the proposal. The public hearing is Thursday, September 11<sup>th</sup>, 2025 with the Planning Board.

Peer review architect comments were received by applicant and sent to the owners.

Chris Duhamel from DiPrete Engineering led the presentation. The property is a 9.8 acre site that is currently undeveloped. There are wetlands on the site. A sewer easement crosses the site with residential areas to the west and south. 1.7 acres of the site are proposed for development. Silver Creek flows north to south on abutting property. Flood zone extends onto the site but not on proposed development area. Gooding Avenue is a state road. Approximately 4,700 square feet of wetlands are

proposed to be filled by the project. RIDEM wetlands permit has been received. Drainage and stormwater management design is shown on the plans.

The proposed building will be an 80 unit hotel. Access will be on the east side of the building. The parking lot will be located behind the building to south. A main entrance with canopy and drop off area will be to east end of the building. There will be no access in front.

RIDEM Stormwater: runoff rate & volume will be reduced in all storm events. Underground detention & infiltration and sand filters will provide water quality and meet stormwater management requirements. No encroachment proposed into the floodplain. A decrease in runoff to floodplain is calculated.

TRC discussed the proposed sanitary sewer connection. Gravity system from site flowing to an existing line to east at Gooding Avenue. An 8,000 gallon holding tank will slow flow during peak times.

Public water to the site is adequate per BCWA.

RIDEM permit received for disturbance to wetland within 1.7 acre construction site.

Peer review engineer comments have been received from the Town's consultant, Fuss & O'Neill. Applicant's engineer feels all comments can and will be adequately addressed.

TRC reviewed architect renderings for hotel building. Silvestri Architects, Inc. renderings show all four sides of the building. The town's peer review architect, Brewster Thornton Architects, has reviewed the plans and submitted comments. Applicant has reviewed the comments and alternative schemes ("A" or "B"). Applicant prefers scheme "A" but will discuss further. It is more reflective of local architectural style.

Fuss & O'Neill reviewed their memo and comments for the engineer's design. If installed correctly the proposed stormwater management system should perform well and protect the ground and surface water. Some additional details are needed. Comments on grading of retaining walls and parking lots. Plans are not yet at sufficient design level for final review. Applicant should address comments in the memo.

Brewster Thornton Architects reviewed their comment letter. They recommend more of a "Bristol" type design, more traditional looking. Proposed design is cookie cutter. Should provide more traditional design. Clapboard, shingle roof design to break up massing. More landscaping & tree preservation for more of a buffer along west side to buffer neighboring residential. Applicant has since submitted a more detailed landscape plan but some comments still apply. Discussed signage – size, color, location, per zoning and comprehensive plan.

Colin O'Hara of BCWA stated that the most recent plans will be reviewed. The next step is to submit an application for water service including domestic and fire needs.

DPW Director Parella discussed the need for maintenance of the stormwater management system.

Chief DeMello commented that the design and access look fine per fire code and that they will dive in to details as the plans progress.

Director Williamson commented that a fence should be added to the west side as well as proposed arborvitae. The applicant also needs to provide an exterior photometric plan. There are no lights proposed in the parking lot, just over the doors. DEM asked for dark sky compliant lighting near the wetlands. Plans should accurately show driveway and house located to the west of the property.

PB Member Steve Katz requested pervious pavement in the parking lot and went on to state the look of the hotel is not traditional New England style and needs to change. He would prefer a two story structure with fewer rooms. A traffic study will be needed as well.

PB Alternate Member Michael Sousa discussed the dates of data for flood zones and stormwater design requirements. They seem to be old and not reflective of current conditions. The downstream high school development did a better job of lessening runoff as a safety factor. He would like to see volume and rate reduced for the site overall. Silver Creek is a big concern. The RIDEM stormwater manual is 2025, the FEMA flood map is dated 2014 but the site design meets regulations.

Applicant feels that runoff issues have been addressed. Pervious pavement, if possible, will help. Future maintenance of stormwater BMP's and an O&M document will be needed as well as a maintenance agreement. Could also potentially use an escrow fund to ensure maintenance of the stormwater management system.

Director Williamson discussed sanitary sewer concerns and that they may need an agreement for maintenance to have controls in place. Access by Town and communication with the Town during extreme weather. Applicant's engineer stated the system could be monitored off-site and these comments could be accommodated and incorporated into a maintenance agreement. Sewer fees are noted in the 8/25/25 letter from the wastewater superintendent.

Chief DeMello stated there will need to be a backup generator or a plug in for the emergency pump station. Fire department is concerned about occupants needing accommodation during a power outage event.

Director Williamson discussed remaining open space on the property. The land could be protected and donated to the town for public access. Tree removal could be offset by the applicant planting other trees in the watershed.

A review of the letters received from neighbors will be done by the applicant. The following is a summary of comments received by the public:

- Stormwater management report
- FEMA
- Modeling used for design
- Environmental impact study
- Fiscal impact study – TRC will request peer review
- H2O service
- Sanitary sewer

- Photometric plan
- Landscaping plan
- Site layout – parking
- Is there a conference center proposed? Applicant says no.
- Number of employees. Applicant says 4 to 5.

TRC members commented that the fiscal impact statement submitted by the applicant says 50 jobs will be generated. TRC will ask for review of this statement to be paid for by applicant.

TRC discussed the proposed retaining wall along Gooding Avenue: would like to know what it will look like going down Gooding which will be addressed by the applicant's architect. The wall is approximately 4 feet high to hold back grade of street area. Plantings and street trees will hide it. May need a railing. Discussing grading around the building with retaining walls (dashed line on elevation views).

There will be no kitchens in any of the rooms and no commercial kitchen in the hotel. There will be a breakfast food prep area for guests. There will be microwaves and mini fridges in many of the rooms.

Reviewed TRC member comments:

- Review lighting in rear parking lot
- Snow removal, landscape island will be labeled
- Trash enclosure

Director Williamson reviewed significant issues to be addressed by the applicant:

- Drainage based of Fuss & O'Neill's review
- O&M for drainage and maintenance agreement (escrow account)
- Generator or power hook-up
- Fiscal impact study review
- Photometric site plan
- Pervious pavement
- Reduce size to two story/40 rooms
- Architectural style – traditional NE style
- Sewer agreement with possible escrow account
- Tree preservation and offset planting
- Address F&O comments in writing
- Address TRC comments in writing
- Address Public comments in writing

September 11<sup>th</sup> is the scheduled Planning Board meeting. Applicant prefers to respond before public hearing and extend deadline for PB action to October 9<sup>th</sup> meeting, applicant will request continuance.

Applicant will extend the Planning Board's deadline to take action to December 11<sup>th</sup>.

TRC will send plans to the Conservation Commission for review and comment after receipt of applicant's revised plans. Letters to the abutters will go out for the October meeting.

Another TRC will be held after revised info has been received.

Meeting adjourned at 2:30pm.

Notes by Ed Tanner