



Town of Bristol, Rhode Island

Department of Community Development

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TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on Tuesday, **October 25, 2022** at 10:00 am
at 235 High Street, 1st Floor Conference Room, Department of Community Development
The Technical Review Committee held a meeting for the purpose of review of the application for
Combined Master Plan and Preliminary Review
for Roger Williams University Campus Master Plan Update

Present:

Diane M. Williamson, Administrative Officer
Edward M. Tanner, Zoning Officer/Principal Planner
Charles Millard, Planning Board Chairman
Armand Bilotti, Planning Board Member

Also Present:

Brian Williams, Roger Williams University
John Amitrano, Roger Williams University
Ashwin Dharmadhikari, Ayers Saint Gross Architects

Agenda: Combined Master Plan and Preliminary Review for Roger Williams University (RWU) Campus Master Plan Update. Proposal to update the Master Plan as required by the Zoning Ordinance and includes a proposed new residence hall and a new student center as well as relocated surface parking spaces. Property located at One Old Ferry Road and 45 Ferry Road, Plat 164, Lots 1, 2, and 9; Plat 163, Lots 7 and 42; Plat 167, Lot 44 and Plat 166, Lot 4. Zoned: Educational Institutional

The applicant's representatives summarized the project and plans:

- RWU has submitted an addenda to the master plan document to address comments presented by the town (mostly map edits).
- The Master Plan Update details proposed campus improvements planned for the next five years. Improvements include new construction of a student center and a new residence hall, as well as academic renewal renovations to *existing* buildings. Demolition of "Maple Hall" is also proposed. The existing baseball field will be moved to make room for a new resident hall.
- Additional parking will be created near the softball field and parking will also be included below the new student center building.
- There are no new academic buildings proposed within the next five year planning window.

- New buildings will be electric. No new natural gas use will be required. Existing utility infrastructure (water, electric, IT) is adequate for the additional buildings.
- Sewer upgrades may be needed. RWU is hoping to gravity feed sewer to existing lines in the road, but they may need to direct flow to an existing pump station.
- A parking chart and parking analysis was reviewed. Page 31 of the master plan document includes a chart of parking. There will be a net-zero parking loss/gain in plan. Campus parking map will be reference in the plan.
- The TRC discussed Education Institutional (EI) zoning requirements for the university campus and individual sectors including the “site visibility line” regulating what can be seen from the street. Additional review requirements may be required for work on buildings within site visibility line. The SECCM building is the only one with work proposed on exterior within the visibility line. Exterior work will need TRC review and approval.
- RWU held a neighborhood meeting to review plans with residents of the area. Eleven or twelve neighbors attended. Good conversations were had. Moving of the baseball field would actually help with some of the neighborhood concerns regarding use of the campus north gate access. It will remain a temporary closed access. Some Low Lane student parking concerns were also discussed.
- Bristol County Water Authority commented that they have no issues or concerns with the plan.
- Bristol Police Department has no concerns and is happy to see more housing on campus.
- EV charging stations are shown in the plan, but there seem to be some inconsistencies on the maps. RWU will revise.
- TRC reviewed edits to maps and tables in plan addenda.
- President’s house property is in the “EI” zone.
- RWU amended comment/description regarding the four existing “public” parking spaces at walking path trailhead.
- Planning Board meeting is scheduled for November 10th with a public hearing to review this application for a combined Master Plan and Preliminary Plan review. RWU will present the plan with display boards and graphics rather than electronically on TV monitors.

Motion to refer this application to the Planning Board for review at the November 10th meeting. TRC recommends that final review be by TRC. Motion by Armand Bilotti (1st), 2nd by Charles Millard. All in favor.

Meeting adjourned at 10:35am.

Notes by Ed Tanner