

June 3, 2024

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

RE: Bristol Yarn Mill Redevelopment  
Final Plan Application  
A.P. 10 Lots 41, 42, 43, 44, 49, 50, 60, 61, 62, 68, 71, 73, 74, and 76  
Thames and Hope Street  
Bristol, RI

Dear Ms. Williamson:

Fuss & O'Neill has prepared the accompanying Final Plan application on behalf of the applicant Thames Street Nashua LLC (Applicant), for the redevelopment of the Robin Rug mill complex on Thames Street and some additional parcels with frontage on 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 Bristol Planning Board approved the Master Plan for the project, with conditions, on May 12, 2022 (Bristol Land Evidence Book 2172 Page 297). The Bristol Town Council subsequently approved Zoning Modifications and a Zoning Map Change for the project on August 3, 2022 (Bristol Land Evidence Book 2183 Page 272) that adopted the Planning Board's decision with changes to the provision of affordable housing. Those changes include the requirement that 20% of the residential units (i.e., 26 units based on a total unit count of 127 units) shall be designated as affordable (Bristol Zoning Ordinance Section 28-370), three of the units will be located at Lots 49 and 50 on Assessor's Plat 10, ten units will be located within the mill complex on Lots 42, 60, 61, 62, and 73 on Assessor's Plat 10, and 13 units will be provided through a fee-in-lieu of building or designating units within the development.

The Bristol Planning Board approved the Preliminary Plan for the project, with conditions, on July 14, 2023 (Bristol Land Evidence Book 2217 Page 90). The Preliminary Plan approval conditions are listed in italics in the section below followed by an explanation of how they have been addressed for Final Plan review.

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JUN 10 2024

### **Preliminary Plan Approval Conditions**

- A. *Dedication by deed of the parking lot on the northeast corner of Church and Thames Street. Plat 10, Lot 32 to the Town of Bristol for public parking as required by the zoning that there be 10% of the land area set aside for public institutional uses as required by Section 28-284 (g) prior to recording of final plan.*

Legal documents have been provided by the Applicant's attorney to the Planning Board's attorney.

- B. *Additional arborvitae evergreen buffer plantings shall be planted on the south side of the Thames Street parking lot to augment the existing row as a visual and noise buffer. The number, height and spacing of plantings shall be shown on the final landscaping plans by the landscape architect and installation of same will be verified in the field by the Town Tree Warden.*

The Enlargement Planting Plan (sheet LP-103) has been updated to show additional arborvitae screening plantings along the south side of the Thames Street parking lot.

- C. *A 6-foot tall solid-wall fence shall be installed along the south side of the Thames Street parking lot of a material that blocks headlights and helps mitigate sound. The fence shall NOT be of a stockade design as shown on the preliminary plans. The design of this fence shall be subject to the Historic District Commission review and approval. The Final Plan shall indicate a proposed fence that satisfies these requirements.*

The Site Plan (sheet CS-101) has been revised to show a 6-foot-tall solid wall cedar fence along the property line south of the Thames Street parking lot. A detail has been added to the Details (sheet CD-510) for a 6-foot-tall solid wall cedar fence. The revised fence location was necessary to accommodate the additional buffer plantings and snow storage adjacent to the parking lot. Selective trimming along the south side of the existing Arborvitae trees is necessary to install the fence.

- D. *Historic District Commission review and approval shall be required for all details of exterior changes, including without limitation: windows, doors, light fixtures, fences, and signs. These approvals may be obtained in the normal course with HDC and subsequent to the Final Plan and Building Permits.*

This condition has been noted under the Preliminary Plan Approval Conditions section of the General Notes and Legend (sheet CN-001) of the Final Plan.

- E. *Submission of a construction schedule that includes showing the planting of the arborvitaes and fence installation along the south side of the Thames Street parking lot property prior to any other site work in the parking lot and prior to use of the property as a "laydown area" for construction activities, and such planting and installation shall be completed prior to any other work or use of parking lot as set forth herein.*

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The Construction Sequence section of the General Notes and Legend (Sheet CN-001) has been revised on the Final Plan to include installation of the fence and arborvitae screening plantings along the southern property line of the parking lot prior to site work and stockpiling.

- F. Maintenance of all plantings on the properties shall be an obligation of the applicant and shall be included in a deed covenant stipulating time for replacement plantings.*

Legal documents have been provided by the Applicant's attorney to the Planning Board's attorney.

- G. Tree protection shall be installed to protect the existing trees along the property of 82 Thames Street with this detail to be shown on the final plan.*

Protection for the existing trees along the property of 82 Thames Street has been added to the Site Demolition Plan (sheet CP-101) of the Final Plan.

- H. Recommendations of the Conservation Commission on the proposed landscaping including a diversity of street trees along Thames Street, and an increased buffer of arborvitae along the southern property line of the parking lot.*

The proposed street trees along Thames Street shown on the Enlargement Planting Plan (sheet LP-102) have been revised to increase diversity of tree species along the street. The Enlargement Planting Plan (sheet LP-103) has been revised to include additional arborvitae screening plantings along the southern property line of the parking lot.

- I. Payment of the Affordable Housing Fee to the Town for the Affordable Housing Trust Fund to be paid prior to issuance of the first construction building permit.*

This condition has been noted under the Preliminary Plan Approval Conditions section of the General Notes and Legend (sheet CN-001) of the Final Plan.

- J. Final Legal Documents to be reviewed and approved by the Town Solicitor prior to recording of Final Plan including pedestrian and walkway easements; affordable housing deed restriction and monitoring agreement; and deed restriction, running to the Town of Bristol, that no structures be built on the surface parking lot.*

Legal documents have been provided by the Applicant's attorney to the Planning Board's attorney.

- K. All services to the residential units shall be private including recycling and garbage pick-up, snow plowing, driveway, and drainage maintenance. This shall also be a deed covenant in Land Evidence Records and reviewed and approved by the Town Solicitor.*

Legal documents have been provided by the Applicant's attorney to the Planning Board's attorney.

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- L. *As shown on the preliminary plans, a portion of the walkway along the waterfront shall be within the existing Fire Access easement across the Elk's parking lot to connect to Constitution Street, which has been acknowledged by the Elk's subject to the pedestrian easement which the Town is preparing. The applicant will prepare a CRMC application, as may be needed for the walkway through the parking lot, construct pavement markings and install signage as required.*

The Applicant incorporated a pathway and signage within its access easement across the Elks property in the application to CRMC for State Assent for the Bristol Yarn Mill redevelopment.

- M. *CRMC Assent shall be submitted with the Final Plan review application.*

The CRMC Assent is enclosed.

- N. *The applicant shall apply to the Town Council for approval for the proposed relocation of the existing Mill building loading space on the west side of Thames Street further north as indicated on the preliminary plans.*

The Applicant will apply to the Town Council as required.

- O. *Because ADA-Compliant parking is only being provided inside the building, there shall be no additional charge to residents using such ADA-Compliant parking.*

This condition has been noted under the Preliminary Plan Approval Conditions section of the General Notes and Legend (sheet CN-001) of the Final Plan.

- P. *There shall be no activities or amenities provided on the roof of any of the mill buildings.*

No activities or amenities are proposed to be provided on the roof of any of the mill buildings. This condition has been noted under the Preliminary Plan Approval Conditions section of the General Notes and Legend (sheet CN-001) of the Final Plan.

- Q. *Final Plan review and approval shall be performed by the Planning Board.*

This condition has been noted under the Preliminary Plan Approval Conditions section of the General Notes and Legend (sheet CN-001) of the Final Plan.

#### **Clarification of Checklist Items**

- D3. As noted in the conditions of approval section, all legal documents have been provided to the Planning Board's attorney for approval.

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- D15b. Following Final Plan approval and Bristol Historic District Commission and Bristol Historic District Commission approvals, the Applicant will engage a qualified contractor to obtain all necessary connection permits, which will include a service by-pass plan during construction.
- D17. The Applicant asserts no taxes are past due and is in the process of obtaining verification.
- D22. As noted in item #15b above and during the Preliminary Plan review, the Applicant will pursue Bristol Historic District Commission after Final Plan approval.
- E1-4. All fees due and payable to the Town of Bristol as part of the Final Plan will be paid by the Applicant once the amounts have been calculated by the Planning Board. The enclosed estimate of costs for the proposed public improvements was prepared by the Application for the Planning Board's review.
- E7. CRMC is the only outside agency (i.e., agency not within the Town of Bristol jurisdiction) with application fees. Reviews of applications for State Assent may not commence and no Assents shall be issued until application fees have been paid in full. Consultant review fees, if required, will be collected by the Planning Board once the amounts have been determined.
- E8. Mapping fees due and payable to the Town of Bristol as part of the Final Plan will be paid by the Applicant once the amounts have been calculated by the Planning Board.

In addition to the required paper copies of the application documents, an Adobe PDF copy of the complete application will be provided through electronic transmittal. If you have any questions about this application, please contact me at [shawn.martin@fando.com](mailto:shawn.martin@fando.com) or (401) 787-8322.

Sincerely,



Shawn M. Martin, PE  
Senior Vice President | Regional Manager

Enclosures: Final Plan Application and Checklist (1 copy)  
CRMC Assent (1 copy)  
USACE Pre-Construction Notification Authorization (1 copy)  
Public Access Easement Plan (1 copy)  
Public Access Easement Description (1 copy)  
Bristol Yarn Mill Roadway Cost Breakdown (1 copy)  
Bristol Yarn Mill Permitting Plan, 28 sheets, Revised 5/29/2024 (6 full-size, 12 reduced copies)

c: Shane Brady, Thames Street Nashua, LLC  
Chris Reynolds, Brady Sullivan  
John McCoy, Bengtson & Jestings LLP