



Town of Bristol, Rhode Island

Department of Community Development

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TECHNICAL REVIEW COMMITTEE MEETING
206 BAYVIEW AVENUE
APPLICANT: FAIRWIND PROPERTIES, LLC
CONCEPT REVIEW

The Technical Review Committee held a meeting for Concept Review of the proposed plan for property located at 206 Bayview Avenue (plat 47, lot 3).

The meeting was held on **June 28, 2022** at 6:00 p.m. in the conference room at 235 High Street.

Attending:

Diane Williamson - Administrative Officer
Edward Tanner – Zoning Officer
Steve Katz – Planning Board Duty Member
Sue Rabideau – Bristol County Water Authority (BCWA)
Jose DaSilva – Bristol Water Pollution

Danial Ferreira – Applicant
Karen Beck – Principe Engineering
Nathan Chofay - Principe Engineering
Atty. Scott Spear – Blish & Cavanagh

- Second Concept Review for this application. Previous meeting was in November 2021.
- 2.2-acre lot on Bayview Ave. R-10 Zone.
- Existing 3 family dwelling to remain. Existing garage to remain.
- Topography grades to the rear (south) end of the site
- Five residential buildings proposed with four units in each building for a total of 23 units including the existing house.
- Soil test pits will be performed to aid in design of drainage / stormwater management
- Existing utilities that service the property include Town sewer (force main into site), BCWA water, and natural gas
- Applicant would be requesting a waiver for size of parking spaces at nine feet wide instead of the required 10 feet wide. Proposal may also need a waiver from setback
- This application is for a Comprehensive Permit for affordable housing. 25% of units will be affordable. One unit within in each building.
- Units will all be rentals. 3-4 bedrooms per unit. 2.5 baths in new units.
- Existing three-family building has been upgraded and modernized.
- New buildings will be townhouse style with separate entrances and a garage for each.
- Buildings will be slab on grade. No basements would be proposed.
- Existing garage structure would remain and be used as storage for owner and tenants of the property.

- BCWA has concerns about water pressure and volume at this location. Two water mains are located in Bayview Avenue: one with only 15 PSI; and the other line is a high pressure main but only a 2-inch diameter line. Will not be able to tap in a fire hydrant. Applicant will submit water service design info. May use booster pumps. Applicant may be required to pay for BCWA's consulting engineer to run a water service analysis for this proposal. Water pressure is a concern. There is a high pressure, high-capacity water main located in Metacom Avenue that may be tied into. Applicant need to bring a new water main down into site from Metacom Avenue.
- Stormwater Management is proposed as a bio-retention area along the west side of property. May need to design other stormwater mitigation. Design will depend on site soil conditions and engineering analysis. The applicant will provide more information as design progresses. Stormwater management and drainage will likely dictate much of the overall site design.
- Traffic analysis will be required. Applicant has hired an engineer for traffic analysis on Bayview Avenue and the intersection with Metacom Avenue. The driveway intersection with Roger Williams University housing directly across Bayview Avenue is also a concern.
- Wastewater department submitted a letter with comments. TRC discussed that letter. There are issues with the existing sewer manhole and main line in Bayview Avenue. Will need to evaluate the existing line. Applicant may need to install a new manhole at the proposed street lateral in Bayview Avenue for ease of maintenance.
- As a Comprehensive Permit development, there is a minimum 25% affordable housing requirement. Rhode Island Housing application has been submitted and is under review now.
- TRC discussed buffer requirement. Existing trees along edge of property are proposed to remain. May need to look at planting more.
- All utilities on property will be underground.
- There is a minimum open space requirement of 400 square feet for each residential unit. Some open green space for families to utilize. Outdoor patios will be installed for each unit. There is no playground currently proposed due to liability issues.

TRC discussed additional items that will need to be considered:

- Will need a trash and recycling plan
- Plans will need to show any walkways for pedestrians. Sidewalks within the development
- RIPDES permit will be required from RIDEM for a development of this size
- Fiscal impact statement is required for a residential development with 20 or more units
- Variances may be required for parking lot aisle widths, striping, etc.; as well as for multi-family dwellings in R-10 Zone, lot frontage, more than one principal residential structure on a lot, and distance of only five feet between the proposed driveway and neighboring lot to the west.
- School bus stop may be added to front of property
- Curb cut permit will be required for widening of the driveway

- Proposed density of the site at 23 residential units was discussed. Need to evaluate impacts to the area of families vs. students in the rental units. Applicant would prefer families over college students and will design the development towards that demographic.
- Next Steps: up to Applicant to return when ready to file a formal application.

Meeting adjourned at 7:00 p.m.
Notes by Ed Tanner