

October 3, 2025

Diane M. Williamson
Director of Community Development
Town of Bristol
235 High Street
Bristol, RI 02809

RE: Major Land Development Application
Phase 2 - Preliminary Plan
Unity Park Development
A.P. 29 Lot 1, 500 Wood Street
Bristol, Rhode Island

Dear Ms. Williamson:

On behalf of Unity Park, LLC, Fuss & O'Neill has prepared this letter in support of the Major Land Development application to the Town of Bristol (the Town) for redevelopment of the eastern portion of Unity Park.

Fuss & O'Neill has been assisting with the remediation and redevelopment of Unity Park (formerly Bristol Industrial Park) since 2009 and will continue to serve as the engineer-of-record for the site civil and environmental components of the project described herein.

Project Description

Unity Park, LLC is proposing the following site improvements as part of a phased approach to an Urban Rehab Land Development project. We understand that the TRC Supplemental Site Plan prepared by JHL Tecture P.C. that depicts the project site and phased development approach was previously submitted to the Town as part of the Phase 1 Preliminary Plan application. This cover letter was prepared in support of the Phase 2 Preliminary Plan application.

- Phase 1
 - Site improvements located entirely on Assessor's Plat 29, Lot 1.
 - Replacement of a portion of existing building footprints, consisting of a 7,200 square foot (SF) and 4,700SF building area, within Building Group 3.
 - New building addition adjacent to the former Zeller Building of Building Group 3, consisting of 12,400 SF.
 - Removal of existing hill/bedrock outcropping south of Building Group 3 and replacement with at-grade parking.

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- Administrative Subdivision Plan
 - Separating the single-family residence on Plat 29 Lot 54
 - Adding the remaining land formerly on Lot 54 to Lot 1
- Phase 2
 - New at-grade parking lot northeast of Building Group 3.
 - Reconfigured at-grade parking lot south of Building Group 3.
 - Stormwater management improvements

Waivers and Variances

Lot 1 is located within the No Waivers are being requested as part of this Preliminary Plan application. The following Variances are being requested for general requirements of Off-Street Parking.

- 28-251.10 – variance from 3-foot landscape buffer with opaque fence or evergreen hedge adjacent to residential zone. The eastern edge of pavement of the northern parking lot is being maintained, and abuts the property line.
- 28-251.11.B – variance from 3-foot planting strip along interior lot lines. Existing trees are being maintained as much as practicable. The eastern edge of pavement of the northern parking lot is being maintained, and abuts the property line.
- 28-251.11.C – variance from 10 square feet of landscaping per parking space. The existing southern parking lot does not include interior landscaping. The ledge mound is being removed, and this parking lot is being restriped. The northern parking lot will include multiple landscape islands, which include grass swales for stormwater treatment. Including trees within these swales will restrict the flow path of stormwater into the sand filters.

Utilities

Sewer and water utility services are already provided to Lot 1. The proposed site improvements of Phase 2 will not impact sewer or water demand. No new sewer or water services are proposed. One sanitary sewer pipe needs to be replaced, in order to avoid a conflict with a proposed storm drain pipe.

Site Lighting

A combination of building-mounted and pole-mounted site lighting will be utilized. The location of pole-mounted lighting is contingent on approval of the site and parking lot layouts. Following Preliminary Plan approval of this layout, the consultant team will finalize lighting locations and fixture selections. All fixtures will be dark sky compliance in accordance with Town Ordinances. A site lighting plan will be provided with the Final Plan application.

Stormwater Management

Fuss & O'Neill has designed a stormwater management system to provide stormwater quality treatment and peak flow mitigation in accordance with application regulations. Although the majority of Lot 1 is already rendered impervious, the proposed site improvements will result in some changes to surface cover conditions. A lawn/gravel landscape island at the southeast corner of Building Group 3 will be replaced with a building addition, and the bedrock outcropping in the center of the property will be removed and replaced with at-grade parking. The land formerly part of Lot 54 will be paved to expand the parking lot.

The existing stormwater management systems on-site are proposed to be modified and supplemented in order to meet State and Local permit requirements. Since the site is classified as a Land Use with Higher Potential Pollutant Loads (LUHPPL) and due to the existing soil and groundwater conditions at the site, infiltration of stormwater is not feasible. Peak flows to off-site locations are being reduced for all design points, including Easterbrooks Avenue and Wood Street. There are no increases in peak flows to Tanyard Reservoir or Brooke.

Fuss & O'Neill is finalizing the Stormwater Construction Permit application to the Rhode Island Department of Environmental Management (RIDEM) Rhode Island Pollutant Discharge Elimination System (RIPDES) Program. Concurrently, Fuss & O'Neill will submit materials to the Town to verify conformance with the Town's Soil Erosion and Sediment Control Ordinance.

Environmental Land Usage Restriction

Lot 1 was previously remediated under the RIDEM *Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases*, and RIDEM issued a *Letter of Compliance* for the site on July 20, 2020. The entirety of Lot 1 is subject to an Environmental Land Usage Restriction (ELUR), which is recorded in the Town Land Evidence Records for the property. The ELUR prohibits the use of groundwater from the site as potable water and also requires that engineered controls in the form of a competent soil cap be maintained over the majority of the property. Since acquiring the property, Unity Park, LLC has maintained compliance with the terms of the ELUR by regularly maintaining the soil cap. On behalf of Unity Park, LLC, Fuss & O'Neill has performed annual inspections of the property and submitted annual compliance reports to RIDEM.

The terms of the ELUR and the associated Soil Management Plan require that the RIDEM Office of Land Revitalization & Sustainable Materials Management (OLRSMM) provide written permission prior to major disturbances to the soil cap at the site. Fuss & O'Neill has provided notification of the proposed disturbance and restoration plan for approval by RIDEM OLRSM.

RIDEM Environmental Resource Map

In accordance with the RIDEM Environmental Resource Map, the project area is not located within:

- Natural Heritage Area
- CRMC Special Area Management Plan (SAMP)
- Groundwater Protection Overlay District

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- Wellhead Protection Area
- TMDL Watershed
- Drinking Water Supply Watershed
- OWTS Critical Resource Area
- Bristol Historic District
- Silver Green Watershed

The project area is located within:

- National Register of Historic Places. Although the property is not within the Bristol Historic District, it is a designated historic property.
- Tanyard Brook Watershed. A portion of the stormwater from the property discharges to a closed-conduit system in Easterbrooks Avenue, which then discharges to Tanyard Reservoir.

Contact

If you have any questions regarding this application or require additional information, please contact the undersigned.

Sincerely,



Andrew Glines, PE

Senior Civil Engineer | Senior Project Manager

401-861-3069; Andy.Glines@fando.com

C: Joseph Brito, Jr., Unity Park, LLC
Ed Cox, Unity Park, LLC
John Lusk, JHL Tecture, P.C.
Greg Spiess, JHL Tecture, P.C.

Attachments:

Preliminary Plan Checklist
Preliminary Plan Set, 13 sheets, dated October 3, 2025
Administrative Subdivision Plan, 2 sheets, dated August 29, 2025

Under Separate Cover:

Stormwater Analysis Report
Soil Erosion & Sediment Control Report
Operation & Maintenance Report