



Town of Bristol, Rhode Island

Department of Community Development

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TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on Tuesday, **January 23, 2024** 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 unified
development application for **68 Magnolia Street** as a minor subdivision

Present:

Diane Williamson, Director of Community Development
Edward M. Tanner, Zoning Officer/Principal Planner
Steve Katz, Planning Board member

Also Present:

Craig Barry, Narragansett Engineering, Inc.
Al Rego, Esquire, Rego & Rego
Neal Hingorany, Narragansett Engineering, Inc.
Joshua Agoston, Magnolia Improvement, LLC

Agenda: Preliminary Application for Unified Development/Minor Subdivision to perform a minor subdivision to re-divide a merged lot and create two lots of record, lot 189 and 192 with lot 192 containing the existing structure with the option to maintain a multi-family dwelling. Lot 189 will remain vacant with plans for a conforming structure in the future to include dimensional variances for minimum lot size and minimum frontage. The property is zoned R-6, Assessor's Plat 23, Lots 185, 189, 192. Owner/Applicant: Magnolia Improvements, LLC, 243 Narragansett Park Dr., Rumford, RI 02916

The TRC discussed the process with the applicant under new state law requirements.

Narragansett Engineering, Inc (NEI) presented the proposal. This would take three existing lots that have been merged in to one lot per the zoning ordinance within the R-6 zone and propose to split the lot into two (2) separate lots. The existing single family house will remain on the large lot (lot 192 with 10,002 sq ft) with one rear setback nonconformity as a pre-existing condition.

The smaller lot (lot 189) would be developed with a new single family house, however this lot is short of lot area requirement by 400+ square feet and lot frontage is 56' (less than the 60' required).

The applicant is trying to retain an option for a two-family dwelling on the larger lot.

Public sewer and water will connect to the new lot. The sewer line servicing 68 Magnolia Street will be relocated to stay on its own lot.

The administrative officer had some comments regarding the application, which were discussed and will be addressed in a revised plan. The application has not yet been certified complete.

Proposed sewer lines would be separate for both lots and will run to an existing sewer manhole located in Roma Street.

Stormwater management will be address on the new lot with a permeable driveway, a swale, and two bioretention areas.

The TRC discussed the layout of the new proposed lot with less than required lot area and frontage. Discussed options for an accessory dwelling unit (ADU) on the existing house lot versus a two-family option. The TRC's preference is to have two lots that are dimensionally conforming by moving the proposed line separating the two lots a few feet south. This would remove the by-right option for a two family on the larger lot, but a family ADU or a deed restricted affordable ADU would be an option within or attached to the existing dwelling. One variance for side setback would be required for the existing house rather than two variances for lot dimensions.

The TRC noted that one large tree would be removed in the area of the new proposed house. The applicant agreed that two trees will be planted in response to removal of the tree on the new proposed lot. The new trees would be located on the larger lot along the southern property line near Roma Street.

Discussed affordable ADU options for the existing dwelling.

Discussed erosion/drainage/sediment control plan requirements. If planning board approves the plan, then there is no need to submit an ERSC plan for approval at building permit stage.

Applicant will prepare and submit revised plans showing lot line configuration, sewer line locations, and trees as discussed.

Motion made by Steve Katz, 2nd by Ed Tanner to send to the Planning Board with recommendations for approval subject to plan revisions as discussed.

Meeting adjourned at 10:45 am.

Notes by Ed Tanner