



Town of Bristol, Rhode Island

Department of Community Development

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TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on Tuesday, **May 2, 2023** 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 **Pre-Application/Concept Review 12 Brookwood Road**

Present:

Diane Williamson, Administrative Officer
Edward M. Tanner, Zoning Officer/Principal Planner
Chris Parella, Director of Department of Public Works
Charles Millard, Planning Board Chairman
Brian Clark, Planning Board Member

Also Present:

Daniel Leeser, Applicant
Lillian Leeser, Applicant

Agenda: Pre-Application/Concept Review 12 Brookwood Road – Proposal is for construction of a detached garage on the property that is improved with a single-family dwelling. The property also has frontage on Fenmore Road. The portion of Fenmore Road in front of this property is an unimproved paper road. The applicants propose to create a driveway from the paved portion of Fenmore Road to access the proposed garage. An application is also pending with the Zoning Board of Review for a dimension variance for the garage. Owners/Applicants: Lillian and Daniel Lesser, Plat 79, Lot 452.

Recommendation on Zoning Board application for variance for proposed detached garage. Garage proposed on east end of lot with access proposed from Fenmore Road. Gravel driveway access proposed from Fenmore Road 'dead end'. Grass 'paper road' area would be gravel for access driveway.

Applicant is currently in front of the Zoning Board for dimensional variances for garage size and setbacks. Zoning Board sent application to the TRC as this is Planning Board review issue if new road area gets paved and 'improved'.

The history of the lot and paper road issues were reviewed.

Existing drainage from Fenmore Road is a concern. Existing drain catch basin at driveway will need to be reviewed and designed.

Applicants do not wish to pave the road and would prefer to drive over it as is. They are looking to build the garage and get access.

The TRC reviewed the pros and cons of the proposal and issues with the neighborhood.

Discussion regarding idea for swapping one driveway for the other driveway and the need for a license to maintain town property from the Town Council.

Snow plowing issues were discussed at end of Fenmore Road including drainage and the potential future development at other lots on Fenmore Road.

Discussed responsibility for improving road - applicant or the Town? Planning Board could recommend road paving. If this becomes a town project it will need to be designed.

The DPW will be repaving Brookwood Road this year but that is not necessarily an issue as improvements to Fenmore would not impact that work. TRC would recommend that the road be improved but it would be up to the Town Council.

Discussed Zoning Board process and the steps both with a new improved road or not.

Motion made by Charles Millard, 2nd by Brian Clark. Recommend to Zoning Board that if the proposed garage is approved, the applicants should pave Fenmore Road paper street for access. The street should be improved. All were in favor.

Meeting adjourned at 10:50 am.

Notes by Ed Tanner