



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
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401-253-7000

December 21, 2022

TO: Chris Reynolds on behalf of Applicant Brady Sullivan Properties
Shawn Martin, Fuss and O'Neill
FROM: Diane M. Williamson, Administrative Officer
RE: **Preliminary Application for Bristol Yarn Mill – Major Land Development**
Received on December 14, 2022

I have reviewed the above application along with the requisite checklist and I find that the **application is incomplete.**

The following information is needed or needs clarification. Numbers in parenthesis refer to checklist items.

1. Plans need to indicate the parking spaces, aisles, and driveway dimensions with an indication of any dimensions that will need a waiver from the Planning Board (B12), including both the basement parking and the surface parking lots. The plans also state that a loading space is required; however, there does not appear to be one shown on the plan. The architectural plan submitted, Sheet AO-1, is not consistent with the engineer's site plan, sheet CS-101, as to the parking layout on the north side of the mill property.
2. Plans need to include a label indicating the historic designation of the property (B14);
3. Plans need to indicate the location of any proposed permanent bounds (B18);
4. Plans need to include the dimension and area of land proposed to be conveyed to the Town for public purposes (B26);
5. Plans need to include a notation of the special conditions of approval imposed by the Planning Board at Master Plan (B28);
6. Plans need to include a notation of any permits and agreements with State and Federal Reviewing agencies (B29);
7. Plans are needed for sidewalk re-construction (C4);
8. Landscaping Plans are needed, as detailed in Appendix F of the regulations, including being stamped and signed by a Landscape Architect (C7); The plans indicate that some relief may be needed for the proposed landscaping which may require variances, please clarify. If variances are needed, they are required prior to Preliminary. The rendering submitted shows street trees along Thames Street which are not shown on Landscaping Plan. Also, please note that the landscaping plans will be referred to the Conservation Commission for a recommendation on the plantings (C20).
9. A plan showing fire hydrant locations, approved by the Fire Chief, is needed (C8);

Continued on Next Page

10. Construction schedule identifying expected start and finish times for major construction tasks is needed (C9);
11. Please clarify on the plan if any temporary improvements are proposed. (C10)
12. A traffic flow plan showing the circulation patterns for the basement parking is needed. The architectural basement parking plans submitted don't show a circulation pattern as the arrows appear to be one-way. (C11).
13. Attorney's certificate certifying title is needed (D3);
14. A list of consultants to be used on the project is needed (D4);
15. Legal documents are needed including proposed easements, walkway agreement, private maintenance (including recycling, garbage, snow removal, and drainage) deed covenant, deed restrictions on the mill property and the surface parking lot to connect the two parcels, deed restriction to the Town of Bristol that no structures will be built on the surface parking lot; deed for the parking lot on the corner of Church and Thames (D10);
16. Affidavit from a qualified professional stating that there are no freshwater wetlands or perimeter wetlands present on the property is needed (D12)
17. Written confirmation that the BCWA has reviewed the plan and is able to provide water service is needed (D15);
18. Written confirmation that the BWPCF certifying that the development can tie into the Bristol Sewer Service is needed (D16);
19. CRMC Assent, RIDEM RAWP approval, RIDEM Stormwater Construction, and RIDEM Water Quality Certifications is needed (D22);
20. On the Application Form (line #4) and on the Owner's authorization, Lot Numbers 50 and 71 are missing (D19)
21. Fiscal Impact Statement and Peer Review fee of \$5130 for same is needed (#1 and Planning Board Conditions at Master Plan)
22. Historic District Certificate of Appropriateness is needed (8)
23. On Sheet CS-101, the first sentence in the first note under "Relief approved at Master Plan and by Town Council" is not applicable. The commercial square footage was per the Town Council original zone change decision which was modified with the recent zoning amendment. Please edit accordingly. Also, please review the commercial area proposed which indicates 6,292 square feet of commercial space --- zoning amendment required 6,300 square feet of commercial.
24. Please clarify the notes on the plan that call for "demo by others".
25. Please clarify the seawall improvements at the end of Constitution Street that are labeled "by others".
26. The Drainage O and M report appears to be missing a plan in Appendix A.

It is noted that the applicant has requested that the following items in the above list be waived until the Final Phase application: CRMC and RIDEM approvals, HDC certificate of appropriateness, written confirmations from the BCWA and BWPCF, legal documents and title certificate. However, only the Planning Board can grant waivers of requisites pursuant to Section 8.7 of the Subdivision and Development Review Regulations which process would include a public hearing as set forth in Section 8.5 of the Subdivision and Development Review Regulations. Please advise if you wish to go forward to the Planning Board requesting a waiver of the requisites and we will schedule a public hearing for same. Please note that this office won't support a request for waivers of this information. Please don't hesitate to contact me if you have any questions.