



## **Town of Bristol, Rhode Island** *Zoning Board of Review*

### **STAFF REPORT FOR:**

FILE NO. 2023-36

APPLICANT: TPG Architecture, LLP / Chase Bank  
LOCATION: 580 Metacom Avenue, Unit 21  
PLAT: 150 LOT: 15 ZONE: GB

#### **APPLICANT IS REQUESTING A SPECIAL USE PERMIT:**

To operate an automated teller machine (ATM) accessory drive thru use.

**APPLICANT IS ALSO REQUESTING DIMENSIONAL VARIANCES:** to install a freestanding commercial sign with the proposed sign having approximately 25 square feet of sign area, at a size greater than permitted and with less than the required ground clearance for a freestanding sign in the General Business zoning district; and to install two commercial wall signs having 36.9 square feet of sign area at a size greater than permitted and exceeding the number of permitted commercial wall signs in the General Business zoning district.

#### **COMPREHENSIVE PLAN REVIEW:**

As this application is for a special use permit, it requires review by the Planning Board or the Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC reviewed this application at a meeting on September 19, 2023. The TRC voted to recommend approval of the proposed ATM drive thru use subject to the applicant submitting revised plans showing compliance with specific special use permit standards (see attached memorandum from Diane Williamson).

The application for dimensional variances does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

#### **FINDINGS AND RECOMMENDATIONS BY STAFF:**

The applicant is requesting a special use permit to operate an automated teller machine (ATM) accessory drive thru use on this property located on the easterly side of Metacom Avenue and the southerly side of Narrows Road. This property formerly housed a retail pharmacy business, and the applicant proposes to utilize a portion of the former retail space as a branch location for Chase Bank. The applicant also proposes to convert the former pharmacy prescription service window drive thru, located on the northerly side of the building, into an ATM drive thru use.

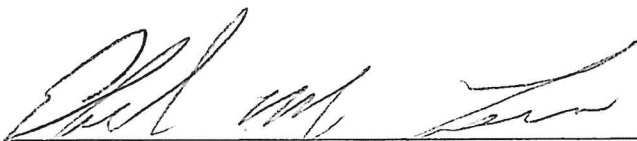
The Zoning Ordinance permits "drive-thrus" as an accessory use in the General Business (GB) zone only with a special use permit. In addition to the standards for relief for a special use permit found in Section 28-409(c)(2) of the Zoning Ordinance, the drive thru use is also subject to the eight specific standards found in Section 28-150(c). The specific standards for the accessory drive thru use include requirements for at least five stacking spaces for vehicles exiting the site, and at least five stacking spaces for vehicles waiting for service at the bank ATM. In addition, the specific standards include requirements for the drive thru to not be located in front of the building facing Metacom Avenue; for the presence of a vehicle

bypass lane; for physical separation from off-street parking spaces; for buffers from adjacent land uses; for the location of any information or menu board; and for the size of the property containing the drive thru use. The TRC reviewed all of these standards with the applicant at their September 19<sup>th</sup> meeting. Based upon comments made during that meeting by TRC members, the applicant has submitted revised site plans depicting vehicle stacking locations and landscape modifications to the existing vegetated island area intended to create a functional vehicle bypass lane at the ATM. With these modifications, it appears that this property will comply with all of the specific special use permit standards for a drive thru special use.

In addition to the special use permit for the drive thru ATM use, the applicant is also requesting dimensional variances for commercial signage for the proposed bank use. These proposed signs include one freestanding sign adjacent to Metacom Avenue, and two wall signs – one facing westerly towards Metacom Avenue and one facing southerly towards the Bell Tower Plaza parking area. The proposed freestanding sign would replace the existing former freestanding pharmacy sign, and it would measure approximately 2.5 feet wide and would extend from ground level to a height of 12 feet. This freestanding sign would have an overall sign area of 25 square feet and would have little to no ground clearance. The zoning ordinance permits freestanding signs in the GB zone to a maximum size of 15 square feet and with a minimum ground clearance of 4 feet.

The two proposed wall signs would each have a total sign area of 36.9 square feet. The zoning ordinance permits wall signs in the GB zone up to 15 square feet in size. The primary wall sign facing the street may be increased in size by 25 percent for every 100 feet of building setback. As this building is set back approximately 150 feet from Metacom Avenue, the applicant has calculated that the zoning ordinance permits this sign to a maximum size of 20.6 square feet. The southerly facing wall sign is not technically permitted by the zoning ordinance per Section 28-373(b). However, this section of the ordinance does permit an additional wall sign for buildings with a public entrance and parking in the rear as well as in the front of the building. The applicant makes the argument that the large parking lot to the south of the bank entrance and the southerly facing bank entrance door are similar to having a rear entrance; and thus, an additional wall sign should be permitted. Should the Board agree, I believe that the maximum size of this sign permitted by the ordinance should be 8 square feet, which is that permitted for a secondary wall sign in the GB zone, not the 15 square feet permitted for a primary wall sign. Please note that the applicant is also proposing the installation of a secondary wall sign facing Narrows Road. This sign measures 8 square feet in area and does not require any zoning relief. Thus, as proposed, this bank use would have three wall signs and one freestanding sign.

It has also come to my attention that in recent days several new signs for Chase Bank have been installed on the building at this location. Specifically, a primary wall sign facing Metacom Avenue and a secondary wall sign facing Narrows Road have been installed. These signs comply with the zoning ordinance requirements for sign area, and a sign permit was issued by the Building Official permitting their installation in August 2023. The primary wall sign facing Metacom Avenue is a subject of this variance request. However, it appears that a zoning compliant sign may suffice for the applicant.

 9/27/2023  
Edward M. Tanner, Zoning Officer



## Town of Bristol, Rhode Island

*Department of Community Development*

10 Court Street  
Bristol, RI 02809  
[bristolri.gov](http://bristolri.gov)  
401-253-7000

September 25, 2023

TO: Zoning Board of Review

FROM: Diane M. Williamson, Administrative Officer  
Technical Review Committee

RE: Chase Bank Special Use Permit – Drive up ATM window

A handwritten signature in cursive script, likely belonging to Diane M. Williamson, is written over the "FROM:" line.

The Technical Review Committee met to review the above-mentioned proposal. It was noted that this is an existing drive-thru window that was associated with the pharmacy previously occupying the building. It was also noted that this Special Use Permit use has standards in 28-151 ( c ).

A motion was unanimously passed to recommend that the Special Use Permit be issued subject to submission of revised plans showing the standards of the Special Use Permit as follows:

- Five vehicles waiting to exit the site;
- Five vehicles waiting to use the drive-thru; and,
- A bypass lane -- given the pre-existing structure, it was suggested that the bypass lane could be accomplished by shortening the landscaped island at the drive-thru.

Thank you.

## Melanie Wolfe

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**From:** William Dennis <bill@dennislawinc.com>  
**Sent:** Thursday, September 21, 2023 4:17 PM  
**To:** Ed Tanner; Diane Williamson  
**Cc:** Melanie Wolfe  
**Subject:** Chase Bank  
**Attachments:** 2023-09-20\_(FS)-Vehicle Queing Exhibit-A-Bristol,RI.pdf; 2023-09-20\_(FS)-SUB-Site Plan Exhibit\_Bristol, RI.pdf

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Good AftErnoon,

Attached please find two additional plans for the TRC/Zoning Board package. One of them is a site plan depicting vehicles waiting for ATM service as well as vehicles waiting to exit the area. The other is a plan depicting the reduction of the landscaped island per the TRC discussion this week. Please advise if they satisfy the recommendation.

Thanks,  
Bill

William P. Dennis, Esquire  
William P. Dennis Law Offices, Inc.  
576 Metacom Avenue Unit 2  
Bristol, Rhode Island 02809  
Phone Number: [\(401\) 254-2992](tel:(401)254-2992)  
Fax Number: [\(401\) 254-2994](tel:(401)254-2994)

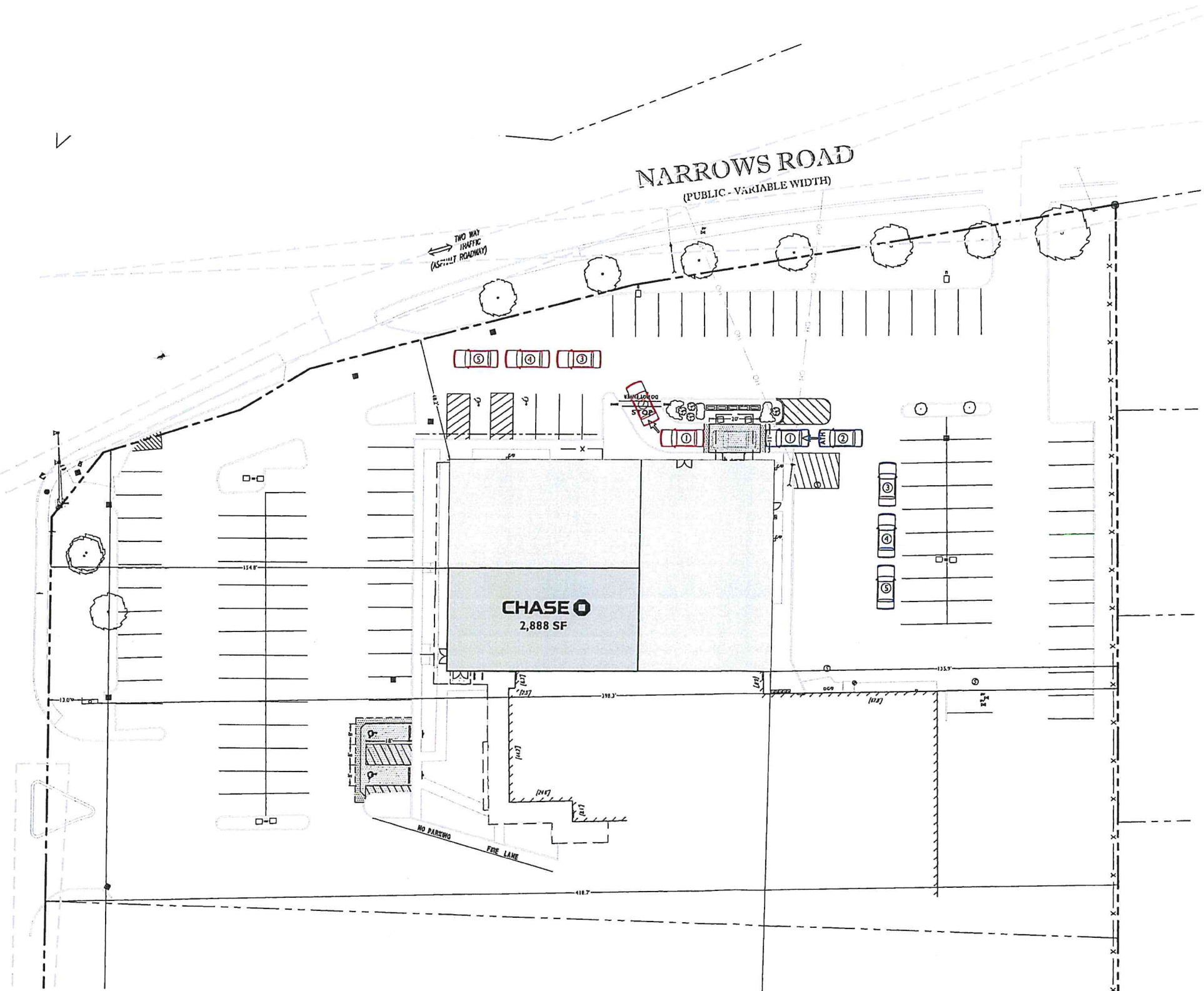
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1. MOST OF THE PROPOSED IMPROVEMENTS ARE SHOWN IN RED. 2. THE PROPOSED IMPROVEMENTS ARE SHOWN IN RED. 3. THE PROPOSED IMPROVEMENTS ARE SHOWN IN RED.

METACON AVENUE

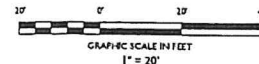
(AKA RI ROUTE 136)  
(PUBLIC - VARIABLE WIDTH)  
TWO WAY TRAFFIC (ASPHALT ROADWAY)



PROPERTY OWNER IS RESPONSIBLE FOR ENSURING THE SITE IS IN CONFORMANCE WITH ALL APPLICABLE ADA STANDARDS INCLUDING BUT NOT LIMITED TO PATH OF TRAVEL FROM RIGHT-OF-WAY AND ADA PARKING FACILITIES TO THE BUILDING. STONEFIELD'S SCOPE OF WORK HAS BEEN LIMITED TO RECONSTRUCTION OF THE ADA PARKING SPACES AS SHOWN ON THE PLAN AND TAKES NO RESPONSIBILITY FOR ADA COMPLIANCE OF THE EXTERIOR IMPROVEMENTS AND/OR PATH OF TRAVEL FOR THE BUILDING.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THE PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNFINISHED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REPAIR ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL, IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE OBTAINMENT OF STREET CLOSING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



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120 Washington Street, Suite 102, Salem, MA 01970  
Phone: 617.203.2076

SITE PLAN

CHASE  
PROPOSED BANK WITH REMOTE  
DRIVE-UP ATM

MAP 150A, LOTS 1 & 15  
METACON AVENUE (RHODE ISLAND ROUTE 136)  
TOWN OF BRISTOL  
BRISTOL COUNTY, RHODE ISLAND

JOSHUA H. KLINE, P.E.  
RHODE ISLAND LICENSE NO. 11637  
LICENSED PROFESSIONAL ENGINEER

STONEFIELD  
engineering & design

SCALE: 1" = 20' PROJECT ID: BOS-2110076

VEHICLE QUEUING  
EXHIBIT

DRAWING:

1 OF 1

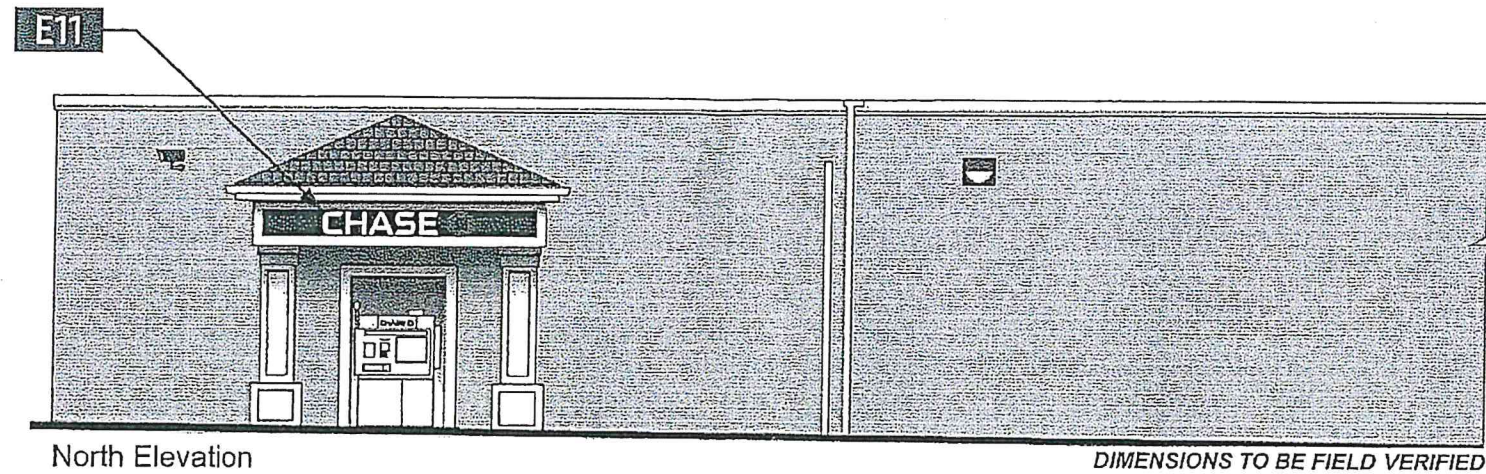
NOT APPROVED FOR CONSTRUCTION

ISSUE	DATE	BY	DESCRIPTION
7	09/20/2021	EB	SPECIAL PERMIT SUBMISSION
6	08/04/2021	EB	SPECIAL PERMIT SUBMISSION
5	11/17/2021	JJR	REVISED DRIVE-THRU CONCRETE MAT
4	4/10/2021	JJR	ADDENDUM #1
3	4/27/2021	JJR	REVISED PER ADA ENTRANCE LANDING
2	3/27/2021	JJR	REVISED PER ADA PARKING IMPROVEMENTS
1	3/27/2021	JJR	ISSUED FOR REVIEW

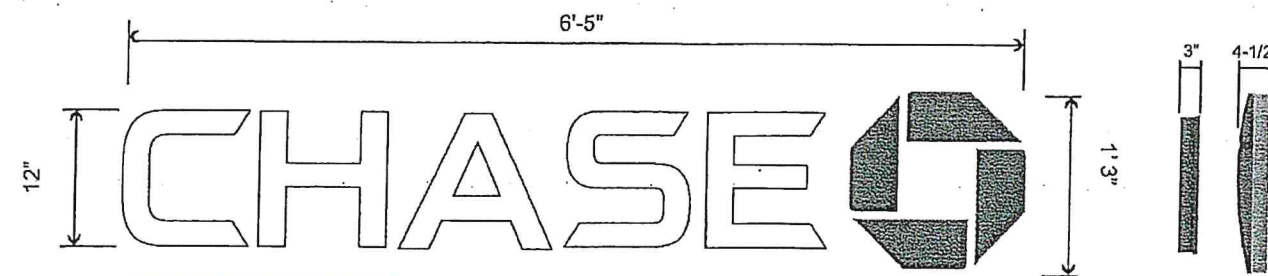








SECONDARY WALL SIGN  
FACING NARROWS ROAD  
(ENT)  
NO VARIANCE NEEDED



LIF-WBO-12-LED

WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS

SCALE: 3/4" = 1' 8.Sq ft

CHASE

CHS.NB.1158 - Bristol Metacom Avenue  
576 Metacom Avenue  
Bristol, RI 02809

DESIGNER - JM

CREATED - 10.13.22

DRAWING - B102729



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