



Town of Bristol, Rhode Island

Department of Community Development

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TECHNICAL REVIEW COMMITTEE MEETING May 24, 2022

The meeting was held on Tuesday, **May 24, 2022** at 10:00 am
at 9 Court Street, 2nd Floor Conference Room, Department of Community Development
The Technical Review Committee held a meeting for the purpose of review of the application for
1200 & 1202 Hope Street
Concept Plan Review and Administrative Subdivision Review

Present:

Diane M. Williamson, Administrative Officer
Edward M. Tanner, Zoning Officer/Principal Planner
Charles Burke, Zoning Board Duty Member
Charles Millard, Planning Board Duty Member
Jonathan Ames, Historic District Commission Clerk
Sally Butler, Historic District Commissioner

Also Present:

Mike Russell, LOEC
Kyle Ritchie, Express Realty Trust, LLC
Bart Bussinle, Lender

Agenda: Review Concept Plan Review and Administrative Subdivision Review of application to move the lot line between properties of 1200 Hope Street (aka Longfield) and 1202 Hope Street (aka Knowlton Court). Review concept review to change the driveway and building layout from the approved plan for the redevelopment of 1200 Hope Street and the approved subdivision for 1202 Hope Street (Assessor's Plat 103, Parcels 2 and 14) per Section 8.9 of the Subdivision and Development Review Regulations. Owners: Express Realty Trust, LLC and 1202 Hope Street Investments, LLC. Parcels are Zoned Residential R-10; and 1200 Hope Street is an individually listed property in the Bristol Historic District.

This proposal involves two separate projects. Joe Garies is developing the Knowlton Court property at 1202 Hope Street. Mr. Garies has given written permission to proceed but did not attend the meeting.

The following items were discussed:

- Review history of the two developments and their respective permitting.

- Kyle Ritchie, who is the developer for 1200 Hope Street, is proposing a subdivision to obtain some land from 1202 Hope Street to increase the size of the 1200 Hope Street lot. Proposed changes to the layout include the driveway and circulation within the property. This would increase of greater than 25% so this is considered a major change to the approved development and it will need to go back to the planning board.
- The proposed subdivision and the revised development plan will need to be reviewed together.
- Applicants reviewed the proposal for revisions to 1200 Hope Street development plans. They include enlarging the site, which will have less density than previously proposed.
- This proposal will also need to go back to DEM for review as there is a wetlands permit, and also to DOT for review for the revised curb cuts and scenic roadway review. The applicants are looking to get the town to ok the proposed changes before moving to state reviews.
- The applicant would like to remove the previously proposed four unit building at 1200 Hope Street and instead construct four two-family buildings. Thus, the number of dwelling units proposed would not change.
- The TRC reviewed zoning board issues. Proposal is moving in the direction of less non-conformance. The permit expiration date is June 6, 2022 but they may have “started” enough work to not need an extension. The applicant will submit in writing and explain work to date. If the work is not started then they will request a further extension of the previous zoning approval.
- The TRC reviewed the planning board process. The applicants will be approaching DEM and the DOT first, but they will combine the process into one project.
- Reviewed parking layout options & location of parking on site relating to building locations
- Discussed road layout concerns including the traffic impact.
- Discussed the trees at the Hope Street intersection.
- The driveway will be a one-way from south to north with the exit being at Knowlton Court.
- TRC and HDC representatives review historical aspects of proposal. It is an important goal to keep the existing Longfield building as the primary focus of the 1200 Hope Street site. HDC will need to review the new proposed layout. This is a substantial change so it will need to go back before the HDC for review.
- The drainage design for both developments will need to be worked out and looked at in detail. A partnership between the two developments may need easements to allow some drainage features to be located on the other lot, but the developers will try not to merge flows. All changes in drainage design will need to be reviewed by DEM.

- The TRC reviewed proposed parking layout and locations of parking on the site relative to revised building locations.
- Discussed the next steps: Preliminary Plan application for major land development plan with the Planning Board; and an Administrative Subdivision application. Present concept plan to HDC for approval. The design of all the buildings needs to go back in front of the HDC for approvals.
- The TRC discussed zoning approvals and the process for obtaining building permits. As the number of dwelling units would remain the same as previously approved, the density would decrease with the additional land area, and the residential structures would move further away from property lines and each other, it was determined that no additional zoning relief would be required.
- Required affordable housing requirements are being addressed now, as applicant has purchased a multi-family residential dwelling in Bristol, and they are in the process of deed restricting three dwelling units for affordable housing.

Meeting adjourned at 11:00am.

Notes by Ed Tanner