

RESPONSES TO TOWN OF BRISTOL COMMENTS
151 STATE STREET; BRISTOL, RI
AUGUST 26, 2024

COMMENT #1: The civil engineering plans need to be signed by Thomas Principe as the designing engineer.

RESPONSE #1: Plans have been signed.

COMMENT #2: The proposed storm water management infrastructure needs to be designed by a registered professional engineer - the plans reference the landscape plan for that detail

RESPONSE #2: Stormwater has been designed and stamped by a RPE.

COMMENT #3: The dimension of the driveway at the curb cut needs to be indicated.

RESPONSE #3: Dimension has been added.

COMMENT #4: The proposed grading plan needs to include the grading for the rain garden.

RESPONSE #4: Proposed grading for the site, including the rain garden, has been shown.

COMMENT #5: There is an existing drain on the plan on the west side of the front of the building. What is the status of that drain?

RESPONSE #5: It is unknown where this drain discharges, but it is proposed to be removed & disposed of/disconnected.

COMMENT #6: There is a note on Sheet 4 Site Layout Plan that the bluestone walkways have a detail but no detail is shown.

RESPONSE #6: A detail has been added.

COMMENT #7: The Landscape Plan needs to be prepared and signed and stamped by a Registered Landscape Architect. Any civil plans that reference the Sunflower Design landscape plan needs to be amended to reflect the Landscape Architect's Plan.

RESPONSE #7: The landscape plan has been designed and stamped by Principe's RLA. References to Sunflower Design have been removed.

COMMENT #8: There needs to be a written signed statement indicating the variances needed. There also needs to be a written signed statement if no waivers or modifications are requested from the subdivision and development review regulations.

RESPONSE #8: TO BE PROVIDED BY APPLICANT'S ATTORNEY.

COMMENT #9: There were verbal reports at the TRC meeting; however, we require a written statement from the Bristol County Water Authority indicating that the water service is available to serve the proposed re-development and a written statement from the Bristol Water Pollution Control facility that the plan has been reviewed and the sewer has the capacity for the re-development.

RESPONSE #9: TO BE PROVIDED BY APPLICANT.

COMMENT #10: Drainage calculations need to be provided by a registered professional engineer including an Operations and Maintenance Plan manual for the system.

RESPONSE #10: Drainage calculations and an O&M have been provided and stamped by a RPE.

COMMENT #11: Tax Certificate that all taxes are current.

RESPONSE #11: TO BE PROVIDED BY APPLICANT.

COMMENT #12: Draft deed of easement for the transformer location and draft affordable housing deed restriction (we can provide a copy of the affordable housing deed restriction) and it is noted that a monitoring agreement will also be needed with the East Bay CDC or other approved monitoring agent.

RESPONSE #12: TO BE PROVIDED BY APPLICANT/APPLICANT'S ATTORNEY.

COMMENT #13: A photometric plan for any proposed outside lighting.

RESPONSE #13: It is Principe's understanding that non-building-mounted lighting is NOT proposed. Therefore, the architect will provide documentation that the proposed lighting will meet the Town's requirements and will be dark-sky compliant. A note has been added to the plan and a waiver from providing a photometric plan at this time is requested.

COMMENT #14: Application Fee for the Preliminary Phase of \$2,750

RESPONSE #14: TO BE PROVIDED BY APPLICANT.

COMMENT #15: Reimbursement of the Public Hearing notice -- we will provide the amount.

RESPONSE #15: TO BE PROVIDED BY APPLICANT.

COMMENT #16: Reimbursement of the Peer Engineering Review as previously noted.

RESPONSE #16: TO BE PROVIDED BY APPLICANT.