



Town of Bristol, Rhode Island

Department of Community Development

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August 31, 2023

TO: Planning Board

FROM: Diane M. Williamson, Administrative Officer

RE: Daniel and Lillian Leaser – Concept Review for opening a portion of a paper road at Fenmore Road

The above applicants have submitted a revised concept review application to extend a 15' segment of the paper road at Fenmore Road to access their proposed garage. The proposed garage is also being reviewed by the Zoning Board for relief from the setback requirements. During the review of the application with the Zoning Board, there was a question of the need for improvements to the paper road. The subject property is a corner lot with frontage on both Brookwood and the unpaved portion of Fenmore.

The Zoning Board requested a recommendation from the Planning Board on the question of paving Fenmore as part of this application, if the variance is granted for the garage. In accordance with the Subdivision and Development Review Regulations, opening a paper road by an applicant is subject to the Planning Board's review for the engineering design and construction of same.

The TRC has met to review this concept application and referred it to the Planning Board to hear from the interested parties on this matter before a recommendation is made.

Fenmore Road is a mid – block through-road between Brookwood and Loring; however, only the easterly half is paved which effects the circulation in the neighborhood. There is no cul-de-sac so turning around is difficult for vehicles including delivery vehicles or landscaping contractors which impacts those residents on the easterly section. The lack of a turn around also impacts Town service vehicles including trash, recycling, compost and snow plowing as well as any emergency vehicles. For these reasons, it is my recommendation that the entire unpaved portion of Fenmore Road be paved as a condition of any variance granted for the garage. Extending only 15' of pavement for access to the garage, as currently proposed, could compound the existing impacts with the lack of circulation on Fenmore. Along with pavement, drainage should be installed to connect to the existing catch basin in Brookwood. However, if the Zoning Board finds that the variance can't be granted, I would recommend that the Planning Board refer this to the Town Council for the Town to put this road on the paving list.

Thank you.