

Town of Bristol, Rhode Island

Department of Community Development

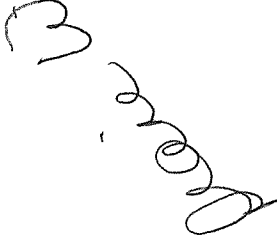
10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

August 31, 2023

TO: Planning Board

FROM: Diane M. Williamson, Administrative Officer

RE: Longfield – 1200 Hope Street
Final Phase of Major Land Development



The above application is before you for the final approval phase.

A draft motion is provided for your consideration with recommended conditions for the approval prior to recording.

Thank you.

*****DRAFT***DRAFT**
PLANNING BOARD DECISION

OWNERS/APPLICANTS: M1 1200 Hope Street, LLC
ADDRESS: 1200 Hope Street aka “Longfield” &
PLAT AND LOT: Plat 103, Lot 2 and 14
APPLICATION: Major Land Development Modification- Final

The Planning Board finds that:

1. The application is for a modification to a previously approved Major Land Development under the provisions of Section 28-283 of the Zoning Ordinance “Resource Conservation and Creation Development”. The preliminary approval included the modification and an Administrative Subdivision to convey 24,394 square feet of land from 1202 Hope Street to 1200 Hope Street.
2. The modification proposal will revise the original approval with a newly configured driveway and building layout. The driveway will now enter from Hope Street and exit on Knowlton Court as a one-way circulation flow. Additionally, while the number of units will not change, the layout will be reconfigured such that the proposed 4 unit building on the south side will be removed and replaced with two 2-unit buildings – one of the north side and one on the south side. This will add more symmetry and balance to the site and allow the buildings to have more open space. Each of the buildings will now have garage parking as well. The proposal would have public water and public sewer and private trash and recycling private driveway and drainage maintenance; and, private snow plowing.
3. The proposed development is consistent with the general purposes stated in Article 1 of the Planning Board’s subdivision and development review regulations because the development locates improvements to provide for the maximum protection of critical landscapes and resources as they relate to Bristol’s historic and cultural values.
4. The proposed development is consistent with the Comprehensive Community Plan because it preserves an historic resource listed on the National Register of Historic Places, listed in the Local Historic District, and important to the community.
5. This proposed development is considered in compliance with the Zoning Ordinance having received variances from the Zoning Board. The revised layout does not trigger the need for any additional variances.
6. The applicant has also revised the affordable housing compliance from the original approval that allowed a fee in lieu payment. The applicant will now provide 3 units off -site at property at Washington Street.
7. There will be no significant negative environmental impacts from the proposed subdivision, with the conditions of approval.
8. The Board has considered any testimony from the public hearing.
9. The Historic District Commission has reviewed a conceptual plan of the proposal.

Final Plan approval for the major land development of “Longfield” at 1200 Hope Street is granted to restore the historic residential structure into 2 dwellings and construct 4 new buildings with 8 residential units (total 10 units) and Administrative Subdivision approval as shown on

Continued on Page 2

Site plans by LDEC, Michael Russel, P.E. Entitled "Major Land Development Final Plan Application for 1200 Hope Street, and 1202 Hope Street Assessors Map 103, parcel 2 and 14, Bristol, Rhode Island, for Preferred Realty Services, LLC, dated as revised August 11, 2023, Sheets 1-9 as follows:

Sheet 1 – Cover Sheet dated
Sheet 2 – Existing Conditions Plan
Sheet 3 – Lotting Plan
Sheet 4 – Site Layout Plan
Sheet 5 – Grading and Drainage Plan
Sheet 6 - Utility Plan
Sheet 7– Erosion Control Plan
Sheet 8 Landscape Plan by Verde Landscape Architects
Sheet 9– Construction Details

Sewer Plan and Profile Sheet 1 of 1

Architectural Plans by Architect John Lusk

Administrative Subdivision Plan by Robert L. Mason, PLS dated as revised March 7, 2023.

Subject to the following conditions:

1. *Building Permits for any of the "new" buildings shall not be issued before a Building Permit is issued for repairs to the historic structure, and such repairs shall commence within ten (10) days of issuance of such Building Permit. Building Permits issued for the construction of the "new" building(s) shall be restricted to completion of all site work required to receive new foundations, and installation of footings and such foundations per the plans submitted. Prior to amending of Building Permits for any work beyond such foundation work on any "new" building, the exterior repairs to the historic structure shall be significantly underway per the plans submitted, with "significantly underway" to be determined by the Administrative Officer. NOTE: THIS CONDITION WAS IMPOSED AT MASTER PLAN AND CARRIED FORWARD*
2. *No Certificate of Occupancy shall be issued for any of the new buildings until and unless a Certificate of Occupancy shall have been issued for at least one (1) of the two units in the historic structure, and no Certificates of Occupancy shall be issued for the last two (2) "new" units to be completed until and unless a Certificate of Occupancy shall have been issued for the second of the (2) two units in the historic structure NOTE: THIS CONDITION WAS IMPOSED AT MASTER PLAN AND CARRIED FORWARD*
3. *Deed recording for the off-site affordable units prior to recording final plan;*
4. *Recording of a deed covenant / agreement for revised plan, subject to the review of the Town Solicitor, that the development will be private. Trash and recycling, water and sewer, snow plowing and maintenance of the driveway and drainage will be private and always remain so in perpetuity with no Town maintenance.*
5. *Driveway to be one-way with entrance on south side from Hope Street and exit on Knowlton Court, including one-way traffic signs.*