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**PLANNING BOARD DECISION (revised)**

**OWNERS/APPLICANTS:** M1 1200 Hope Street, LLC and 1202 Hope Street Investments  
**ADDRESS:** 1200 Hope Street aka “Longfield” &  
1202 Hope Street aka “Knowlton Court”  
**PLAT AND LOT:** Plat 103, Lot 2 and 14  
**APPLICATION:** Major Land Development Modification- Preliminary  
Administrative Subdivision

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 modification includes 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 and, the revised driveway location will eliminate a curb cut on Hope Street.
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 (M1 1200 Hope Street ,LLC) 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 the revised proposal and a Certificate of Appropriateness has been issued.

*Preliminary 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 Preliminary 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 March 15, 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*

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

*And further, The Board also amends the conditions of approval on the major subdivision of 1202 Hope Street to delete the provision that no new dwellings can be built on the land to be conveyed as a result of the Administrative Subdivision.*

*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 final approval*
- 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. Proposed dwellings are to be constructed on slabs; if basements are proposed, the stormwater drainage design plan would require revision.*
- 6. Revised Landscaping Plan, including driveway lighting, to reflect new layout as a condition for final*
- 7. Driveway to be one-way with entrance on south side from Hope Street and exit on Knowlton Court, including one-way traffic signs.*
- 8. Response to comments from TRC and Planning Board engineer as a condition for final; namely, revised plans with walkway to Knowlton Court.*
- 9. Stormwater Maintenance Agreement for private maintenance as a condition for final approval;*
- 10. Details on grading and drainage on east side for both 1200 and 1202 Hope Street drainage discharge to be shown on plans at final.*
- 11. Final review and approval to be by the Planning Board.*

*ANY OTHER CONDITONS OF THE BOARD*