



# Town of Bristol, Rhode Island

## *Department of Community Development*

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### TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on Tuesday, **March 28, 2023** at 10:00 am  
at 235 High Street, 1<sup>st</sup> Floor Conference Room, Department of Community Development  
The Technical Review Committee held a meeting for the purpose of review of the application for  
**Preliminary Review & Administrative Subdivision Review of 1200 & 1202 Hope Street**

#### **Present:**

Edward M. Tanner, Zoning Officer/Principal Planner  
Charles Millard, Planning Board Chairman  
Brian Clark, Planning Board Member  
Nick Toth, Planner  
Jose DaSilva, Water Pollution Control Superintendent  
Bob Sykes, Pare Corporation  
Kyle Ritchie, MI 1200 Hope St LLC (applicant)  
Mike Russell, LDEC (engineer for applicant)  
Susan Rabideau, BCWA

**Agenda: Preliminary Review and Administrative Subdivision Review** – Proposal for a preliminary review of a modified layout to the development at 1200 Hope Street (aka Longfield) and an administrative subdivision to move the lot line between the properties of 1200 Hope Street and 1202 Hope Street (aka Knowlton Court). Modified layout of 1200 Hope Street to revise the driveway and building layout from the approved plan for the re-development of 1200 Hope Street and the approved subdivision for 1202 Hope Street including modifications to the conditions of approval for 1202 Hope Street per Section 8.9 of the Subdivision and Development Review Regulations. Property located at 1200 Hope Street and 1202 Hope Street. Assessor's Plat 103, Parcels 2 and 14. Owners: M11200 Hope Street LLC and 1202 Hope Street Investments, LLC. Zoned: R-10 and 1200 Hope Street is an individually listed property in the Bristol Historic District.

TRC members and the applicant's representatives summarized the previously approved development and the changes now being proposed. This is a new applicant under new ownership. There was a review of the proposed revisions which include a decrease in density on the property. The development will still consist of 10 residential dwelling units, but approximately 60,000-70,000 square feet of land has been added to the site from the neighboring property to the north at 1202 Hope Street. The hatched "L" shape land depicted on the administrative subdivision plan is to be acquired and allow for the spreading out of the proposed buildings.

The applicant noted that the administrative subdivision's deed has already been recorded. Approval of the administrative subdivision plan will remedy this subdivision violation.

There are new design modifications to the site layout. Both the DEM and RIDOT have issued revised permits for the plans that reflect these changes. A major change is in the driveway configuration. The new proposed layout has only one (1) curb cut, but connects the driveway to the new “Knowlton Court” roadway to the north. One existing curb cut on Hope Street would be closed. The driveway would be a one-way driveway with Knowlton Court as the “out” driveway access. Utilities, including water, sewer, gas, and power will be provided from Knowlton Court..

The proposed drainage system has been spread out from the original design. Same stormwater management practices as were originally proposed but spread out with the same discharge locations.

Zoning variances have been previously issued from 1200 Hope Street development and there is no additional relief needed. Less density, greater setbacks, and no parking variances needed.

The previous landscaping plan will be modified. Per the state Scenic Roadway Board, existing trees will remain along Hope Street.

The design for new proposed residential buildings now include garages. TRC members reviewed design of the four proposed buildings.

Footprint of the duplex units was 1,746 square feet previously. Now they are 3,240 square feet for entire building with the added garage space. TRC members reviewed the Historic District Commission file for building layout and elevation views. HDC will need to approve revised layout and building designs.

#### Utilities:

Bristol County Water Authority: – Water will come in to the property from Knowlton Court. BCWA has accepted that water main. It is only 2 inch in size. Applicant will need to submit calculations to see if it can service 15 units total between the two developments. There is a 12 inch main in Hope Street. Fire hydrant is on Hope Street and should be adequate. Need “master” meter for entire development with backflow prevention device. That will need to be above ground – could look like a well house and is known as a “Hot Box”. Applicant to submit calculations with application for water service. Water availability form to come in with preliminary application. Hope Street is an option for water service if the Knowlton Court line is inadequate.

Sanitary Sewers: Sewer service for units 3, 4, 5 & 6 is proposed to flow by 8 inch gravity connection to Knowlton Court sewer line manhole. There is a manhole proposed on the southern end of the sewer line as well. As built plans for Knowlton show that the elevations will work. Sewer from units 1, 2, 7, 8 & “Longfield” are proposed to flow to Hope Street using an existing 6 inch sewer line. Waste water department would like units 7 & 8 to go to the manhole and connect to the Knowlton Court gravity line as the existing 6 inch line at Longfield is a bit small for six units. Applicant’s engineer will review elevations to see if that will work, but all agreed that there are solutions here.

Drainage: Long term maintenance will be private. Drainage, roads, etc. will be private. A revised stormwater management system design has been developed to reflect the new proposed building layout. The same design components and stormwater management “practices” as in the previous approved plans, but they have been resized and spread out. The flow patterns will be the same. Maintenance agreement needs to be prepared and recorded.

Plans need to be revised to showing details on the driveway and utility connections to Knowlton Court, include grading, prior to April Planning Board meeting. A single detail plan showing this may be submitted.

A revised landscaping plan for the development will be submitted at time of Final Plan review.

Stormwater management maintenance agreement will be submitted at time of Final Plan review.

Lighting for driveway will be included with landscape plan details at Final Plan review.

TRC reviewed consulting engineer (Pare Corp.) memorandum. The stone wall at Knowlton Court will now have an opening for the new proposed driveway. This should be shown on plans. Limits of clearing and existing trees greater than 12 inch in size should be noted on plans. Applicant will include trees on the landscaping plan to be submitted at Final Plan review. The applicant's engineer will submit a formal response to the Pare memorandum prior to the April planning board meeting.

The TRC discussed the discharge of water from the Knowlton Court drainage system onto the site at 1200 Hope Street. Knowlton Court's discharge will be on the east side of the new proposed subdivision lot line. There will need to be a berm and the swales to keep runoff from the two sites separate. This grading and berm/swales will also need to be shown with the Final Plan design.

The proposed residential units will have private trash pickup. Refuse bins will be kept in individual garages. No dumpster is proposed.

A one-way sign will be installed at Knowlton Court where the new driveway will exit. The applicant will propose a "private driveway" sign or marker at this location and will present it with the Final Plan.

The proposed walkway along the driveway will be extended to Knowlton Court to access the sidewalk.

Final Plan review will be sent to the full Planning Board.

Planning board members will be sent copies of building renderings and elevations for the April meeting.

**Motion** to send this application to the full Planning Board for their meeting on April 13, 2023. Motion by Brian Clark (1st), 2nd by Charles Millard. All in favor (4-0).

Meeting adjourned at 11:30am.

Notes by Ed Tanner