



Town of Bristol, Rhode Island

Department of Community Development

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February 20, 2025

TO: Planning Board
FROM: Diane M. Williamson, Administrative Officer
RE: **Pre-Application Conference for Fair Wind Village
Comprehensive Permit**

Review

The above application is before you for a Pre Application Conference. The TRC has had a few previous concept review meetings and their meeting notes are attached. It is noted the applicant has done several iterations of the concept plans and building designs in response to previous TRC comments.

The State Law on Comprehensive Permit application was revised and the Town's Zoning was recently updated per that State Law. Of note, there is no longer a Master Plan step for Comprehensive Permit Applications, the first phase is Preliminary Review. Also, the density bonus is now a calculation based on a by-right yield plan.

At the most recent TRC meeting, it was agreed that the Planning Board should review a Concept Plan with a Pre-Application Conference and provide comments on same.