



# Town of Bristol, Rhode Island

## Department of Community Development

10 Court Street  
Bristol, RI 02809  
[www.bristolri.gov](http://www.bristolri.gov)  
401-253-7000

### TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on **Tuesday, December 3, 2024** at 11:00 am  
at 235 High Street, 1<sup>st</sup> Floor Conference Room, Department of Community Development  
The Technical Review Committee (TRC) held a meeting for the purpose of review of the  
application for **206 Bayview Avenue**

#### **Present for the Town of Bristol:**

Diane Williamson, Director of Community Development & TRC member  
Edward M. Tanner, Zoning Officer/Principal Planner & TRC member  
Steve Katz, Planning Board member & TRC member  
Chief Kevin Lynch, Bristol Police Department  
Captain Roman Wozny, Bristol Police Department  
Robert Ferguson, Bristol Fire Department  
Jose DaSilva, Superintendent, Water Pollution Control  
Michael Crawford, BCWA  
Colin O'Hara, BCWA

#### **Present for the Applicant:**

Danial Ferreira, Applicant  
Vanessa Ferreira, Applicant

**Agenda:** Concept Review / Pre-Application for a Comprehensive Permit – Proposal for a comprehensive permit for construction of 17 new residential dwelling units in three buildings (2 buildings with 6 units and 1 building with 5 units) in addition to the 3 existing units for a total of 20 units. Property located at **206 Bayview Avenue**. Assessor's Plat 47, Lot 3. Owners: Fair Wind Properties, LLC. Zoned: R-10

The applicants presented a proposal from original concept plan with five buildings and 23 units total. The revised and current plan shows 3 buildings and 20 units total with the bedroom count reduced by approximately 22.

The units will be rentals, mostly three bedroom units as well as 1-4 bedroom units. There will be two garage parking spaces per unit although the plans only show 1 parking space per unit. They will be designed in a town house style.

There is an existing three family house on the property as well as a five stall garage that will be renovated with office space above for property management and site equipment storage.

Drainage will be revised and should work out better. There is 16% lot coverage by structures which will help with drainage. Drainage will be handled on site.

There will be school bus shelter on Bayview Avenue in front of the property.

Parking layout will be revised. The fire department will need a turn around and no parking on the hammerhead. Fire department is ok with 24' driveway and aisle width as long as 20' minimum, it will be ok. Hammerhead turnaround at the end of the parking lot needs to be designed to allow for turnaround of apparatus. Townhouse units (which are considered single family) will require smoke & CO2 detectors. There will be a two hour fire separation between each of the units. Fire hydrant is existing on Bayview Avenue and meets distance requirements. No fire alarm system is required. The fire department will provide a letter at the time of the Planning Board application.

The police chief reviewed concerns about lot to the east that be developed in the future for expanded or new police station. He wants the understanding that any approval have be made aware that at some point the site will be developed for public safety use which is a 24/7 operation. There may also be a need for an easement for the lot to the south to have access to Bayview Avenue in future development. They are informed of the town plans which is still in the infancy state.

The previous discussion regarding BCWA was for an extension of the water main. Applicant is not proposing an extension of water main. Fire department service from existing hydrant to the west. May need to run a model of water use. 2" pressure line in the street which they are looking to tap into. They will evaluate capacity with the BCWA engineer and applicant engineer. BCWA will want one water meter at property line. Applicant's engineer has run flow calculations.

The Planning Board will need confirmation that H2O and sewer can service the project at the time of the application.

The sewer department has a force main from development which will discharge to a manhole and connect to the sewer line at existing three family house. There was discussion about the line currently connecting the existing house to the west. They will need separate lines and run a new line to the street. The neighbor will take care of their own connection. Applicant has had camera inspection of the existing line. There was discussion about other suggestions for maintenance.

The process with the Planning Board was reviewed including the comprehensive permit process with recent changes to the state law. There was also a review of the density bonus with 25% affordable. It is based upon a yield map. We will need the applicant to submit a hypothetical yield map showing 'by right' density. Bonus is based upon that which will show minimum permitted density and yield. They would appear before the Planning Board in January with a concept review showing 'by right' plan. A density analysis at the pre-application will also be presented to the Planning Board.

The applicant had a traffic study conducted with 23 units. A real estate financial impact analysis by Jim Houle. Also supports development both will be submitted with Planning Board application.

Reviewed the site design with the TRC:

- Hammerhead at the end of parking of parking for the fire turnaround.

- May reduce the parking spaces and add a 2<sup>nd</sup> car space inside the garage.
- Three bedroom units with approximately 1,500 sq ft of living space each.
- One existing four bedroom unit is in upper floor of existing house.
- Green space and basketball hoop at turn around.
- Five affordable units total will be 2, 2, 1 in new buildings.
- Letter of eligibility from RI Housing.
- The monitoring agent will be East Bay CDC.
- Preliminary plan submittal checklist is in Zoning requirements after next concept review (section 28-364).
- Reviewed H2O supply & availability. Will be reviewed by BCWA and Pare Corporation as their consultants.

There will be a concept review with the Planning Board in either January or February 2025 with new and revised plans with parking revisions.

Meeting adjourned at 12:30pm.

Notes by Ed Tanner