



Town of Bristol, Rhode Island

Department of Community Development

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TECHNICAL REVIEW COMMITTEE MEETING GOODING AVENUE APPLICANT: MAINSTAY/SLEEP IN HOTEL PRE-APPLICATION/CONCEPT REVIEW

The Technical Review Committee held a meeting for Pre-Application/Concept Review of the proposed plan for property located at Gooding Avenue (plat 111, lot 1).

The meeting was held on **November 29, 2021** at 10:00 a.m. in the 2nd floor conference room at 9 Court Street.

Attending:

Diane Williamson - Administrative Officer
Edward Tanner – Zoning Officer
Jerome Squatrito, Planning Board Chariman
Armand Bilotti – Planning Board Duty Member
Sue Rabideau – Bristol County Water Authority
Jose DaSilva – Bristol Water Pollution Control Facility Director
Michael Demello – Bristol Fire Chief
Andrew Teitz – Asst. Town Solicitor

John G. Rego Sr – Attorney for Applicant
Scott Spear – Attorney for Applicant
Dennis DeGrazia – D&M Boca
Chris Duhammel – DiPiete Engineering

See Attached Sign-In Sheet for additional attendees.

- TRC members conducted introductions
- TRC reviewed Pre-App/Concept Review application definition from Subdivision regulations
- There was a previous Concept review TRC meeting for this application in August 2020
- Applicant's attorney summarized proposal and updated TRC on plan revisions since last meeting. Revised plans will be a "Comfort Inn" and will not have kitchens in individual rooms.
- Building height issues have been reviewed and engineer will discuss, confident that there is no building height issue.
- Applicant's Engineer summarized changes and discussed new RIDEM permit to reference revised site design as presented.
- Drainage: Decrease in runoff volume and runoff rate meets RI Storm Water Design Mainland RIDEM requirements. Summarized analysis of storm water management. Flood Zones nearby in Silver Creek elevations reviewed.

- This property consists of a 9.7 acre site. 1.6 acres will be distributed by proposed development (~20%)
- Existing soils will be modified and replaced with sand materials for underground infiltration and will allow infiltration of storm water for parking lot and roof areas. Post-construction will see a decrease in runoff volume and runoff rate. Design will be compliant with recommendations of town's engineer (Beta Engineering) Silver Creek Watershed Study from 2008.
- Applicant's engineer is willing to respond in person or in writing to comments of neighbors.
- Applicant's engineer feels they have met all requirements and concerns regarding runoff, drainage and storm water management.
- Sanitary sewer from proposed development will connect to existing sewer interceptor line which bisects the site. Rather than connecting to the line in Gooding Ave as shown on plans.
- Zoning setbacks and other requirements will be met.

- Bristol County Water Authority (BCWA) Sue Rabideau - Discussed water system upgrades in area. Need to evaluate this proposal to make sure it will not adversely impact new system design.

- Fire Chief has no comments at this time.

- Sewer Department – Need to see flow estimates at capacity to evaluate system needs. Will need a pre-treatment plan. Grease interceptor may be needed. Requirements will depend on proposed uses within the building. Proposed hotel will have a buffet breakfast area. Not a full kitchen. Laundry service will impact flow. Will there be meeting rooms or facilitates? Connection to sewer interceptor line will require a new manhole on south side of Gooding Avenue road shoulder

- Zoning – Building height discussed. Off street parking should consider all uses. Rooming units as well as any potential conference/meeting space.

- Revised architectural plans have not been submitted. Will be reviewed when full application is submitted.

- TRC may require peer-review for architectural and landscape designs.

- TRC engineer consultant requested clarification on storm water management design. Applicant Engineer reviewed design. Infiltration, sand filter, detention system, pre-treatment.

- TRC members questioned wetland delineation and location of wetlands

- Planning Board engineer consultant will need to review drainage in detail and report back to Planning Board

- TRC consultant engineer has provided an outline for a traffic study that applicant will need to submit with formal application. Gooding Avenue is a state road, so a physical alteration permit will be required from RIDOT.

- TRC discussed “kitchen” in individual rooms. New layout and design plans have not yet been submitted. TRC will not allow sink or stove tops within individual rooms.
- Applicant should respond in writing to comments & concerns
- Process Moving Forward:
 - A formal Development Plan Review Application
 - Another Concept Review with TRC
 - Then Planning Board Meeting
 - TRC discussed sending to full Planning Board for full review.
 - TRC will review full application prior to planning board meeting.
 - Applicant suggested another Concept Review TRC meeting just to discuss drainage. With response to comments by neighbors and consulting engineer review
- Time clock for Planning Board decision starts when full application is submitted and certified complete. Applicant agreed to submit in writing with application a permission to extend decision timeline.
- TRC discussed the need for a traffic engineer review with particular attention to the Gooding Ave and Broadcommon Road intersection and potential conflicts with in/out movements from proposed development.
- Revised architectural plans should be submitted with next submittal so the TRC can review design.
- TRC discussed application review schedule and public participation at each step. Public meetings vs. public hearings. TRC recommendations to the Planning Board are not on the merits of the application, just about whether it is complete or not.

Meeting adjourned at 11:15 a.m.

Notes by Ed Tanner