



Town of Bristol, Rhode Island

Department of Community Development

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TECHNICAL REVIEW COMMITTEE MEETING CONCEPT REVIEW & PREAPPLICATION REVIEW OF THE DEVELOPMENT PLAN APPLICATION OF D&M BOCA DEVELOPMENT, LLC FOR KENDAN, LLC – MAINSTAY/SLEEP INN HOTEL

The meeting was held on Wednesday, August 19, 2020 at 10:00 a.m. via zoom video teleconferencing. Meeting ID number 944 2512 9286

Attending:

Technical Review Committee:

Administrative Officer- Diane Williamson
Zoning Officer- Edward Tanner
Planning Board Duty Member- Jerome Squartrito
Planning Board Duty Member- Richard Ruggiero
Bristol County Water Authority (BCWA) Sue Rabideau
Battalion Chief – Rob Ferguson
Town Solicitor- Andy Tietz
Consulting Engineer- Kevin Harrop of Caputo & Wick

Applicant:

Applicant-Denis Degnasio
Applicant- Michael Harison
Applicant – Dan Donnavan Lowner
Applicant – Richard LeFrance (hotel representative)
Engineer- Molly Titus
Engineer- Chris Duhamell-DiPrete Engineering
John Rego, Esq.
Scott Spear, Esq

Other Participants

Paul Sousa	Marlene
Richard LaFrance	Chris
Emily Spinard	
Jeffrey Simons	
Lin	

The TRC reviewed the current proposed project for the Mainstay/Sleep Inn Hotel. The Concept Review- Pre application Review for the Development plan application of D&M Boca Development, LLC. The plan proposes construction of a 3-Story, 15,200 square foot building for an eighty (80) room Mainstay/Sleep Inn Hotel.

The property is located on the south side Gooding Avenue beginning at a point opposite the intersection of Broadcommon Road and Gooding Avenue and running approximately 538' to the east along Gooding Avenue. The property is zoned General Business.

Diane Williamson provided an introduction to the scope of review and the meeting.

Scott Spear introduced members of the applicant's team.

Chris Duhamel presented application plans. Concept level plans but have taken design to higher level. Worked with RIDEM to make sure it is viable. No zoning variances required. No planning board waiver required.

The following items were discussed:

- Site is 9.8 acres on south side of Gooding Ave
- General Business zone
- 80 room hotel purposed
- Civil site design/engineering, drainage has been complete
- Traffic design completed
- 1.6 acres proposed to be disturbed
- RIDEM has approved revised design. Less wetland impact. Smaller footprint, storm-water design improving conditions. Underground detention and infiltration.
- No work in flood plain
- Some wetland alterations
- Public water , sewer, gas and utilities
- 80 parking spaces proposed compliant with zoning.
- Buffer plantings all around
- TRC engineer has provided comments. Applicant believes all comments can be addresses and will be incorporates into later submissions
- Drainage design will be provided in greater detail at next application stem
- RIDEM has not reviewed new building design, but they have approved layout, parking impervious, limits of disturbance, etc.
- RIDEM has not seen move of access from east of building to center of building. Next step after pre-application conference with TRC is to submit modified permit request to RIDEM for approval.
- Current RIDEM permit will expire late August. Permit needs to be extended again.
- John Grosvenor- Mainstay Choice Hotel Sleep Inn prototype building design with exception of addition of entrance under building.
- Building will meet zoning setbacks, height, and lot coverage requirements.
- Building height was calculated of average for 4 corners of actual building. Average height used.
- John Rego, Esq. representing owners of property

- Scott Spear, Esq. Representing applicant/developer
- Comments from town - sewer needs to tie in at easement not in street. No sewer in street.
- Coordinate design with Bristol Fire Department
- BCWA- no specific comments. Water is in high elevation location. 40 PSI in this area but for 3 stories it may require a booster pump. Fire suppression looks ok. More details in later applications. Fire and domestic services will need to be separate.
- Kevin Harrop, PE for town - memo prepares checklist was met in general for this level of review. RIDEM approval and drainage design will be key review details.
- Diane Williamson - process discussions
 - Hotel is permitted use in GB zone.
 - Development plan review by TRC if no waivers or variances. TRC can refer to full planning board for review. (probably will)
 - Gooding Avenue is a state road P.A.P. required
 - Traffic study and traffic circulation plan needed.
 - Site details for future submittals (landings, sidewalks, buffering)
- Mainstay suits - will they have kitchens? Long term stay?
- Richard LaFrance- Choice Hotel – discussed overall brand. Sleep Inn smaller rooms for weekends. Mainstay – extended stay 1-2 weeks- has kitchenette with microwave and kitchen sink. No stoves.
- TRC members not happy with kitchen in hotel rooms. Not designed or branded for long term stay. Branding will be a 20 year contract. Will not allow apartments.
- Will review with developer to see options in design for rooms.
- TRC discussed size of building and environmental impacts, massing and scale of building. Will need elevation plans showing all sides of building. Building seems large for Bristol. Planning Board may request peer review for architectural design. Also need to confirm average grade for building heights with Z.E.O.
- Marketing study to show that 80 units are viable in town
- TRC member's around room. No further comments
- Applicant requesting review clarification. Major land development or development plan review? Would like to get further refinement with town before going back to RIDEM. Drainage approval then full design of hotel. Drainage calculation will be submitted.
- Preliminary application to TRC. Refer to planning board will be next.
- Mr. Spinard has submitted a letter in opposition. Discussed concerns and fears re: flooding, drainage, wetlands, storm water.
- Applicant will review comments from neighbors and respond.
- Next steps: another concept review? Applicant will discuss first and get back to us. Preliminary application with TRC then planning board.

Meeting adjourned at 11:30 a.m.
Notes by Ed Tanner