

TOWN CLERK'S OFFICE  
BRISTOL, RHODE ISLAND

2024 JUL 22 AM 11:26

DATE RECEIVED

## PETITION TO THE TOWN COUNCIL

To the Honorable Town Council of the Town of  
Bristol: The undersigned hereby respectfully  
requested of your Honorable Body that:



See attached

### PLEASE NOTE:

Please ensure that your petition is submitted  
by 4:00 PM, two (2) Wednesdays before the  
Town Council meeting scheduled for

8/21/24

in order to be included on the docket. Ac-  
cording to Council policy, petitions cannot  
be addressed unless recommendations, if  
needed, from the relevant departments are  
received before the Council meeting

SIGNATURE: 

NAME:

FRANK SCIACCA Esq

ADDRESS:

1312 Alford Avenue

TOWN:

Johnston RI 02919

BUSINESS TEL. NO.

RESIDENCE TEL. NO.

EMAIL ADDRESS:

## CURB CUT PETITION

From: Frank Sciacca, Esq.  
Petitioner: Ledgehill Properties LLC,  
21 Bradford Street, Bristol  
To: Melissa Cordeiro Town Clerk  
Town Council &  
Department of Public Works  
Re: 2 Foot Expansion of existing curb cut  
West of the building at 21 Bradford Street  
New Construction of 3 Condominiums

Date: June 7, 2024

Now comes the Petitioner, Ledgehill Properties, LLC, and hereby requests the Town of Bristol to expand the existing curb cut on the easterly side of the building located at 21 Bradford Street, Bristol by six (6) feet in the westerly direction (See attached diagram Exhibit A- the area identified as P3). The existing driveway entrance that services 31 Bradford Street is presently thirteen (13) feet wide. The petitioner requests that the curb cut to the westerly side of 31 Bradford Street be moved westerly by 6 feet to meet the front easterly corner of its building, which would create a parking spot for one (1) vehicle. The Historic Commission has already approved the driveway and parking area for one (1) vehicle on the easterly side of 21 Bradford Street (See Historic Board Approval Exhibit B). The new driveway and parking spot meets all zoning requirements and as such requires no further approval by the Town other than the curb cut expansion. The Petitioner states that all work to move the curb cut will be conducted by a licensed insured contractor and paid entirely by Ledgehill Properties LLC, subject to full inspection and approval by the officials in the Town of Bristol.

In support of its petition, the Petitioner states that the Town of Bristol Zoning Ordinances and Historic Commission require 3 parking spots for 21 Bradford Street as presently constructed. If the Town does not approve this petition, the 3 parking spots would have to be in tandem on the left hand, westerly side, of the building, which would create a hardship for those utilizing the driveway and parking lot servicing 21 Bradford Street, Bristol. In addition, tandem parking would likely lead to the inhabitants of 21 Bradford Street utilizing on-street parking, more often than not, which would create further congestion on the street. With those facts in mind, the Historic Commission agreed that a parking spot on the right-hand, easterly, side of the building for 1 of the 3 required parking spots made sense

and as such approved it. (See Exhibit A marking identified as P3, with proposed curb cut and Exhibit B- Commission Approval).

In further support of its petition, Petitioner states that the existing on-street parking in the front of 21 Bradford Street does not start for several feet west of the proposed new curb cut or otherwise described as to the left of the front (easterly) corner of petitioner's building. (See Exhibit C- attached photographs). As such, no parking would be disrupted or would be impacted if the expansion of the existing curb cut was approved. In fact, it would reduce the amount of parking that would occur on the street by providing 1 more parking spot on the private property of 21 Bradford Street.

In further support of its application, the Petitioner has contacted the abutting property, 31 Bradford Street, which is owned by Ms. Peggy Frederick, and has entered into an easement agreement resolving an encroachment onto the property of 21 Bradford in her favor and has agreed to expand a rear portion of her driveway, at no cost to her. She has provided a letter in support of our application for the curb cut. (See Exhibit D-Letter in Support).

With all of this in mind, the Petitioner states that the curb cut expansion is de minus, would have no negative impact to existing parking and would reduce on-street parking congestion. Furthermore, Petitioner has made a substantial investment in the Town of Bristol and restored a condemned dilapidated building into a beautiful historic building fitting the Town and neighborhood. In closing, I would hope that the Town agrees that this curb cut and subsequent additional parking area for 21 Bradford would reduce parking congestion on Bradford Street and benefit all concerned. As such, we ask for your approval.

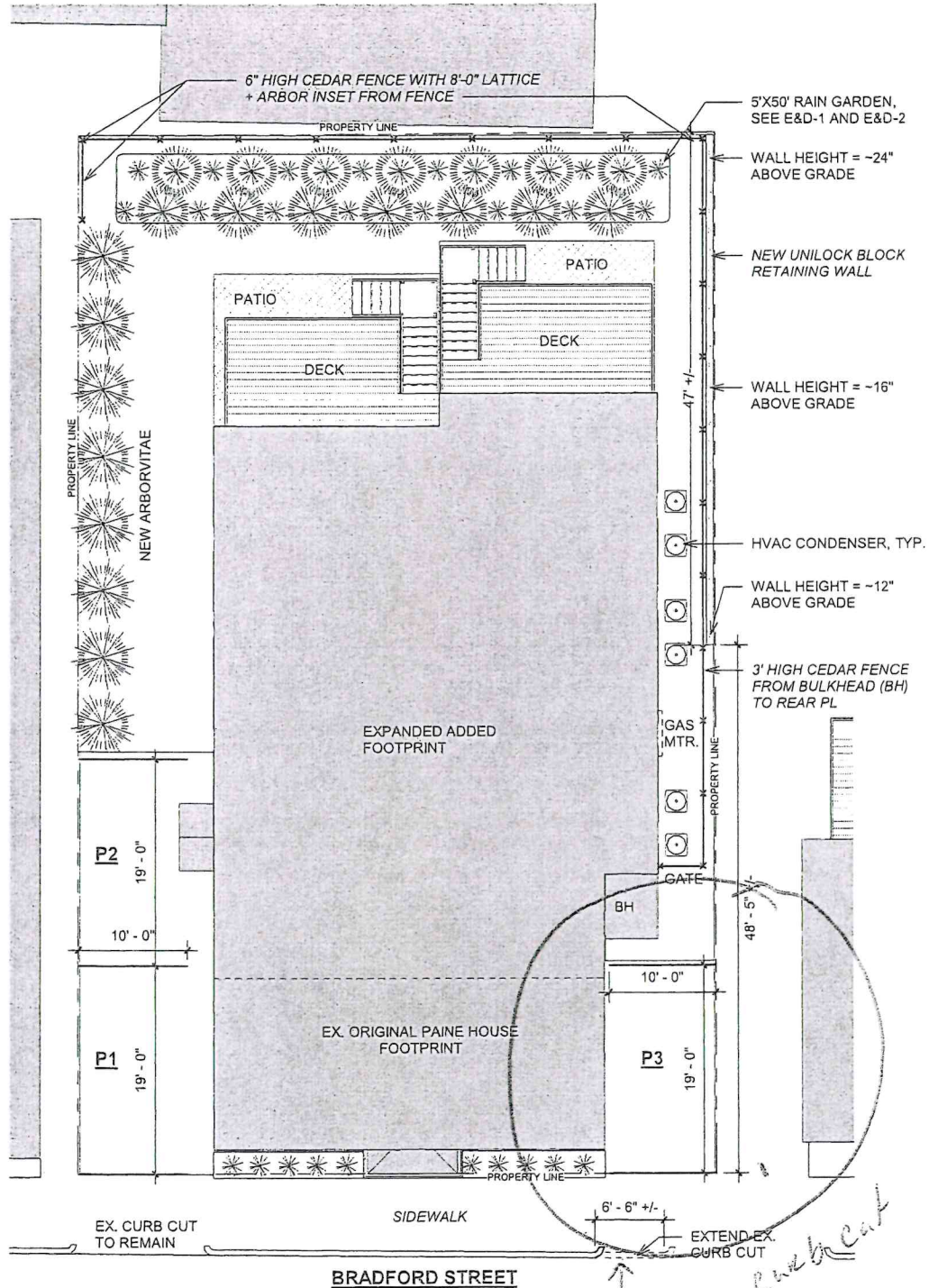
Frank Sciacca, Esq.  
Medici & Sciacca, P.C  
1312 Atwood Avenue

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# SPECIFICATIONS

3' HIGH FENCING: Wood & Wire Cedar Spaced Classic Picket Fence  
 6' HIGH FENCING: Wood & Wire Cedar Flatboard with Cap  
 LATTICE + ARBOR: Custom 1 1/2" cedar 1x1 square cedar lattice capped by 1x4 cedar arbor on 4x4 cedar posts. To extend from top of 6' High Fencing to 8' above grade.  
 EXTERIOR DECKING: Timbertech Prime + Composite  
 EXTERIOR RAILING SYSTEM: Timbertech Composite Cable Rail system  
 EXTERIOR DECK TRIM: Azek Trim boards  
 EXTERIOR DECK POST COVERINGS: Azek Deck Column Wraps  
 PATIO PAVERS: Unilock Pavers, 'Beacon Hill'  
 RETAINING WALL: Nicolock 'Alta Wall'  
 DRIVEWAYS/PARKING (P1, P2, + P3): Asphalt



1 NEW LANDSCAPE PLAN  
 1" = 10'-0"



3 ATTACHED TOWNHOUSE CONDOMINIUMS  
 RENO/ ADDITION  
 21 Bradford Street  
 Bristol, RI 02809

EXT. IMPROVEMENTS  
 SKA-17

Project No.: R31920 Drawn by: CD  
 Date: 12/15/23 Checked by: -  
 Scale: 1" = 10'-0"



**Bristol Historic District Commission**  
Decision Letter

TOWN HALL  
10 COURT ST.  
BRISTOL, RI 02809  
401-253-7000

June 5, 2024

Ledgehill Properties, LLC/

RE: BHDC Review

21 Bardford St.

Plat #9, Lot #22

Application 23-180

Dear Applicant:

At its January 4, 2024 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To approve application 23-180 as presented to install decking, condensers, and asphalt to west, east driveway materials to be approved by project monitor. Subject to approvals by Town Council for Curb Cut and Zoning Board approval for fence height.

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for:

#9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Commission member Benjamin Bergenholtz will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 401-253-7000 x153, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", is part of your permit and will be issued on approval. Work cannot begin, nor a building permit obtained, without your signing this document. Once signed and completed, a copy of the Certificate will be sent to you via the online permitting software, authorizing you to begin your work.

Sincerely,

Nicholas Toth

Planner/HDC Clerk

Town of Bristol Department of Community Development

## NO OBJECTION LETTER

Town of Bristol  
Town Hall  
Court Street  
Bristol, Rhode Island 02809

Re: Installation of Second Driveway and Related Curb Cut Application of Ledgehill Properties, LLC ("Ledgehill") for premises at 21 Bradford Street Bristol, Rhode Island (Tax Assessor's Plat 9 Lot 22) (the "Ledgehill Property")

To the Members of the Town Council:

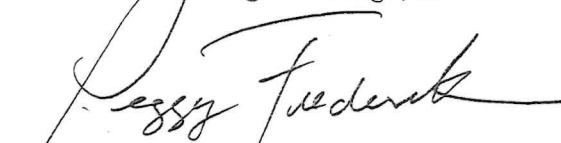
I am the current owner of the property located at 31 Bradford Street Bristol, Rhode Island. I have reviewed and discussed in detail the plans submitted for your review and approval by Ledgehill Properties LLC of an enlargement of the curb cut on the west side of my property which currently services my 2d driveway. It is my understanding that the owners of 21 Bradford Street, otherwise known as Ledgehill Properties LLC, wish to add a second driveway on the east side of their property that directly abuts my property.

I, adamantly and wholeheartedly, support said application and believe that it will serve the Town well by removing unnecessary parking on Bradford Street. The owners of 21 Bradford have made several accommodations to myself and my property and, to that extent, addressed my needs and concerns.

In conclusion, I would ask that you look upon the application submitted by Ledgehill Properties LLC favorably and approve it forthwith.

Signed on the 12 day of July, 2024.

Mill Pond Building and Design, Inc.



By: Peggy Frederick  
Its: President









## TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street  
Bristol, RI 02809  
Tel. 401-253-7000  
Fax. 401-253-2647  
Email: Mcordeiro@bristolri.gov


### MEMORANDUM

TO: Steven Contente  
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro  
COUNCIL CLERK

DATE: July 31, 2024

RE: Ledgehill Properties LLC, Frank Sciacca, Esq.,  
21 Bradford Street re curb cut



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May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **August 21, 2024**.

**All items for this docket must be received in the Clerk's office by Wednesday, August 14, 2024. All and any items received after the deadline will be held until the next council agenda.**

Thank you for your cooperation and prompt reply.

Attachments