

**RESPONSES TO COMMENTS (TOWN DATED 8/13/25 & PARE DATED 8/25/25)
668-670 METACOM AVENUE, BRISTOL**

Documents:

COMMENT #1: Proposal Narrative including how the development complies with the Special Use Permit Standards for this use (A3);

RESPONSE #1: See narrative attached.

Information required on all plan sheets:

COMMENT #2: Names, Addresses and Plat/Lot of abutting and adjacent property owners (B9)

RESPONSE #2: See existing conditions sheet, see abutter list attached.

Existing conditions Plan:

COMMENT #3: Copy of Survey Plan referenced is needed (C3);

RESPONSE #3: Provided.

COMMENT #4: Location of shared access easement between Lots 15 and 16 needs to be shown (C16);

RESPONSE #4: Shown on existing and proposed plans.

COMMENT #5: Location of existing buildings and structures on Lot 15 needs to be shown (C18);

RESPONSE #5: Tent structure has been shown.

COMMENT #6: Location of existing buildings and structures on parcels adjacent to the properties needs to be shown (C19).

RESPONSE #6: Immediately adjacent structures shown.

Proposed Conditions Plans:

COMMENT #7: Show all items noted on the Existing Conditions Plan as well as:

RESPONSE #7: Shown.

COMMENT #8: Boundaries and total area of any land classified as "unsuitable for development" as defined in the Regulations (D5)

RESPONSE #8: Wetland and w areas have been shown.

COMMENT #9: Location of Shared access easement (D12);

RESPONSE #9: Shown.

COMMENT #10: Certification of RI Registered Land Surveyor that the land being developed has been surveyed (D21);

RESPONSE #10: Provided on existing conditions plan.

Supporting Materials:

COMMENT #11: Written statement on any Special Use Permit and any zoning relief needed (F3);

RESPONSE #11: See narrative attached.

COMMENT #12: Written statement on any waivers or modifications from the regulations needed (F4);
RESPONSE #12: See narrative attached.

COMMENT #13: Copies of the deeds for the subject properties (F5)
RESPONSE #13: Provided.

COMMENT #14: Copies of the RIDEM and RIDOT permit applications (F6 and F26);
RESPONSE #14: RIDEM & RIDOT applications are now made entirely online (in particular, there are no longer application forms). Documents developed for the Town permitting process are the same documents that are uploaded to the RIDEM and RIDOT portals per their respective permitting requirements. RIDOT PAP permit application number is #25-131. and the documents were uploaded on 8/8/25. RIDEM permit application number is IA#10310 and the documents were uploaded on 7/31/25.

COMMENT #15: Narrative report addressing the applicable sections from checklist item F11 a-h
RESPONSE #15: See narrative attached.

COMMENT #16: Soil Erosion and Sediment Control Plan (F19);
RESPONSE #16: A separate SESC plan was not developed as the disturbance area is less than one acre and the required items can be found on several of the sheets included in the submission.

COMMENT #17: An estimate of the cost of installation of all on-site improvements including landscaping prepared by a Registered Professional Engineer (F21);
RESPONSE #17: This is not typically requested at this stage of the project submission. Work will be done primarily by the applicant and an estimate will be provided at Final.

COMMENT #18: Written Confirmation from BCWA that the existing water line can be used for the proposed building (F24);
RESPONSE #18: Provided.

COMMENT #19: Written Confirmation from the BWPCF that the existing sewer line can be used for the proposed building (F25);
RESPONSE #19: Provided.

COMMENT #20: Location, type, intensity and direction of illumination of all outdoor lighting fixtures (F28)
RESPONSE #20: Provided on the architectural plans.

COMMENT #21: Signage plan including the location, size, design and illumination (F29)
RESPONSE #21: The existing sign will be removed and any potential future sign will conform to Town requirements and will be submitted for review and approval by the Town at a later date.

Fees:

COMMENT #22: Application fee of \$500 (G1)
RESPONSE #22: Delivered to the Town on August 14, 2025.

COMMENT #23: Engineering Review Fee (Will be determined by the peer review engineer) (G2)

RESPONSE #23: Delivered to the Town on August 14, 2025.

Waivers Requested:

1. Land Development Projects Section: Sidewalks shall be required to be installed on one side of new street in subdivisions and multifamily developments. No sidewalks are proposed in front of Lot 15.

RESPONSE: The general consensus during the recent TRC meeting was that sidewalks would be pointless in front of Lot 15 (and in front of Lot 16, although one is proposed here) as they don't connect to anything and Lot 15 is not being developed.

General:

1. Town of Bristol Zoning Ordinance §28-22 Table A states that a warehouse in a GB zone is only permitted upon approval of the zoning board with a special use permit. Confirm that this warehouse has been approved by the zoning board.

RESPONSE: Applicant is proposing to construct a garage/warehouse structure to support the commercial services business currently in operation. Applicant is seeking modification of a legal nonconforming use and a preexisting condition on site and is subject to Unified Development Plan Review. Applicant has requested the appropriate relief regarding the proposed structure.

2. The project requires submission to the Rhode Island Department of Environmental Management (RIDEM) for Freshwater Wetlands Review and RIPDES Authorization.

RESPONSE: A submission to RIDEM for both Wetlands and Stormwater was made on July 31, 2025.

Plans:

1. The Town of Bristol Subdivision and Development Review Regulations Appendix E Section C require all sheets to include:

- a. Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable.
- b. Names and address of adjoining communities or agencies requiring notice under these regulations.

RESPONSE: Only a. is applicable and has been addressed on the plans.

2. The proposed building is identified as a "warehouse" and as a "garage." Review and revise the plans to remove inconsistent terminology.

RESPONSE: Applicant is proposing to construct a garage/warehouse structure to support the commercial services business currently in operation. Applicant is seeking modification of a legal nonconforming use and a preexisting condition on site and is subject to Unified Development Plan Review. Applicant has requested the appropriate relief regarding the proposed structure.

3. Perimeter sediment controls shall be proposed on all downstream areas of the proposed site. Review and revise plan accordingly.

RESPONSE: Perimeter sediment controls were/are shown at all areas downstream of the proposed work areas.

4. Existing Conditions-Lots 15 & 16: The Town of Bristol Subdivision and Development Review Regulations Appendix E Section C require the existing conditions plan to include:

- a. Boundaries of applicable watersheds for the parcel(s)

- b. Notation indicating that the development parcel(s) (or existing structures) are located or not located within the following areas of special concern:
- i. Natural Heritage Areas, as defined by RIDEM
 - ii. The area(s) under the jurisdiction of any Special Area Management Plan (SAMP) of RI CRMC
 - iii. A Groundwater Protection Overlay District
 - iv. A Wellhead Protection Area
 - v. Groundwater Recharge Area
 - vi. Areas within a TMDL watershed, as identified by RIDEM
 - vii. OWTS Critical Resource Area, as defined by RIDEM
 - viii. A Drinking Water Supply Watershed, as defined by RIDEM
 - ix. National Register of Historic Places
 - x. Bristol Historic District
 - xi. Silver Creek Watershed in Town of Bristol
 - xii. Tanyard Brook Watershed in Town of Bristol

RESPONSE: Provided.

5. Proposed Layout Plan-Lot 16: The Town of Bristol Subdivision and Development Review Regulations Appendix F Section F require that in commercial developments, there shall be at least one clearly designated pedestrian route between the street, the parking area and the main entrance of the building. Review and revise sidewalk.

RESPONSE: A sidewalk was initially shown in this location. However, subsequent conversations with the Town resulted in its removal, in order to move the building closer to the street and further away from the wetland areas. In addition, the business in this building is not intended for access from the general public and there are no sidewalks to this lot from any other parcels of land.

6. Proposed Layout Plan-Lot 16: Town of Bristol Zoning Ordinance §28-251(4) requires all driveways to be a minimum of 12 feet in width for each lane of traffic using such driveway. Revise driveway to accommodate 2-way traffic.

RESPONSE: The two lots in question have a common access easement with half of the easement on one lot and half on the other lot. Therefore, one 12' paved access is shown on Lot 16 (the lot to be developed), and the existing access drive on Lot 15 is proposed to remain as is.

7. Proposed Layout Plan-Lot 16: Town of Bristol Zoning Ordinance §28-253(a)(1) requires a minimum of 1 loading space for buildings with a GFA between 3,000 - 19,999 SF. Review and revise plan to include a loading space.

RESPONSE: Loading will be done within the building.

8. Construction Details-1: According to the RISDISM Chapter 5.5.3, pretreatment for bioretention systems should incorporate all of the following (unless a sediment forebay is provided):
- a. grass filter strip below a level spreader or grass channel (using guidelines in Chapter Six),
 - b. pea gravel diaphragm (a small trench running along the edge of the practice), and
 - c. a mulch layer.

Review and confirm that the grass filter strip meets the guidelines from chapter 6 of the RISDISM. Additionally, review and revise the Bioretention Area Detail to include a mulch layer for pretreatment.

RESPONSE: A pea gravel diaphragm is shown on the plans, then there is a grass filter strip into the basin and then a mulch layer within the basin. This has been submitted to RIDEM for their review. If a sediment forebay is preferred by the review agency, then one can be incorporated.

9. Construction Details-1: According to the RISDISM Chapter 5.5.4, bioretention soils shall consist of USDA loamy sand to sandy loam classification and meet the following gradation: sand 85-88%, silt 8-12%, clay 0-2%, and organic matter (in the form of leaf compost) 3-5%. Confirm that the existing HTM conforms to these specifications.

RESPONSE: This comment is confusing, as the existing HTM is not proposed to be utilized within the bioretention basin. As indicated in the detail, all HTM is to be removed and replaced with the required bioretention component, including an appropriate (non HTM) soil. To clarify further, the detail has been updated to indicate that all HTM below the basin shall be removed and replaced.

Stormwater Report:

1. The Town of Bristol Subdivision and Development Review Regulations Appendix F Section I (2) requires the drainage report to include a site locus map, a graphic depicting the site soils based on National Resources Conservation Service Soil Survey data, Floodplain information as indicated on the Town of Bristol Flood Insurance Rate Maps (FIRM). Revise the Drainage Report to provide the required information.

RESPONSE: An addendum with these additional items has been provided.

2. The Town of Bristol Subdivision and Development Review Regulations Appendix F Section I (2)(c) requires an estimate of the quantity of stormwater surface run-off presently flowing from the land proposed to be subdivided, and that which would be generated by the proposed subdivision calculated on the basis of the two (2), ten (10), twenty-five (25), and one-hundred (100) year frequency, 24 hour, Type III, rainfall events. Provide an estimate of the quantity of stormwater runoff in a two-year storm event.

RESPONSE: As both RIDEM and RIDOT do not require the 2-year storm and usually request that it not be included in the calculations submitted to them, an addendum with these additional items has been provided for the Town's use and review, only.

3. The Town of Bristol Subdivision and Development Review Regulations Appendix F Section M requires all O&M plans to include contact information for the party legally responsible for maintaining the proposed BMP's as well as proposed maintenance. Revise the O&M Plan to include the owner's contact information.

RESPONSE: At this Preliminary stage, the maintenance agreement is DRAFT that does not get completed and signed until construction is completed.

4. NRCS Soil Survey data shows hydrologic soil group of "D" for most of the site. Review and update the hydrologic model accordingly.

RESPONSE: As the site has been developed/farmed/disturbed since at least the 1950s, and the test holes indicate human transported materials (HTM) are present, the "D" soil mapped by NRCS decades ago is not correct. A hydrologic soil group of "C" is therefore utilized.

5. Test pits should be completed within the best management practice area to determine infiltration rate and depth to estimated seasonal high-water table.

RESPONSE: Test pits have been shown on the plan.

6. The proposed bioretention pond has a depth of only one foot and offers limited freeboard - approximately 3.5 inches during a 10-year storm event and 2 inches during a 100-year event. Due to the fact that the pond has a narrow berm and there is no flow diversion proposed, it is recommended that the pond be revised to provide additional freeboard.

RESPONSE: Freeboard depth is a preferred condition, not a requirement, and is usually a protective measure for downslope abutters, etc. In this instance, the downslope condition is a pond/wetland and therefore personal or property damage is not an issue. Further, trying to increase the depth of the system could result in increased side slopes, increased maintenance requirements and erosive flows. As this project has been submitted to RIDEM for their review, we have not revised the basin at this time.

Trip Generation Statement:

1. A more conservative land use code shall be used to accurately represent the increase in traffic. Pare recommends utilizing ITE Land Use Code 180 — Specialty Trade Contractor, as it more accurately reflects the operational characteristics of the proposed building.

RESPONSE: Trip Generation letter has been updated per Pare's recommendation. It should also be noted that a submission to RIDOT for a PAP has been made, and therefore we will adhere to their specific trip generation requirements.