

APPLICATION FOR COMPREHENSIVE PERMIT

206 BAYVIEW AVENUE (A.P. 47, Lot 3)

● INTRODUCTION	● In accordance with the Rhode Island Low and Moderate Income Housing Act, R.I. General Laws §45-53-3, et seq., and in lieu of applications to separate Boards, councils or officers, the below named Applicant/Owner submits this application to the Planning Board of the Town of Bristol for a Comprehensive Permit with respect to “Fair Wind Village”.
● APPLICANT	● Fair Wind Properties, LLC, a Rhode Island limited liability company, ● P.O. Box 333 ● Bristol, RI 02809
● OWNER	● Fair Wind Properties, LLC a Rhode Island limited liability company, ● P.O. Box 333 ● Bristol, RI 02809
● SUBJECT PROPERTY	● 206 Bayview Avenue ● A.P. 47, Lot 3, consisting of 2.127 acres, 92,656 sq. ft. ● R-10 Zoning
● SITE CONTROL	● The Applicant and Owner Fair Wind Properties, LLC’s Deed to the Subject Property is attached hereto as Attachment A.
● DEVELOPMENT PROPOSAL AND SITE ANALYSIS AND IMPACTS NARRATIVES	● Consistent with the Town of Bristol's Comprehensive Plan, a residential rental community is proposed. While the Comprehensive Plan contemplates a density of 15 units (inclusive of affordable housing incentive density bonus) the development proposal is for 17 newly constructed townhouse style units with open concept first floor plans to be combined with 3 existing units (for a total of 20 units) as follows: ● TYPE A: (1) - 4-bedroom unit located within an existing multi-family home. ● TYPE B: (2) – 3-bedroom units located within an existing multi-family home and (17) 3-bedroom units to be located in newly constructed buildings. The new units contain 1,589 sf of total living area and have 2.5 baths, in-unit laundry and 2 car garages. ● GARAGE/Property Management Office : The Subject Site is presently serviced by two garages built in 1885. Their combined square footage is 1807. The development proposal is to use the garages for the Property Owner’s storage and for site maintenance equipment and supplies. A property management office will be constructed above the 3 car garage bay on the south side portion of the building. ● An existing 240 sf shed will be demolished.

	<ul style="list-style-type: none"> • Open space for children’s activities is proposed. • Basketball and cornhole courts are proposed at the hammerhead turnaround location. • The newly constructed units will have private patios. • The site is proposed to be serviced by public water and sewer. • The new roadway is proposed to be private, the length of which is 460 linear feet. • Twenty-five percent (25%) of the 20 units (5 units) will be deed-restricted to low- or moderate-income households in accordance with the Act.
• SITE ANALYSIS	<ul style="list-style-type: none"> • Submitted herewith and incorporated herein by reference are the following materials prepared by Principe Company: • Drainage Summary. • Hydro CAD Report.
• TRAFFIC ANALYSIS AND REPORT	<ul style="list-style-type: none"> • Submitted herewith and incorporated herein by reference is a detailed Trip Generation & Traffic Impact Study for the development prepared by Crossman Engineering, Updated 5/6/2025. • Key Notes: • No detrimental impact on the level of service at metacom ave and Bayview Ave intersection • The driveway of the development will operate at a good level of service • The proposed use is not a high traffic generator
• FISCAL IMPACT STUDY	<ul style="list-style-type: none"> • Submitted herewith and incorporated herein by reference is a Fiscal Impact Study prepared by JDL Enterprises – Joseph D. Lombardo, AICA March. 2025 .
• PRELIMINARY PLAN SUBMISSION CHECKLIST	<ul style="list-style-type: none"> • Submitted herewith are Five (5) copies of the Preliminary Plan Set prepared by Principe Company together with 1 reduced copies of all required Items.
• RHODE ISLAND HOUSING LETTER OF ELIGIBILITY UNDER LOW AND MODERATE INCOME HOUSING ACT	<ul style="list-style-type: none"> • Submitted herewith and incorporated herein by reference is the Application submission to Rhode Island Housing for the Letter of Eligibility. The Applicant’s Letter of Eligibility is attached hereto as Attachment B. • Rhode Island Housing has deemed the Application eligible to pursue a Comprehensive Permit application in the Town of Bristol for the subject property.

<p>PROJECT FINANCIAL PRO-FORMA</p>	<p>The Project Pro Forma is included in the Letter of Eligibility Request package described immediately above.</p>
<p>MONITORING AGENT</p>	<p>An entity suitable to both the Planning Board and the Applicant – certified by Rhode Island Housing as an approved Monitoring Agent – will be identified and selected during the Final Plan stage. If the Planning Board has no preference, East Bay Community Development Corp. Contact: Diane Mederos Bristol, RI 02809 Phone: 401-253-2080 Fax: 401-253-6997 Email: dmederos@ebcdc.org.</p>
<p>LOW/MODERATE INCOME HOUSING UNITS SAMPLE DEED RESTRICTION</p>	<p>Five (5) Rental Apartments: Occupancy shall be limited to households of low or moderate income as defined in the Low- and Moderate-Income Housing Act, R.I. Gen. Laws §45-53-1, et seq., with households earning Eighty Percent (80%) of Area Median Income ("AMI"), adjusted for family size, as certified by the Monitoring Agent.</p> <p>The Applicant proposes that the deed restriction on the moderate-income housing units substantially track the template utilized by Rhode Island Housing And Mortgage Finance Corporation, a copy of which is attached hereto as Attachment C.</p>
<p>CONSISTENCY WITH COMPREHENSIVE PLAN/AFFORDABLE HOUSING PLAN</p>	<p>Submitted herewith and incorporated herein by reference is Report Relating to the Petition for Comprehensive Permit Master Plan Approval prepared by James A. Houle, RI Certified General Appraiser dated April 4th, 2025. Attachment D. The report includes affirmative opinions with respect to the required findings for the approval of the Application including, but not limited to:</p> <p>Because Bristol lacks the necessary 10% minimum for affordable housing, the units which are to be reserved for this purpose within the proposed complex are, at the very least, important, if not critical.</p> <p>The proposal is very consistent with local needs, both in terms of market rate housing but certainly in terms of affordable housing.</p> <p>All data indicates shortages of all economic levels of housing. The proposal brings a degree of relief to a community in strong need of both market and affordable housing.</p> <p>The report addresses both conformity to the zoning and comprehensive land use plan throughout, targeting standards in the local code for the variances and waivers needed to complete the project.</p> <p>The low- and moderate-income units are fully integrated throughout the proposed complex. They are indistinguishable from market rate units in the complex, in terms of scale and architectural design. The schedule of construction for the entire complex is planned in such a manner that the affordable units would be constructed simultaneously with the market rate units.</p> <p>A major factor in the design has been avoiding significant environmental impacts. The applicant has satisfied the Town during the application process. There are no likely potential environmental impacts foreseen.</p> <p>The applicant has addressed the town's concerns and prepared a development proposal which will not have significant negative impacts on</p>

	<p>the health and safety of current or future residents of the community in the areas defined in the statute pertaining to Comprehensive Permits.</p> <p>As part of the preservation of cultural and historical features, the existing Victorian style house currently on the site will be retained and is incorporated into the plan. This works to preserve the streetscape familiar to area residents.</p> <ul style="list-style-type: none"> • All units will have direct, adequate, and permanent access to a public street. • The project does not require the subdivision of land. Therefore, no individual lots with any physical constraints will be created.
<p>• Waivers and Variances</p>	<ul style="list-style-type: none"> • A waiver is requested from Land Development Projects Section 28-282 (d) Standards for Multifamily Buildings: • Sub-Section (2) Distance between multifamily buildings on same lot: Minimum 25 feet between multifamily buildings in the same row. 10 feet provided. • Sub-Section (8) Not more than four contiguous townhouses shall be built in a row with the same or approximately the same front line. Special architectural design offsets utilized. • Appendix F.2(F)(1) Sidewalks shall be required to be installed on one side of new streets in subdivisions and in multifamily developments. No sidewalks are proposed. • A variance is requested from Zoning Ordinance Article IV Dimensional Regulations Sec. 28-111 Table B requiring 80' of lot frontage. 72.50 ' of existing frontage provided. 64 feet is permitted after application of the 20% reduction provided for under the Low- and Moderate-Income Housing Incentive Section 28-370 (d)(2). A Variance is requested from Zoning Ordinance Section 28-363 (2)(a1) Municipal subsidies, Density Bonus. For projects providing at least 25 percent low- and moderate-income housing the density bonus shall be five units per acre. The yield map created by Principe Engineering showed that the project site can support 5 dwelling lots without the density bonus. The lot size is 2.1270 acres. Therefore the given lot size multiplied by the density bonus is equal to 10.635 additional units. The total allowed units per the density bonus is 15.635 rounded up to 16 units. 20 units are provided with 17 units to be newly constructed. • A variance is requested from Zoning Ordinance Section 28-363 (2)(a1)Municipal subsidies, Density Bonus. For projects providing at least 25 percent low- and moderate-income housing the density bonus shall be five units per acre. Per the calculations 15 units are permitted in total. 20 units are provided with 17 units to be newly constructed. • A variance is requested from Zoning Ordinance Permitted Uses, Section 28-3 and Section 28-82. This R-10 zone is intended for high density residential areas comprised of single household and two-household structures within a minimum density of 10,000 square feet per dwelling unit where public sewer and/or public water are provided. Multi-household dwelling units are not allowed. The site has public sewer and public water. Multi-household dwelling units are proposed. • Variances are requested from Zoning Ordinance Section 28-252 Article VIII. Non conformance. The use of the Existing Garage/Barn will be used for property owner storage and for site maintenance equipment and

	<p>supplies. A property management office will be added to the building above the garages and will be used for property management offices.</p> <ul style="list-style-type: none"> • General Requirements for parking as follows: Parking spaces are required to be 10'x18'. The proposed spaces are 9'x18'. The required aisle width is 24.' The proposed aisle width is 20.' • Sub-Section (3) Distance between multifamily buildings and property line: Minimum 50 feet from side and rear property lines. 32.1 feet min. provided. 40 feet is permitted after application of the 20% reduction provided for under the Low- and Moderate-Income Housing Incentive Section 28-370 (d)(2)..
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TIMETABLE FOR CONSTRUCTION AND COMPLETION; PHASING	At this time construction is expected to commence once all permits and approvals are received and all applicable appeal periods have expired, construction financing is in place and bid selections for contractor services are completed. The project may proceed in phases based on market trends and construction sequencing. The phasing will be further refined at the Preliminary Plan stage of the approval process, but the full buildout will likely be 24 months in two phases.
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Respectfully submitted,

 Scott T. Spear
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Dated: April ___, 2025

Attorneys for Applicant,
 Fair Wind Properties, LLC

Subdivision and Development Regulations

There are currently no waivers being requested for the Subdivision and Development Regulations.

Danial Ferreira
Managing Partner
Fair Wind Properties LLC

Attachment Schedule

- A. *Evidence of Site Control***
- B. *Application to RI Housing, Pro Forma, Letter of Eligibility***
- C. *Sample Deed Restriction***
- D. *Real Estate Expert Report***
- E. *Traffic Study***
- F. *Tax Certificate***
- G. *BCWA Approval***
- H. *Public Sewer Availability***
- I. *Phase 1 Environmental***
- J. *Exterior Building Renderings***
- K. *Fiscal Impact Study***
- L. *Responses from Pare review, Town review, and Traffic Study***
- M. *RIPDES***
- N. *Wetlands Investigation***

Attachment A

Evidence of Site Control

Attachment B

Application to RI Housing, Pro Forma, Letter of Eligibility

Attachment C

Sample Deed Restriction

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Real Estate Expert Report

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Traffic Study

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Tax Certificate

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BCWA Approval

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Public Sewer Availability

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Phase I Environmental

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Exterior Building Renderings

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Fiscal Impact Study

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Responses from Pare review, Town review, and Traffic Study

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RIPDES

Attachment N

Wetlands Investigation