

TO: Bristol Planning Board and Developers
FROM: Abutters of Proposed Project (Contributors to this letter are listed at the bottom)
RE: Bristol Yarn Mill / Robin Rug Project

We are looking forward to a collaborative meeting this Thursday, June 8th so we can get this project off the ground in a way that serves the community and takes care of its residents who live within the radius of the construction that will be taking place.

Neighbors and abutters should be assured the peaceful and quiet enjoyment of their properties and that should not be diminished by the new development. The Town and the Developer have the last clear chance of avoiding this. We are proactively sending this list for consideration in your decisions so we can avoid many potential future problems.

After reviewing the plans, we are requesting further discussion and conditions regarding the following:

LANDSCAPING: At the preliminary plan meeting, we were told that there would be an additional row of arborvitae along some of the perimeter of the parking lot, certainly Constitution Street side, part of Hope Street and Church Street. The plans only show a 6 foot fence border added.

The reason we requested this in addition to the 6 foot fence is to add a layer of protection and shield from the lighting, the parking lot from our second and third floor view and the potential of loss with the present arborvitae. They are old, thinning and have been uncared for and this will assure the residents that they will maintain their privacy and their view.

REVIEW OF CONDITION THAT NO BUILDING CAN OCCUR ON THE PARKING LOT:

As a reminder, the Town Council approved under Section III Findings and Fact and Conclusions of Law, Item #17G Conditions of Deed Restrictions that “no structures be built on this property.”

How can we be sure that this will be a permanent condition?

TRAFFIC STUDY:

We can’t stress enough the historical value and safety importance of keeping the Constitution, Church, and Thames area a safe place for people to walk and bike. We hope this enhances walkability rather than detracts from it.

We would like the following questions to be reviewed at the meeting on June 8th:

- What streets were included in the study?
- What dates were the studies done?
- What time of day, day of the week, season was each study done?
- What was the intention of the traffic study- what were you hoping to accomplish?
- Is the proposed bike path study considering the impacts of 127 apartments, the potential of 300 new cars, trucks, delivery trucks too, bikes, and bike path lanes?
- Does the traffic study include the new additional bike path?
- What is the plan to enforce speed limits for public safety on Thames St. and Constitution and Church Street?
- Traffic calming will be needed on lower Constitution. We are concerned that the traffic study did not fully consider the 11 driveways on lower Constitution where residents need to pull into and back out of every day.

- We recommend a working group with the police to see where we can improve safety with the increased traffic flow from the development. We shouldn't be sending a disproportionate share of traffic to that outlet or overflow delivery trucks and moving trucks to Constitution.
- What will be done to avoid having to install a traffic light at the intersection of Constitution and Hope Street that would change the character of the neighborhood and likely produce more noise and light with the cross signals as well as a traffic nightmare.
- Some large apartment complexes have specific move in and move out days and times that are required in their standards. We would like consideration of this if this is not presently in their best practices.

EAST SIDE OF THAMES PARKING LOT

- No additional entrance from Thames Street between the 2 historic houses and no pass thru traffic. It is not safe for pedestrians and diminishes the surrounding properties - especially with the increased use. It will bring a flow of parking lot traffic closer to abutting residences.
- Parking lot access should be centrally located across from the Mill, not on the perimeter.
- Residents of the houses located on East side of Thames St. should not have to deal with a flow of traffic between their buildings in that narrow corridor. The additional entrance will create more traffic problems for Constitution Street if vehicles are allowed to enter closer to Constitution on Thames St.
- The landscape, fencing, buffer and manner of operations of the parking lot needs to diminish noise and reverberation from cars, fumes from idling, headlights flashing into backyards, music from car radios, beeping from car unlocking devices, car doors opening and shutting, and people talking at all times of day and night.
- Pedestrian traffic in the parking lot should be limited and be directed centrally behind the Developer's Hope Street property and not along the perimeter.
- Lighting should be on timers.
- Do stockade fences block headlights? If not, we request a fence that is specific to light blocking.

OFF SITE PARKING:

- A review of the impact upon current home owner parking should be conducted to eliminate the resulting problems for homeowners that have houses with no or limited parking-
- Apartment renters and guests should not be allowed overnight parking on street; how will this be controlled?
- Has parking been designated for visitors to the apartment residents?
- Where will Prudence Island parking be placed? How will Prudence Island parking be controlled?
- Assign 8 parking spots for surrounding residents as an olive branch
- Construction trucks and workers assigned to the parking lot only while construction takes place.

DEED RESTRICTION AND WPUD ZONE:

- Does the deed restriction allow for future development of the parking lot or future development of rooftop bar, restaurant, units or amenities because of the WPUD zone?

- It is essential that the parcels in the East Side Thames St Parking lot not be combined or their zoning changed to become part of the WPUD Development Zone. We request that they be deed restricted for no future structures so it adds an extra level of protection beyond the condition the Town Council put in place.

GARAGE DOOR AT CONSTITUTION STREET

- For noise abatement, residents need the mechanics of the door opening/closing to be as soundproof as possible for the integrity of the historic neighborhood and quality of life.

STORMS + FLOODING

A storm preparedness plan should be required for the good of the entire town, residents and shop owners.

- Where are the cars going when there is a snowstorm or a hurricane?
- Where does the snowplow dump the snow?
- What kind of flood insurance is required for a project this big?
- If the flood zone has been updated to now include Hope St. that would make us think that there will be flooding problems in the future for Constitution St. and Church St.
- What are the financial and town resources like the Department of Public Works, Fire and Police responsibilities when there is flooding because draining and flooding is a problem at the bottom of Constitution St.

DELIVERIES AND CONSTRUCTION

Delivery trucks will be a daily, continual event, regardless of the number of units approved.

- Thames Street and overflow should not bleed on to lower Constitution Street or Church Street.
- Clarify a clear delivery route and a disposal route for the trucks.
- There should be no blocking of pedestrians, bicycles, or cars in the streets.
- Trucks should not be allowed to be left running for the historic integrity of the neighborhood, environment, noise and quality of life for business and residents.
- All delivery, moving and routine vehicles should be restricted to the west side of Thames Street and at the Mill site.
- There should be clear signage that no construction vehicles on the perpendicular roads (Constitution and Church) to the construction site.
- Construction trucks should not impact abutters.
- Construction times – will the neighbors have access to a construction schedule especially for the parking lot?
- What is the plan for vehicles entering the north side of the project at the bottom of Church St?

CONSTRUCTION BEST MANAGEMENT PRACTICES

We understand that certain construction activities will be governed by plans designed to address storm water, noise, dust control and other activities. Once receiving appropriate regulatory approvals, we expect the developer will follow, maintain, and modify all these best practices.

ENVIRONMENTAL CONCERNS FROM PARKING LOT CONSTRUCTION

- The parking lot is an environmental hot spot. Has there been a level II environmental review of the entire site because the mill was a textile factory for 100+ years?

- Are we naive to think that those chemicals have respected property boundaries? As the soil begins to be turned over, chemicals will become airborne and dust from the site will coat our houses, yards and cars.
- What plans does the Town have to protect the residents? It is windy down here and we are concerned about protection while the parking lot is being constructed?

PROPERTY DAMAGE FROM CONSTRUCTION

Noise, blowing trash, dust and hazardous material contamination into abutters' yards and house windows, plus heavy equipment damage to abutters' property is a likely potential on a project of this scale. How will the Town and Developer address the reduction and compensation for such hazards?

Recommendations:

- **We request protection in writing for any damage that may occur during construction and verification of removal of harmful material prior to removal, without having to resort to individual legal action to address any incidents.**

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Bob and Diane Holt
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Dan Barness
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