

June 5, 2023

Ms. Abigail Demopulos  
17 Constitution St.  
Bristol, RI 02809

Ms. Diane Williamson, AICP, CFM  
Director of Community Development  
Town of Bristol  
10 Court Street Bristol, RI 02809

Dear Ms. Williamson,

I will not be able to attend the June 8 planning board meeting on the Robin Rug development, so I am writing to raise an issue that I feel is important for the Town to address but that was not suitable for the neighborhood letter.

Bristol is, unfortunately, at high risk due to expected sea level rise. The Robin Rug buildings will be among those on Bristol's front line of sea level rise according to the sea level rise projections available on the website of Stormtools, the Rhode Island Shoreline Special Management Plan, [STORMTOOLS for Beginners \(arcgis.com\)](#) and the information provided by the URI Coastal Institute during a walking tour in October 2021 that you attended.

I understand the Town's interest in rehabbing the mill and in expanding housing in downtown Bristol including apartments. I very much support efforts to provide new housing, especially close to public transit and downtown's amenities. However, the planning process for the Robin Rug development has not adequately taken into account the future changes in the coastline. Therefore, it is very important that the Town of Bristol protect itself by making sure that the developer fully absorb the risk of potential storm impacts, salt water intrusion, et cetera, in the Robin Rug development and doesn't seek future assistance from the Town to protect the property. It will also be important that the developer absorb the full cost of flood insurance for the mill and the Thames St. houses and maintain that insurance as long as it is available for sale.

The developer of the Robin Rug project is choosing to take the risk that sea level rise won't affect the value of their investment in the next few decades. That is their choice. The Town should protect itself from expectations that it will shoulder a portion of that risk on behalf of the developer.

Sincerely,

Abigail Demopulos