



# Town of Bristol, Rhode Island

## *Department of Community Development*

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Bristol, RI 02809  
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### TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on Tuesday, **May 16<sup>th</sup>, 2023** at 3:30pm  
at 235 High Street, 1<sup>st</sup> Floor Conference Room, Department of Community Development  
The Technical Review Committee held a meeting for the purpose of review of the application  
for **Preliminary Plan Phase for Bristol Yarn Mill**

#### **TRC Members Present:**

Diane Williamson, Administrative Officer  
Edward M. Tanner, Zoning Officer/Principal Planner  
Chris Parella, Director of Department of Public Works  
Armand Bilotti, Planning Board Member  
Anthony Murgo, Planning Board Member  
Bobby Sykes, PARE Corporation

#### **Town Staff Also Present:**

Andy Teitz, Esq., Asst. Town Solicitor  
Stephen Greenleaf, Building Official  
Nick Toth, HDC/Planner  
Susan Rabideau, BCWA  
James Vieira, Battalion Chief of Fire Department  
Lt. Steve St. Pierre, Bristol Police

#### **Applicant Present**

Chris Reynolds, Brady Sullivan  
John McCoy, Esq.,  
Shawn Martin, Fuss & O'Neill

#### **Others Present**

Jane and Jim Lavender, 20 Burton Street  
Richard and Nancy Chase, 21 Constitution Street

**Agenda:** Bristol Yarn Mill – Review of the Preliminary Phase application, \*and provide comments and any recommendations to the Planning Board, for the Major Land Development for the re-development of the Robin Rug mill to be known as “Bristol Yarn Mill” at 125 Thames Street for 127 residential apartment units and approximately 6,300 square feet of leasable space for commercial uses. The redevelopment includes the existing building and property located on the west side of Thames Street

along with the existing parking lot which will remain as parking on the east side of Thames Street. The property is zoned Waterfront -Urban Rehab Land Development "Urban Rehab Land Development" a/k/a Waterfront Planned Unit Development with conditions, Waterfront, and Downtown Zones and is also within the Bristol Historic District. Plat: 10, Lots 41,42,43,44,49,50,60,61,62,68,71,73,74,and 76 Owners: Russ-Russ Realty Co., and Karian Realty Co. / Applicant: Brady Sullivan Properties, LLC

Applicant reviewed edits to plan from Master Plan review to Preliminary Plan. Bristol Yarn Mill renovations to include 127 residential units, approximately 6,000 square feet of commercial space. Parking on the lower level of building, other parking on site north of the building and in the lot across the street with 294 total spaces proposed.

Reviewed parking spaces & layout of parking lots. A new crosswalk on Thames Street to the parking lot to be added. The existing loading space on Thames Street and the lift in the sidewalk will be removed.

Public access corridor along the waterfront from Bristol Maritime Center to Constitution Street at the Elks Club. Easement to be provided to the town with a walkway with pervious pavers. Public access will be permitted along the waterfront. Solid waste dumpsters will be placed on the north side of the building.

New sidewalks are proposed along portions of Thames Street and along Constitution Street.

Utility plans were reviewed. BCWA has existing water lines on the east side of Thames Street. A section of water line will be replaced between Constitution and Church Street with ductile iron pipe. The existing line is approximately 90 years old. A natural gas main on Constitution Street will also be replaced.

Stormwater management system will be installed within the parking lot across the street from the mill building. The property has low permeability soils and a high water table and historic fill, with little infiltration potential. Water quality treatment is being provided. There will be tree box filters & subsurface sand filters.

Existing roof drains on the mill building connect to sanitary sewer and will be disconnected and treated to flow to harbor. 80% water quality volume will be treated. Existing stormwater outflow drain pipe at Constitution Street will be repaired and replaced with a tide valve. North end parking lot will drain to the north after entering a treatment swale system.

New sanitary sewer connections will be made to the existing sewer lines in Thames Street. Inspections will be required by wastewater department. Flow calculations have been submitted.

Site remediation will be needed on the parking lot side of the property. A soil cap will be put in place. One "hot spot" for lead will be remediated with soil removal. Building side of Thames Street does not have much in the way of contamination. Soils contain urban fill. Remediation and soil management plans have been approved by RIDEM.

Landscaping is to be provided:

- Waterfront area along the walkway

- North end parking lot area – transformer will be elevated above flood zone
- Parking lot across street will have plantings and buffers, shade trees will be added, arborvitae screening on south and east sides will remain

RIDEM RIPDES approval. 'Conditional' approval has been received but not final until CRMC issues an assent permit. USACOE will review stormwater outfall through CRMC as well.

There are no plans for roof top activities or amenities on the mill building.

Northern basement areas in building will be filled.

Pedestrian connection to Hope Street from the parking lot will be maintained.

A lighting plan was developed for the parking lot and will be low fixtures and not obtrusive to neighbors.

Historic District Commission will want more details of exterior features. Received overall approval from HDC in February 2023 subject to future applications for details including, windows, doors, and anything exterior on the building. State historical review will also be required since the applicant is applying for historic tax credits.

TRC discussed conditions of the Planning Board from the Master Plan approval...

- Traffic study peer review – Pare Corp reviewed, ok was accepted
- Fiscal impact study was peer reviewed by consultant to town, found a positive impact to the town.
- Deed restriction to be placed on parking lot property. No structures to be built.
- Deed and easements for waterfront walkway will be required.
- A stormwater operations and management (O&M) agreement will be recorded.

One of the driveways to access the parking lot from Thames Street will be one-way (between houses), the other two are two-way.

Town has discussed easement through Elks parking lot with the Elks representatives and they are agreeable. It will follow the fire access easement. Paint and signage will be needed (by applicant).

Street restoration was discussed. New water and storm drain lines will be installed. TRC believes that Thames and Constitution Streets should be paved completely in these areas and all sidewalks and curbing along the property should be repaired and replace to be uniform with no patching.

It was confirmed that the applicant accepts the conditions of approval from the Bristol County Water Authority and the Bristol Water Pollution Control Facility.

Review of Pare Corp. reviewing engineer comments:

- Discussed site traffic/vehicle circulation: loading zone – trucks will be backing in on north side of building. Discussed location of loading zone as proposed. Could it be on Thames Street where the existing loading zone is? Applicant should show alternatives for loading space and circulation for same. Options and ideas were discussed.
- Drainage/slope of design including pipe slope & depth are ok.

- Transformer pad on north side of building will be 7 feet above grade due to flood zone. HDC will need to review and approve.
- Accessible parking spaces will need to be identified in parking areas within the building and exterior parking lots.
- Internal parking circulation plan – applicant states that they may lose a few parking spaces due to design of building and structural columns. A small percentage of spaces may be lost. Size of spaces and travel lanes also need to be reviewed. Applicant asked for an approval for up to 25 space loss of spaces in lower level of the internal parking lot without need for further Planning Board approval. Will not know final design of the building and structural design elements until after final approval as building permits review/design occur. Applicant will provide a realistic plan with fewer spaces and ask for the Planning Board to approve rather than asking for future reduction. The site exceeds the minimum parking requirement for zoning.

Building Official: a third party plan review will be required for building permits and plan reviews. Applicant will work with building official to select a consultant. They will not need to cover fire plan review. The fire department will review those plans.

The Fire Chief submitted a email saying he is ok with existing fire hydrant locations however, he will need more details on the building as plans progress.

The Police Chief submitted an email with no concerns regarding the development.

HDC Review: project will be receiving historic tax credits so the building will be reviewed by the state. HDC may invite the state HDC representative to attend the HDC meeting. Also HDC project monitor may attend site visits with state historic staff.

#### Resident Comments:

- Driveway between houses –safety concerns were expressed. The TRC noted that this driveway was indicated on the approved master plan and is an ingress only to the parking area for these houses which will also be part of the development.
- If any sewer lines are broken the homeowners should not have to pay. The applicant’s engineer noted that there are requirements in place with the utilities for restoration of any damage during construction.
- Lower Constitution Street impacts from traffic and safety concerns as well as beach access at Constitution Street. Loading areas and trucks – keep neighbors in mind.
- Fence and landscaping around parking lot. Not shedding water on neighbors’ properties from parking lot.

Snow storage around perimeter landscape of parking lots was discussed. Snow will be placed in landscape areas around perimeter.

Motion: a **motion** was made by Diane Williamson, 2<sup>nd</sup> by Anthony Murgu to send this application to the Planning Board for June 8<sup>th</sup> meeting with the following recommendations:

- Full width paving and reconstruction of Thames and lower Constitution Streets.
- Sidewalks – full repair of Thames Street and Constitution Street sidewalks.
- Revised Loading area plan and revised vehicle circulation plan for same.

- Parking plan for interior basement area with least amount of future deviation required.
- Show detail for dumpster screening.
- Review of easement documents and legal documents prior to final plan. Draft easements and draft deed for affordable housing should be submitted prior to Preliminary Plan review at June 8<sup>th</sup> Planning Board meeting. North side driveway access easement will also be needed as well as harbor walkway and pedestrian access from Hope Street.
- Written response to Pare Corp. engineering peer review comments.
- Street trees to be added along Thames Street within sidewalk.
- Landscaping modifications waivers for parking lot – list them out in detail around parking lot, modify report.
- Modification of harbor walkway design to show connection to the Elks property. Developer to do any permitting necessary for walkway through Elks and striping/signage of walkway. The walkway will be within the existing fire access easement, so applicant will need to amend existing pedestrian easement on title.
- Applicant to submit new landscaping renderings to reflect revised landscape plan.

Motion passed with all in favor.

Meeting adjourned at 5:30pm.

Notes by Ed Tanner