



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-2069

PUBLIC NOTICE

File Number: 2023-02-061

Date: October 4, 2023

This office has under consideration the application of:

**Russ Russ Realty
P.O Box 656
Bristol, RI 02809**

for a State of Rhode Island Assent to construct and maintain: A mixed use redevelopment, consisting of 127 units, shops, new parking, public access, buffer zone restoration, site remediation and stormwater management. The former Robin Rug/Bristol Yarn historic mill building will be renovated in-place, one structure demolished and commercial/residential mixed use created. On and off site private, business and public parking will be created/enhanced, public access and buffer zone will be created and stormwater captured/treated. An existing outfall and seawall will be repaired as well. The project requires a variance to Redbook 650-RICR-20-00-01 Section 1.3.1(F)(4)(d) for providing less than the required water quality volume, a 66% variance to Section 1.1.11 for not meeting the required 125' buffer zone and an 87% setback variance to Section 1.1.9 for not meeting the required 150' construction setback (existing building is located 20' from the coastal feature).

Project Location:	125 Thames Street
City/Town:	Bristol
Plat/Lot:	Plat 10; Lot 41, 42, 43, 44, 49, 50, 60, 61, 62, 68, 71, 73, 74, 76
Waterway:	Bristol Harbor, Type 5, Commercial & Recreational Harbors

Plans of the proposed work can be requested at Cstaffl@crmc.ri.gov.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished to you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before November 4, 2023.

Please email your comments/hearing requests to: cstaffl@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

2023 OCT -4 PM 6:36
JOHN CLERKS OFFICE
BRISTOL, RHODE ISLAND

BRISTOL YARN MILL

THAMES STREET & HOPE STREET · BRISTOL · RHODE ISLAND
ASSESSOR'S PLAT 10 LOTS 41, 42, 43, 44, 49, 50, 60, 61, 62, 68, 71, 73, 74, 76
PERMITTING PLAN

DECEMBER 6, 2022
REVISED: JULY 12, 2023

PREPARED FOR
**BRADY SULLIVAN
PROPERTIES**
670 N. COMMERCIAL STREET
MANCHESTER, NH 03101
WWW.BRADYSULLIVAN.COM

PREPARED BY
FUSS & O'NEILL
317 IRON HORSE WAY, SUITE 204
PROVIDENCE, RI 02908
WWW.FUSSON.COM

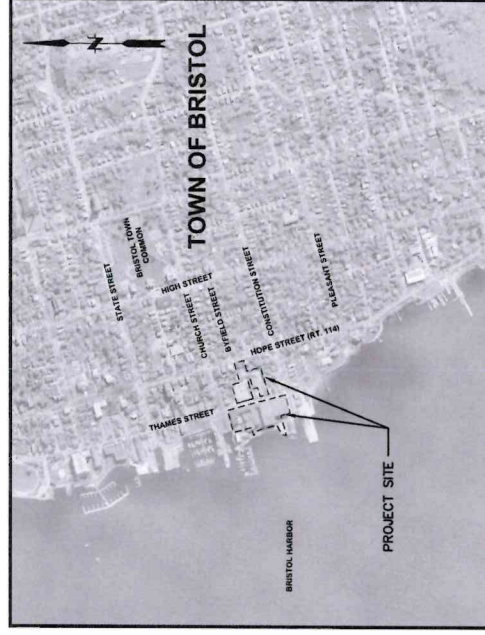
CONSULTANTS
ENVIRONMENTAL:
NOBIS GROUP
18 CHENEY DR
CONCORD, NH
03301
603.224.4182

ARCHITECTURAL:
BRADY SULLIVAN
PROPERTIES
670 N. COMMERCIAL STREET
MANCHESTER, NH
03101
630.622.6223

SURVEYOR:
CONTROL POINT
ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA
01772
508.948.3000

SHEET INDEX

SHEET No.	SHEET TITLE
GI-001	COVER SHEET
CN-001	GENERAL NOTES AND LEGEND
1 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
2 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
3 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
CP-101	SITE DEMOLITION PLAN
CE-101	SOIL EROSION & SEDIMENTATION CONTROL PLAN
CS-101	SITE PLAN
CS-102	SITE CIRCULATION PLAN
CG-101	GRADING PLAN
CG-102	DRAINAGE PLAN
CU-101	WATER & SEWER PLAN
LP-101 - LP-103	PLANTING PLANS
CD-501 - CD-502	PLANTING DETAILS
CD-503 - CD-511	CIVIL DETAILS
CD-512 - CD-513	LANDSCAPING DETAILS



LOCATION MAP
SCALE 1" = 500'

PROJ. NO. 20061156-A22
DATE: DECEMBER 6, 2022

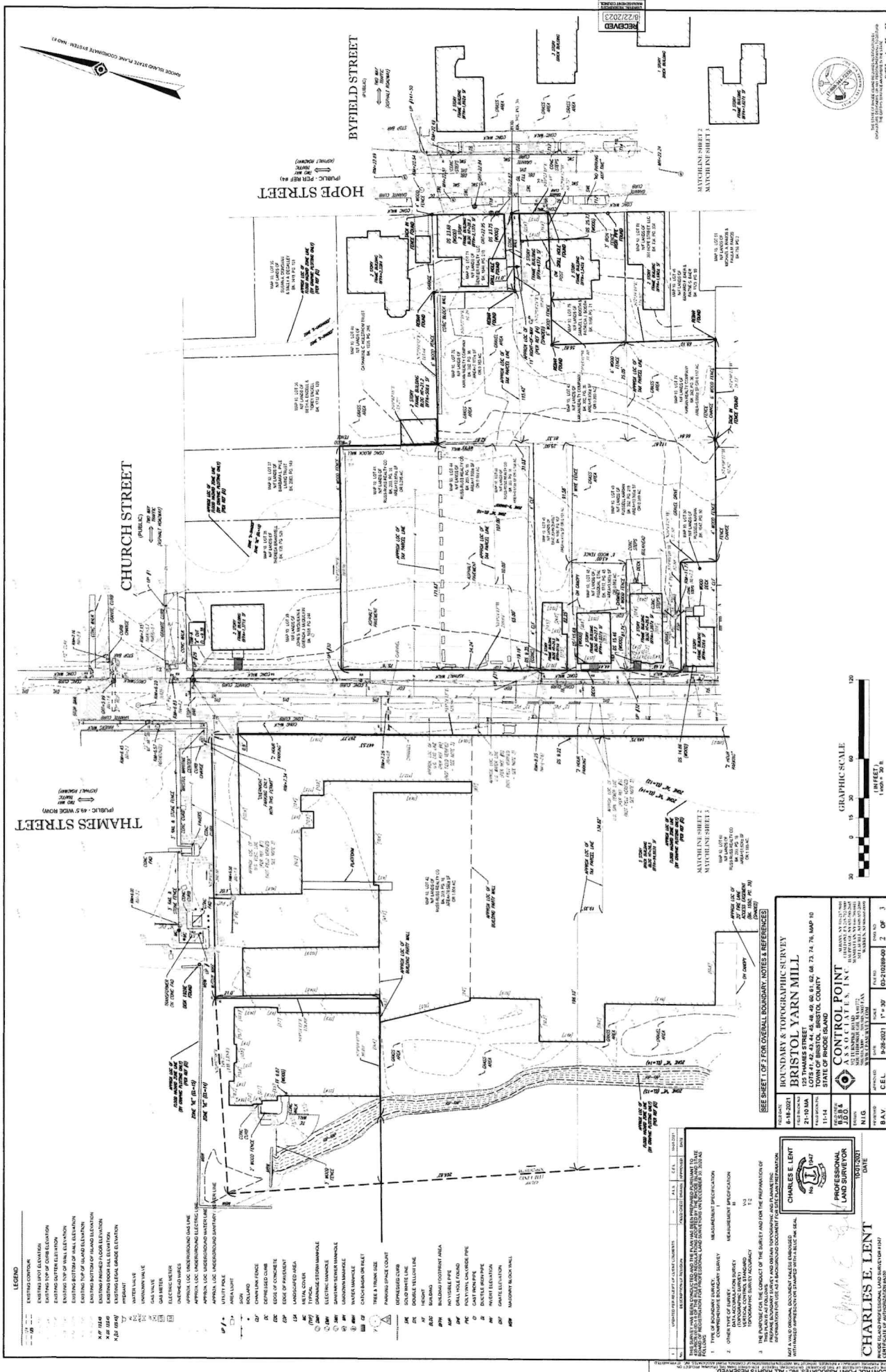
GI-001

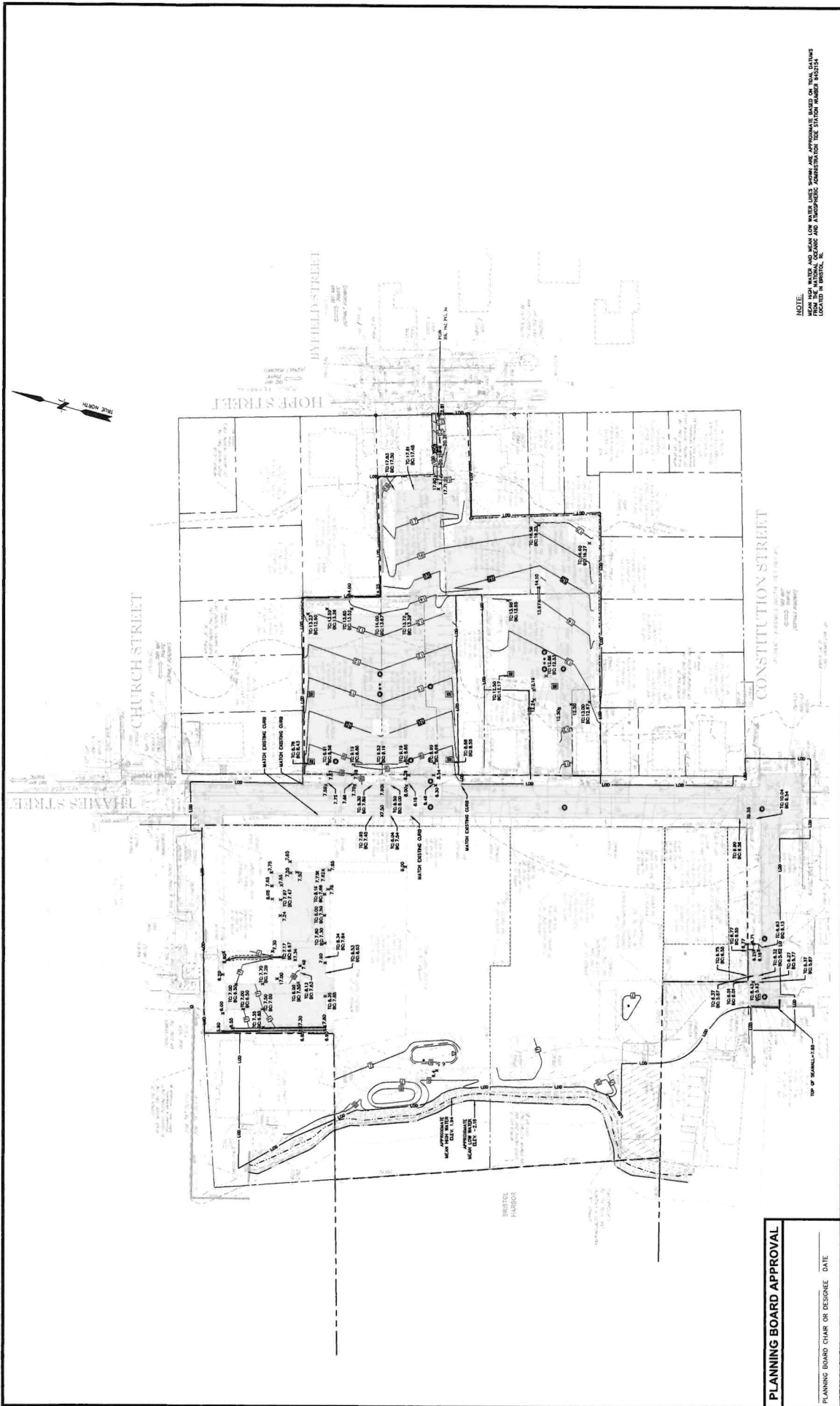
SHEET 1 OF 25

PLANNING BOARD APPROVAL

PLANNING BOARD CHAIR OR DESIGNEE DATE

RECEIVED
8/22/2023
TOWN OF BRISTOL





NOTE:
MEAN HIGH WATER AND MEAN LOW WATER LINES SHOWN ARE APPROXIMATE BASED ON TIDAL DATUMS
LOCATED IN BRISTOL, RI. FOR FURTHER INFORMATION AND ANNOTATIONS SEE STATION NUMBER 943154

PLANNING BOARD APPROVAL

PLANNING BOARD CHAIR OR RESOLVE DATE

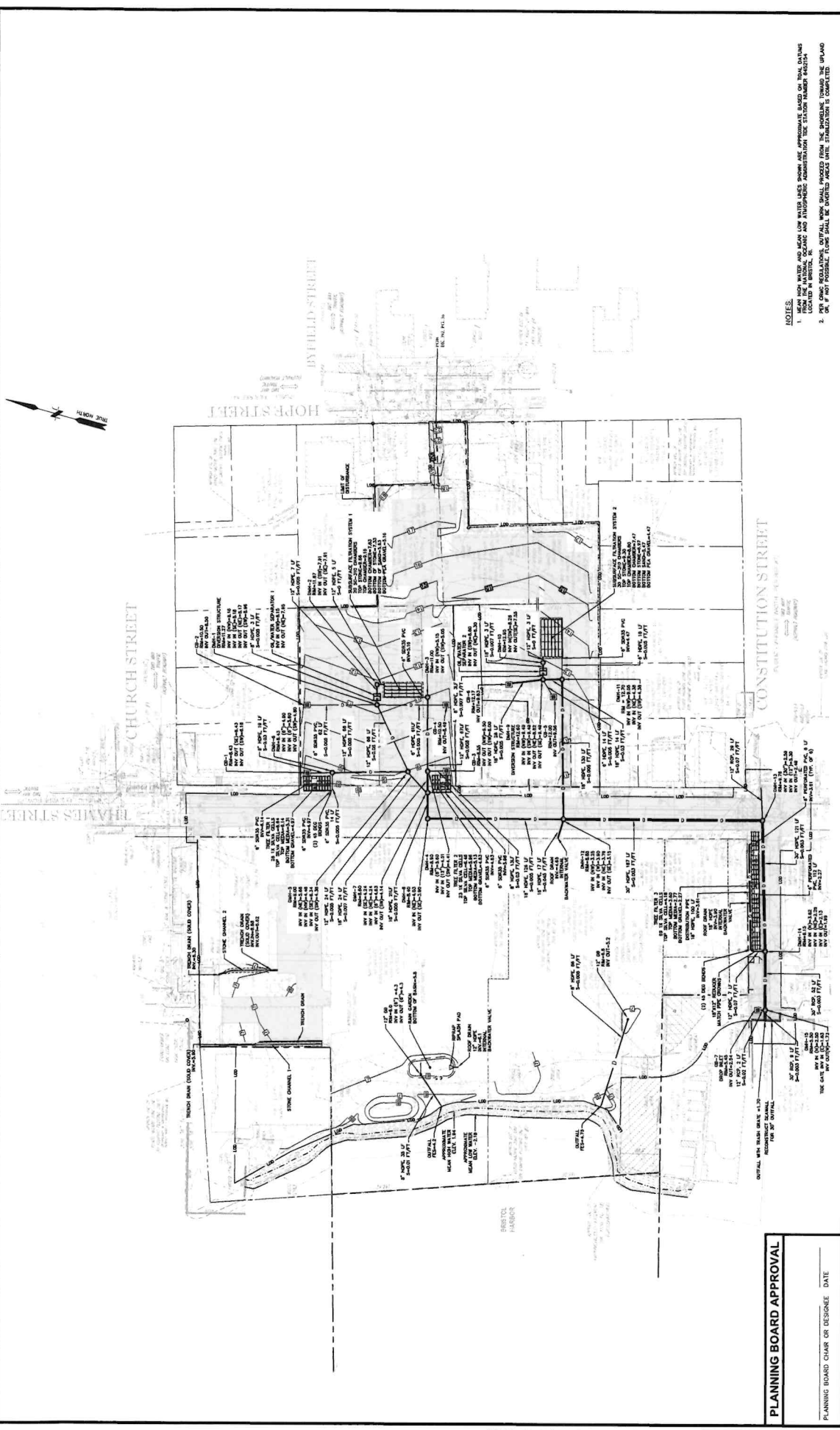
PROJ. NO. 20061102A22
DATE DECEMBER 6, 2022

BRADY SULLIVAN PROPERTIES, LLC
GRADING PLAN
BRISTOL YARN MILL
125 THAMIS STREET
BRISTOL, RHODE ISLAND

FUSS & O'NEILL
107 BRON HORSE WAY, SUITE 204
PROVIDENCE, RI 02908
www.fussandoneill.com

SCALE: HORIZONTAL: 1"=40'
VERTICAL: 1"=4'
DATE: 12/06/22
BY: J. O'NEILL
CHECKED: J. O'NEILL
GRAPHIC SCALE

NO.	DATE	DESCRIPTION	REVISION
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NOTES:
1. MEAN HIGH WATER AND MEAN LOW WATER LINES SHOWN ARE APPROXIMATE BASED ON TIDE DATUM LOCATED IN BRISTOL, RI.
2. PER EPCAC REGULATIONS, OUTFALL WORK SHALL PROCEED FROM THE SHORELINE TOWARD THE UPLAND OR, IF NOT POSSIBLE, TOWNS SHALL BE DUMPED AROUND UPLAND STATION 10 COMPLETED.

PLANNING BOARD APPROVAL

PLANNING BOARD CHAIR OR RESOLVE DATE

PROJ. NO. 2008100422
DATE: DECEMBER 6, 2022

CG-102
SHEET 11 OF 29

BRADY SULLIVAN PROPERTIES, LLC

DRAINAGE PLAN

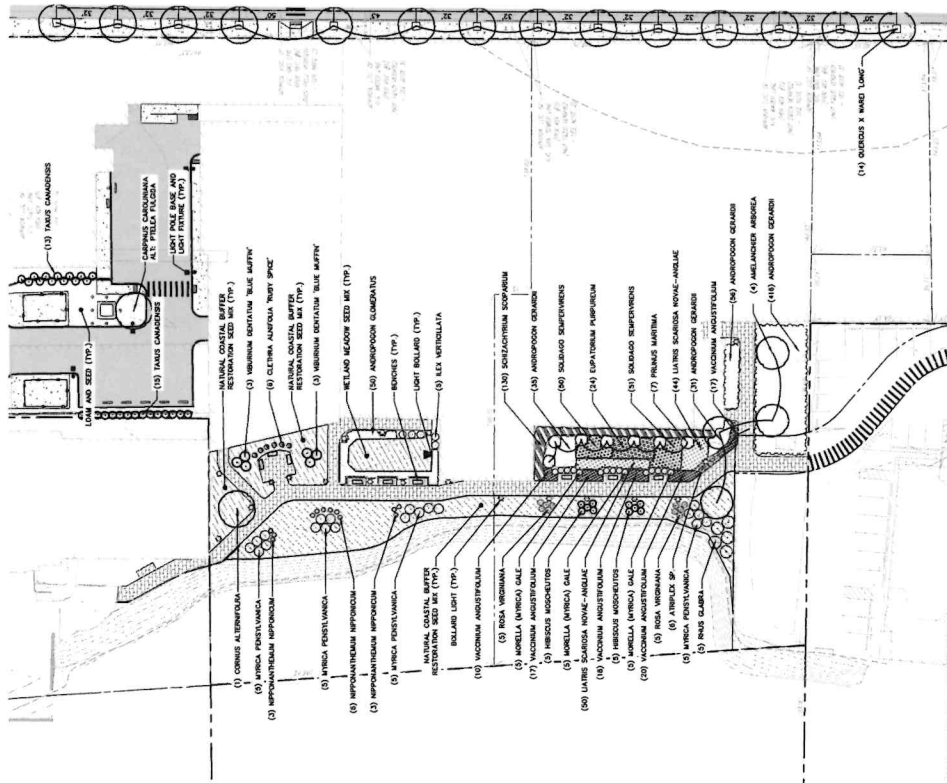
BRISTOL YARN MILL

125 THAMES STREET
BRISTOL, RHODE ISLAND

FUSS & O'NEILL
107 BRIMFIELD AVENUE, SUITE 200
PRAIRIEVILLE, RI 02859
(401) 866-8888

SCALE
HORIZ. 1" = 40'
VERT. 1" = 4'
DATE: 12/06/22
VERT. AND 1983
VERT. AND 1983
GRAPHIC SCALE
0' 10' 20' 30' 40'

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PLANNING BOARD APPROVAL



PLANT LIST

[illegible][illegible][illegible]



TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email: Mcordeiro@bristolri.gov

MEMORANDUM

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
COUNCIL CLERK

DATE: October 5, 2023

RE: Public Notice from CRMC re - Russ Russ Realty, PO
Box 656 for 125 Thames Street, Bristol -requires
response by November 4, 2023

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the regular Town Council Meeting to be held on November 1, 2023.

All items for this docket must be received in the Clerk's office before 12:00 noon on Wednesday, October 25, 2023. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.
Attachment