



**Town of Bristol, Rhode Island
Planning Board**

10 Court Street
Bristol, RI 02809
www.bristolri.gov
401-253-7000

**FAIR WIND PROPERTIES, LLC, DANIAL FERREIRA
COMPREHENSIVE PERMIT
PRELIMINARY PHASE
PUBLIC HEARING NOTICE**

The Bristol Planning Board will hold a public hearing on Thursday, September 11, 2025, at 7:00 p.m. at the Bristol Town Hall, 10 Court Street, Bristol and consider action on the **Comprehensive Permit – Preliminary Phase at 206 Bayview Avenue**

Preliminary Application for Fair Winds Comprehensive Permit Application – Proposal to construct 17 residential units with 5 of these designated as low-moderate income residential units and 1,859 square feet of commercial use within an existing garage/barn to be used as the property management office and property owner equipment storage building. Property has an existing 3-family building which will be retained for a total of 20 dwelling units on the property. Property located at **206 Bayview Avenue**. Assessor's Plat 47, Lot 3. Owners: Fair Wind Properties, LLC. Zoned: R-10

Variances requested from the Zoning Ordinance for the following:

Section 28-282 (d) Standards for Multi-family buildings: Subsection 2 – distance between multifamily buildings on the same lot. Minimum required 25 feet and 10 feet provided; Subsection 3 – Distance between multi-family buildings and property line Minimum 50 feet from side and rear property lines and 32.1 feet minimum is provided; Subsection 8 – not more than four contiguous townhouses built in a row. Section 28-111 Table B – 80' of frontage required and existing frontage is 72.50; Section 28-363 (2)(a)(1) Residential Density allows 15 residential units and 20 units are provided with 3 existing and 17 new units; Section 28-3 and Section 28-82 multi-family dwellings are not allowed and multi-family dwellings are proposed; Section 28-252 – non-conforming structures – the existing garage/barn on the property will be used for property management storage and office; Section 28-251 – size of parking spaces and aisle width – parking spaces are to be 10' x 18' and proposed parking spaces are 9' x 18' and aisle widths are to be 24' wide and proposal is 20' wide. Waivers requested from the Subdivision and Development Review Regulations for the following: Appendix F.2 (f)(1) Sidewalks required on one side of street in multi-family developments and no sidewalk is proposed.

Plans and supporting materials are available for review on the town website located here: <https://bristol-ri.municodemeetings.com/> or at the Office of Community Development, between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday. Please call 253-7000, ext. 147 to schedule an appointment.

Bristol Planning Board
Charles Millard, Planning Board Chairman

2025 AUG 27 AM 10:46

TOWN OF BRISTOL
BRISTOL, RI 02809