



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

2023 SEP 15 AM 11:30

Department of Community Development

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

September 15, 2023

TO: Zoning Board

FROM: Diane M. Williamson, Director

RE: Application of Daniel and Lillian Leeser
12 Brookwood Drive

As referred from the Zoning Board, the Planning Board reviewed the question of the status of Fenmore Road at their regular meeting last night.

Based on the review, a motion was unanimously passed to recommend to the Zoning Board that the paper road portion of Fenmore be paved before any accessory structure on the 12 Brookwood Drive property is built.

Thank you.

ED,

9/15/23

Could you please
include this document
with Zoning Board
info for 9/18/23.

Thank you

TOWN OF BRISTOL
COMMUNITY DEV.

2023 SEP 15 PM 1:49

Chris Rinaldi

To: Diane Williamson, Community Development

Charles Millard, Planning Board

Edward Tanner, Planning Board

Steven Contente, Town Administrator

Chris Parrella, Public Works

Nathan Calouro, Town Council

TOWN OF BRISTOL
COMMUNITY DEV.

2011 SEP 11 PM 1:49

This letter is being sent to various town agencies, since they all may potentially play a role in assessing this situation. This document is in reference to an existing application to the Zoning board by Daniel and Lillian Leeser of 12 Brookwood Road for a 2-car garage with a second story for storage in a 20 ft high building with a full shed dormer and an indoor staircase on a 50 by 100-foot lot requiring 2 setback variances (12 ft and 4 ft.)

The submitted plan did not include an access plan to the garage since the property abuts town land.

At the end of the presentation, their architect presented an aerial photo with informal discussion of potential access ideas. He distributed a copy of that photo of 12 Brookwood Road and it is included for later reference. (Item E)

The status of this application is not contingent on the approval of the driveway issue. While the access issue was referred to the planning board, there is still much discussion needed by the zoning board members, who said they needed to visit the property and surrounding areas. They needed to see if the size and scope of the proposed garage was characteristic of the other homes in that area. We believe they will find no two stall garages on a 50 by 100-foot lot in that neighborhood. Of the homes on the 100 by 100-foot lots, most have a 1 stall garage or no garage at all.

It is our understanding that their request being reviewed today is to have town property for their own private use to access the proposed garage.

The unpaved part of Fenmore road has had several problems develop over the years from the license to maintain that was approved for the previous owner of 12 Brookwood Road, after she created her own hardship by removing the driveways in front of her property in order to plant grass. She was given permission, through a license to maintain, to park close to her home on Fenmore Road, one car behind the other, careful not to block the street. This permission was not transferable to the Leesers. The need for them to secure this license was mentioned at the March 6 Zoning Board meeting. Pictures are attached (Items A and B) that show them continuing to park on this property and neighbors have witnessed up to 4 parked cars blocking the road at the same time. This road was promised to remain open for emergency vehicles, since the closest hydrants are on Brookwood and the road is available for emergency exit.

The previous owner independently decided to move the existing swale to the other side of the paper Fenmore Road, disrupting its effective natural flow on the left side to the catch basin on Brookwood. That move created a need for water to divert to the right side on the bottom of the road of the paved Fenmore, as it traveled from Loring, in order to access the new swale and then needed to take a left at Brookwood to travel to the Catch basin. Water still accumulates at the end of paved Fenmore because of the pitch of the unpaved road which was changed by the previous owner, who added fill and gravel to raise the level of that property. The town, not the owner, had to spend resources to help alleviate some, but not all, of this problem. (See Item C and D). In addition, the then owner of 16 Brookwood Road could not access the back of her property on the Fenmore side as she had done for years.

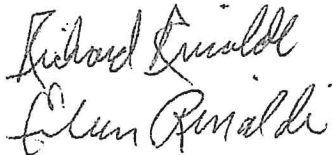
THESE WERE ALL CONSEQUENCES OF A NOT WELL THOUGHT OUT APPROVAL OF A LICENSE TO MAINTAIN.

If any changes are made to Fenmore Road, there will be a need for careful engineering regarding drainage so that history does not repeat itself. It would appear any costs should be absorbed by the residents needing the license to maintain, and the change in the road.

It should also be noted that after the approval of a May 4, 2020 variance for the Leesers to build an addition to their home, a patio was installed that appears to have approximately 143 square feet (5.36' x 26.78') on town property (Fenmore paper road). The photo provided by the architect for the Leesers' at their March 6, zoning meeting is attached. (Item E). There is no record of town approval for this use. They have also not applied for a license to maintain for parking on unpaved Fenmore.

The Leesers are using town property for their own personal use ignoring town policies, and now seem to want to extend their use to another part of Fenmore road. At the last technical review meeting, they verbally objected to the paved completion of Fenmore road since it would appear to interfere with its use as their private oasis.

Please refer to the March 28, 2023 meeting communication for discussion of options and implications for the road. We feel some of the above information was important to reiterate.



Richard and Eileen Rinaldi

10 Fenmore Road

Bristol, R.I. 02809I



Eric and Carol Krushnoski

Fenmore Road

Bristol, R.I. 02809



Virginia Simmons

17 Loring Road (Corner of Fenmore)

Bristol R.I. 02809

ITEM E

Item



12 Brookwood Road

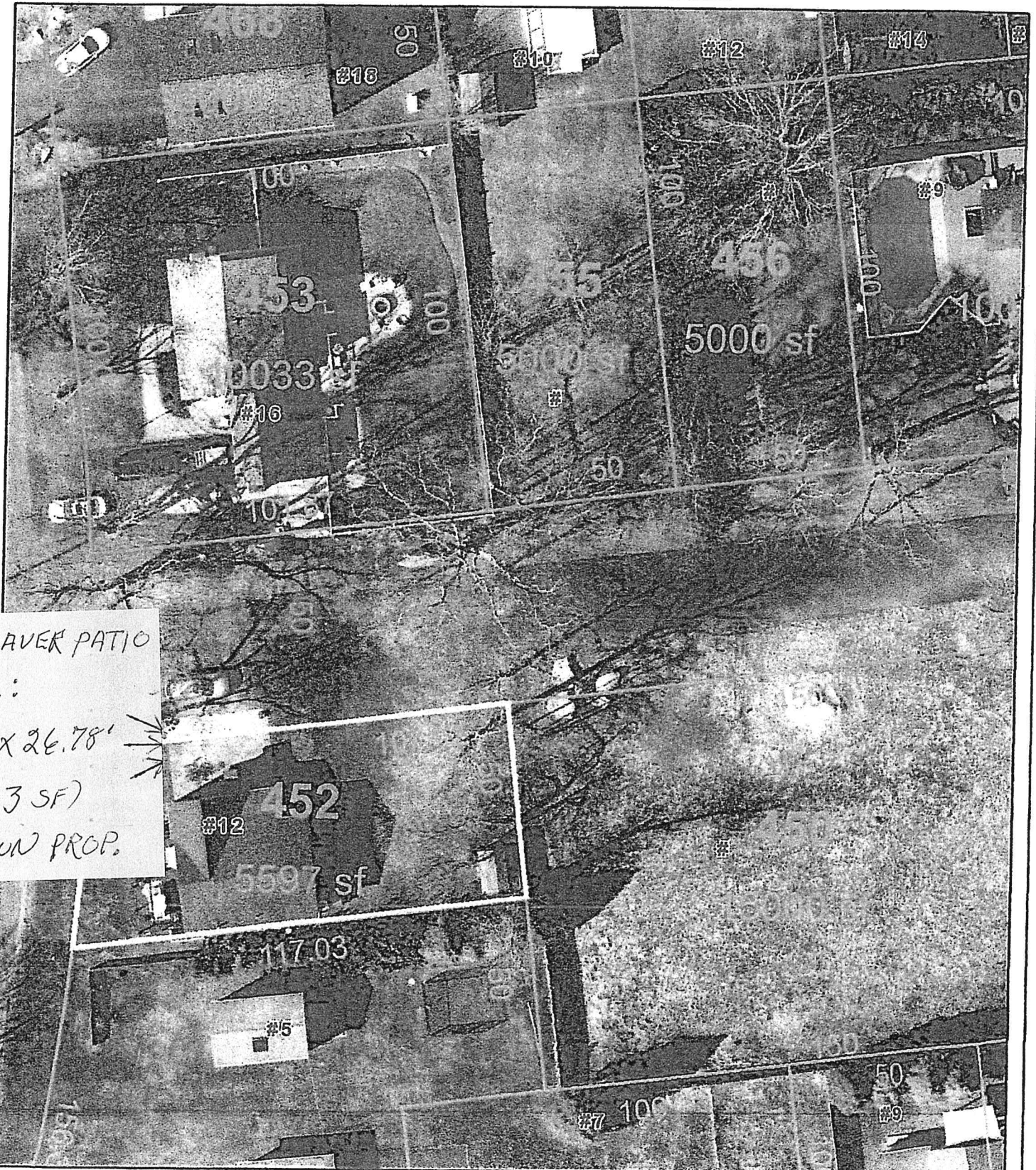
Bristol, RI

CAI Technologies

February 24, 2023

1 inch = 35 Feet

www.cai-tech.com



ONE PAVER PATIO
PROX.:
5.36' X 26.78'
(143 SF)
TOWN PROP.

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.