

HDC Staff Report

March 30, 2026

Application Reviews

26-04, 35 Byfield
Report
Applicant wishes to install a front porch on their property and cover their rear stair with a roof. Materials are stated to be in kind with surrounding materials where applicable, including any siding or asphalt shingles, and specifications seem to call for new decking to be in wood with pressure treated columns. Additional architectural features are unclear however - initial plans seem to call for straight pressure treated wood features, but application indicates "Period Type Style" and shows the example of 46 Byfield St as an inspiration. Features such as lattice under the deck are also unclear. It should be noted that at first glance the application seems to show high concrete piers under the deck - commissioners should confirm, but these appear to be below grade level, not exposed. Application originally appeared before HDC in February, and was continued for more information to March 5, and again due to the applicant being unable to
Relevant Standards
#9

26-27, 220 High St/Walley School
Report
The Town proposes installing signage on the property of Walley School for the new community center. The Town is still confirming the name, so commissioners should consider the name listed on the plans as a placeholder. The "Walley" name will be retained. Specific material samples have been provided and will be available for inspection by the commission at the meeting.
Relevant Standards
#9

26-32, 235 High St
Report
The Town is applying for a 10 foot chain link fence with sound deadening material to be installed around the mechanical units behind Reynolds School. While the commission typically does not approve chain link, there a number of concerns that make this warranted both in height and material. First, Throughout the winter, the neighbors have complained about the amount of noise made by the mechanical units - especially at night. The size of the units require a 10 foot fence to ensure the sound deadening material is effective.

Secondly, regarding material, a 10 foot fence of full wood would be cost prohibitive and chain link matches the existing fences on the property lines of both neighboring properties. This application is connected to ZBR-26-7, which will be heard before the Zoning Board in April.

Relevant Standards

#9

26-16, 244 Metacom Ave

Report

Applicant is applying for the mudroom and tennis court brought for concept review at the 3/5/2026 meeting. Commissioners had no serious concerns per this discussion at this time, and the application was kept open by staff so these items could be added.

In addition to these items, staff will be following up on the documentation/research requested for the stone structure that was requested to be demolished at the 3/5/2026 meeting.

Relevant Standards

#9

26-23, 30 Summer St

Report

Applicant wishes to install a gazebo and toolshed in rear yard of property. This is effectively a continuation of application 25-149, which removed a decaying outbuilding and small shed. The two proposed outbuildings will be not visible from the street based on location.

Relevant Standards

#9

26-26, 474 Thames St

Report

Applicant wishes to put pre-fabricated shed on property. The shed appears to be wood with asphalt shingles, and will be located at far rear of the lot.

Relevant Standards

#9

26-26, 8 Constitution St

Report

Continuation of application 25-43. Rear sliding door was installed to garage, which was listed by architect at some point but not shown on drawings. While not a major historic issue, the garage is very near the property line.

Relevant Standards

#9

26-28, 9 Court St

Report

Applicant proposes new sign on building, with similarities to what was previously used by the Town. The proposed sign is engraved and appears to be an acceptable material, with the proposed placement not raising any issues.

Relevant Standards

#9

26-30, 220 High St/First Baptist Church

Report

The applicant is applying to install a shed on the church property. This project is a student project in conjunction with local High School students per the applicant. The shed is small, and appears to be constructed primarily of wood. At writing, I am having the applicant clarify the exact location on the property. Commissioners may wish to clarify siding materials. Otherwise, a very detailed materials list has been provided. This shed, at 48 Square Feet, also is below the State's new size limit of 64 square feet for accessory structures not requiring a building permit.

Relevant Standards

#9

26-31, 267 Thames St

Report

Applicant proposes sign and menu for ice cream shop on one of the interior walls of the building. The applicant will be requesting an aluminum sign on staff recommendation, but is open to other materials. The proposed location was used by a previous ice cream shop, with a similar sign in nearly the exact location.

Relevant Standards

#9

26-33, 145 High St

Report

Applicant proposes rehabilitation of existing structures and construction of additions or separate building.

On the existing building, the applicant proposes adding a side porch on the south elevation and a second dormer on the both elevations. In both proposals, a new addition is proposed in the rear. Option A proposes a second building to house 3 townhomes, whereas option B makes these additional units connected as one building.

In reviewing the submission, the commission may have a few questions regarding materials. While what is proposed is mostly material that has been previously approved, the commission should have the applicant clarify the plans for siding material, which is listed as Hardieboard in the materials list. It is not abundantly clear if this is proposed for the full project, or if this is only for new construction. The commission is aware of the severely deteriorated state of the property, so residing is warranted, but it is up to the discretion of the commission if wood is more appropriate for the main structure. Similarly, a PVC product is proposed for some of the trim, but it is unclear exactly where.

At this time, this project does not have approval from zoning and will need at least some zoning relief. An application has been submitted, and the Zoning officer has requested that HDC review the project prior to going to the zoning board.

Per conversations with the zoning officer, option 'A', which proposes an addition to the main house and placing all units in one building, will require the least zoning relief, as option 'B' would require a use variance per Sec. 28-141, which only allows for one principal residential structure per property.

Relevant Standards

#2, #9, #10

Concept Review

CRHD-26-2

Report

Applicant is looking for guidance on potential addition to an existing garage to create an ADU.

The commission may wish to ask the applicant about the potential massing of the building and ensuring that the proposed ADU does not overpower the existing house. The commission may also want to discuss the proposed design's historic character, although it is an addition to a non-historic garage. The fact that this is a corner lot may also be of interest.

It appears a straight conversion of the garage may be out of the question, as this is near the flood zone and that may preclude putting living space on the ground floor.

Relevant Standards

Administrative Approvals

Record #	Applicant Name	Date Submitted	Address	Record Status	Description of Proposed Work
HDC-26-34	John Zervas	3/16/2026 10:40	41 CONSTITUTION ST, BRISTOL, RI 02809	Active	Strip shingles on roof of the home and detached cottage and reshingle with Timberline HDZ shingles. Only sections with architectural shingles, excludes flat area sections. Replace 30 year old roof as it is leaking with gray shingles to match the shed on the property. See photos of house roof and shed roof. In the process of
HDC-26-29	Sara Butler	3/5/2026 17:11	39 BYFIELD ST, BRISTOL, RI 02809	Active	

obtaining roofing contractor bids.

HDC-26-24	Dan Christina	2/27/2026 9:54	101 FERRY RD, BRISTOL, RI 02809	Complete	Blithewold intends to construct an equipment enclosure along the Ferry Rd boundary, on the north side of our existing dumpster enclosure to protect pieces as well as improve and declutter the visual landscape. The fence is to be 6' tall, 21' long from East to West, 10' wide from North to South and have a 10' single gate swing on the West side into our parking area. We will be removing and replacing 2 AC condensers and 2 indoor air handlers AC Condenser Lennox ML13KC1 / Air Handler AHU 5 Ton / 230-1 R454B
HDC-26-22	THOMAS LABRECQUE	2/19/2026 15:53	1020 HOPE ST, BRISTOL, RI 02809	Complete	replace in kind the rear fire exit landing and staircase. Approved by the HDC for 2021-22. Left side exit landing and stairs completed, right side left unfinished. Building Permit #51461
HDC-26-21	Renee Cortellessa	2/18/2026 15:22	212 HOPE ST, BRISTOL, RI 02809	Complete	