

M E M O R A N D U M

TO: Diane M. Williamson, Administrative Officer
Bristol Department of Community Development
10 Court Street, Bristol, RI 02809

FROM: Amy Johnson, PE

DATE: August 22, 2025

RE: Master Plan Review - Comfort Inn and Suites
Gooding Avenue Hotel Special Permit and Site Plan Review
Fuss & O'Neill Reference No. 20250382.A10

Fuss and O'Neill has reviewed the documents and correspondence listed below submitted by the Application and Applicant's representatives for the above-reference project and offers the review comments listed below. This review is limited Master Plan Major Land Development submission requirements related to the proposed commercial development.

- Architectural Colored Elevations "Comfort Inn & Suites, Gooding Avenue, Bristol, RI 02809", Dated March 12, 2024, Prepared by Silvestri Architects.
- Architectural Plans "Comfort Inn & Suites, Gooding Avenue, Bristol, RI 02809", Dated May 6, 2024, Prepared by Silvestri Architects.
- Request for Certificate Tax Year 2024, dated May 16, 2025
- Fiscal Impact Study, Proposed Hotel Development, Town of Bristol RI, Prepared by: JDL Enterprises – Joseph D. Lombardo, AICP, Dated May 2025
- Application Form for Major Land Developments and Major Subdivisions, dated May 15, 2025
- Major Subdivision or Major Land Development Checklist, dated May 20, 2025
- Plans Entitled "Comfort Inn & Suites, Located on Gooding Avenue, Bristol, Rhode Island, Prepared for Diane Williamson, Dated February 28, 2024, Revised June 5, 2025
- Project Narrative & Environmental Impact Statement, prepared by DiPrete Engineering on behalf of the Applicant D&M Boca Development, LLC, dated June 5, 2025
- "Master Plan Incompleteness Response to Comments" prepared by DiPrete Engineering, dated June 6, 2025
- "Comfort Inn Master Plan Re-submission, Incomplete Application" Letter prepared by Diane Williamson to Applicant, dated June 16, 2025
- Memorandum "Comfort Inn & Suites Request for Waivers", prepared by Diane Williamson, Department of Community Development Director, to the Planning Board, dated July 7, 2025.
- Email "RE: Memorandum to the Planning Board" sent by Micheal Resnik to Diane Williamson, dated July 8, 2025.

The following documents were provided in the Master Plan submission prepared by DiPrete Engineering, but not reviewed by Fuss & O'Neill as they are not required as part of the Master Plan review.

- Permit to Alter Freshwater Wetlands, prepared by RIDEM dated December 6, 2024

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- Traffic Impact Assessment, Prepared by Solli Engineering, sated April 14, 2023, Revised January 10, 2024
- Water Availability Request, Bristol County Water Authority, Dated January 27, 2025, prepared by D&M Boca Development, LLC.
- Stormwater Management Report, prepared by DiPrete Engineering, dated January 19, 2018, revised March 27, 2025
- Abutter Map with 200' buffer and Abutter List generated from Town of Bristol Assessor Database and GIS data, dated April 8, 2025
- Letter "Gooding Avenue Hotel Availability of Sanitary Sewer" prepared by Jose Da Silva, Superintendent of Water Pollution Control Department, to DiPrete Engineering, dated May 26, 2023
- Email "Hotel on Gooding" prepared by Liz Funt, sent to Diane Williamson, dated June 28, 2025
- Letter "Comfort Inn Hotel, Gooding Ave, Bristol, RI" prepared by Jose Da Silva, Superintendent of Water Pollution Control Department, to Diane Williamson, dated July 2, 2025

Major Land Development Checklist Comments

The following items from the Town of Bristol Master Plan Major Land Development Checklist are missing from the Applicants Submission:

1. Required Forms and Documents:
 - a. Per checklist item A.1: "Completed Application Form". Provide name of President or Secretary of D&M Boca Development, LLC.
2. General Information
 - a. Per checklist item B.6: Provide deed book and page for parcel information on plans.
 - b. Per checklist item B.7: Sheet 4 Existing Resource Plan is missing from the cover page. Revise.
 - c. Per checklist item B.9: Names, addresses, and Plat/Lot identified of abutting property owners and property **within 200' of parcel(s)**. This information shall be provided on the plans. Revise plans to include information for owners and properties within 200' of parcel.
 - d. Per checklist item B.10: "Names and addresses of any agencies or adjacent communities requiring notification under these regulations". Provide information on Plan as required.
3. Existing Conditions
 - a. Per checklist item C.9: FEMA 100-Year floodplain boundary is shown on plans, but specific base flood elevation is not listed and FEMA boundary in existing legend should relate to base flood elevation for clarity.
 - b. Per checklist item C.11: If there are no soil contaminants present on site, please note this within the plans.
 - c. Per checklist item C.15: Boundaries of applicable watershed for the parcel. The Post-Development Watershed Map does not show the most up to date layout of the site based on the June 6th plans. For example, the landscaped items shown on the plan do not match the current layout. Revise the watershed figures to illustrate the current site layout.
 - d. Per checklist item C.20.d Wellhead protection area is not listed under General Note 6 on the General Notes and Legend Plan Sheet 3 of 13.

4. Supporting Materials:

- a. Per checklist item E.2 & E.27: Provide renderings or photographs to illustrate the visual impact of commercial development on abutting properties.
- b. Per checklist item E.3.(g) The narrative does not address a general viewshed analysis, showing the locations and extent of significant views both from and within the proposed development parcel as well as anticipated views into the property from the adjacent public or private streets and properties. Provide in resubmission for Master Plan to be deemed complete.
- c. Per checklist item E.11: "For subdivisions/developments proposing service by public sewer, copies of a written statement from the Bristol Water Pollution Control Department that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Approval of connection to the existing sewer main as depicted on the plan; and b. If extension is proposed, approval of extension of the sewer main as depicted on the plan."
 - i. Per the letter from Town of Bristol, Diane Williamson, dated July 7, 2025, stating the latest plans (June 6, 2025) do not provide enough detail for the approval of the proposed sewer connection which is checklist requirement for the Master Plan. Resolve the concerns of the Bristol Water Pollution Control Department outlined in the July 2, 2025 letter from Superintendent Jose Da Silva and provide correspondence regarding resolution and approval of service to the development.
- d. Per checklist item E.14 Provide written comments on the plans by the listed officials, committees, directors, and departments.
- e. Per checklist item E.26 Provide a Photometric Plan.
- f. Per checklist item E.28 Provide plan showing proposed signage location, size, design, and illumination.

Plan Comments

1. General Notes & Legend (Sheet 3 of 13)
 - a. General Note 10 states that the site has no waivers. Revise if waiver requests are maintained.
2. Existing Resource Plan (Sheet 4 of 13)
 - a. Side yard setback is on the western property line is mislabeled as front yard setback.
3. Erosion & Sediment Control Plan (Sheet 5 of 13)
 - a. Limit of disturbance on plan sheet legend does not match line type on General Notes and Legend Sheet (Sheet 3 of 13).
 - b. Temporary 68' contour does not tie into existing contours within Filtrexx sediment perimeter control. Revise erosion control or temporary contour, as needed.
 - c. Label elevations of temporary contours.
4. Site Layout Plan (Sheet 6 of 13)
 - a. Provide detail for how compact parking stalls will be demarcated from standard parking stalls.
 - b. Along the southern boundary of the development, the retaining wall is shown on top of the vegetative screening. Revise plan to show spacing between vegetative screening and retaining wall and update limit of disturbance as needed.
 - c. Provide intent for crosswalk location across drive aisle and drop off lane.
5. Grading Plan (Sheet 7 of 13)
 - a. Add contour labels to all proposed contours.

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- b. Add spot grades between the two 76' contours in the north end of the site to the west of the driveway to clarify grading intent.
 - c. Add spot grades within concrete plaza to show grading intent at building entrance on the east side.
 - d. Add spot grades within parking lots, on south side of the building, to show how runoff will be conveyed to the catch basins along the southern perimeter of the parking lot or the slot drain across the sidewalk. The building's finish floor elevation is lower than rim elevations of catch basins within the parking lot.
6. Drainage and Utilities Plan (Sheet 8 of 13)
- a. Provide rim and invert information for DMH-8 (Bypass) and DMH-9 (Bypass).
 - b. Provide rim elevation of Slot Drain-20.
 - c. Rim elevation does not appear accurate for DI-5 based on proximity to 78' contour. Revise rim elevation.
 - d. Cover of DMH-3 is located within the curb line and the structure will conflict with the installation of the concrete curb. Revise location of DMH-3.
7. Underground System A & Details (Sheet 10 of 13)
- a. Based on Slot Drain-20 rim elevation of 76.72' on the Grading Plan Sheet and assuming a typical curb reveal of 6", the parking lot finish grade is 76.22' at the bottom of curb. The top stone elevation over the UIS-A is listed at 76.50'. The 18" minimum cover is not provided over the system in this location.
 - b. Provide maximum loading and minimum cover requirements for pipes within the UDS-A system.
 - c. Based on groundwater table findings in TP-7 and TP-5 the groundwater table elevation is approximately 76' and 73.7', respectively. Provide buoyancy calculations for UDS-A since the system is located within the groundwater table.
8. Underground System B, Sand Filter & Details (Sheet 11 of 13)
- a. Separation of bottom of sand filter practice and groundwater table is 1-ft and not in compliance with the minimum separation requirement of 3 feet per 250-RICR-150-10-8.21.B.7.

Please contact Amy Johnson at (401) 861-3073 if you have any questions.

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