



Town of Bristol, Rhode Island

Department of Community Development

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TECHNICAL REVIEW COMMITTEE MEETING
180 MT HOPE AVENUE
APPLICANT: DXD SS FI LAND, LLC
MASTER PLAN REVIEW

The Technical Review Committee (TRC) held a meeting for Master Plan Review of the proposed re-development plan for property located at 180 Mt Hope Avenue (plat 41, lot 4). The meeting was held on **February 24, 2022** at 6:00 p.m. in the 2nd floor conference room at 9 Court Street, Bristol, Rhode Island.

Attending:

Diane Williamson - Administrative Officer
Edward Tanner – Zoning Officer
Steve Katz – Planning Board Duty Member
Joseph Asciola – Zoning Board Duty Member
Robert Sykes – Pare Corporation

James Hamilton – DXD - Applicant
Peter Regan – Attorney for Applicant
Michael Monti – Attorney for Applicant
Jeremy Rosa – NE&C
Hermon Peralta – Beta
Perry Petrillo - Architect

The proposed development is a self-storage facility along with a subdivision of the land to create a new lot for a proposed daycare facility. The TRC held a pre-application / concept review meeting last November. Comments received at that time were reviewed by the applicant and new revised plans have been submitted. The applicant also submitted color renderings and color photo renderings showing the building façade from all sides.

The building façade along Mt. Hope Avenue is long, so the architect has created a streetscape look with different looks and scale/proportions to break up the building. The architect took inspiration from existing buildings in town. Not all of the building will be a false façade. Some windows will be “live” with view into the building. Building height would be 35 feet maximum or less.

Sight lighting has not been completed yet. Lighting will be “dark sky” compliant. A photometric plan will be submitted at Preliminary Plan review phase.

Signage depicted on renderings is for illustrative purposes. Signage design has not been sized and calculated yet. Signage will be revised for Preliminary Plan review phase. Signage may need zoning dimensional relief.

The TRC discussed the left and right sides of the building facades. The revised plans show more detail and all agreed they look better than the original design presented with the concept review application.

The TRC reviewed site plans and discussed entrance locations and the overall site layout.

The TRC's consulting engineer, Pare Corporation, has submitted a memorandum with their plan review comments. The TRC reviewed these comments that included topics such as:

- DEM permitting for wetlands and RIPDES will be required for Preliminary Plan phase.
- Easements, where needed, will be required for Preliminary Plan phase.
- Parking spaces – curb stops or greater distance from the proposed building is needed.
- Number of off-street parking spaces – applicant's engineer will submit a memorandum and discuss the industry and engineering standards to determine an appropriate number of spaces as the proposed use does not fit exactly into any parking category in the zoning ordinance.
- Number of loading spaces – the applicant is showing two loading spaces, but the zoning ordinance requires 3 for a building of this size. Will likely require a zoning variance.
- On-site vehicle circulation - the turning radius and movements will be evaluated by the applicant's engineer to ensure that trucks and emergency vehicles can travel around the buildings properly and access loading bays. Plans may be revised to show a "hammer-head" to assist with turning movements. A buffer or bollards will also be added at the corner of the buildings to avoid potential interference with vehicles turning.
- A sidewalk is depicted along Mt. Hope Avenue in front of the self-storage building. TRC recommended that this sidewalk be extended easterly past the daycare building to the east property line.
- Existing solar panels at rear of property will be removed.
- Plans will be revised to show limits of clearing as well as existing stonewalls, which will remain.

TRC requested a written response to Pare's comments. Parking calculations will be included in that response memorandum.

A detailed landscaping plan will be submitted with Preliminary Plan.

TRC reviewed written comments received from other departments/agencies:

- Bristol County Water Authority noted that public water is available to the property. New connections to each building need to be worked out with the applicant, but separate services will be required.
- Bristol Police Department questioned the hours of access to the storage building and whether it would be a mixed-use building or just self-storage. The applicant confirmed that it would be used entirely for self-storage and the building will only be accessible

from 7am to 9pm. Office hours will be from 8am to 6pm. BPD had no traffic concerns. Applicant's engineer will submit a traffic impact assessment at Preliminary Plan phase.

- Bristol Fire Department noted that the daycare building will require a fire alarm. The self-storage building will require a fire alarm as well as sprinklers.
- Bristol Water Pollution Control Department noted that existing sewer laterals to the property will need to be properly abandoned. Backflow preventers will be required on new sewer laterals to buildings. The applicant will need to also submit a plan showing any extraneous drain lines not connected to sewer (storm drains, floor drains, sump pumps, etc.). Any kitchens in the building will need to have their drain fitted with a grease trap. The applicant will also need to submit sanitary sewer flow calculations.

Stormwater management will be designed in detail with Preliminary Plan submittal as it is conceptual now. The plan will include water quality treatment for stormwater runoff. The property will have less impervious area than existing conditions.

The applicant is targeting the March 10, 2022 Planning Board meeting.

A **motion** was made to send this application to the Planning Board for Master Plan review.

1st Steve Katz

2nd Joe Asciola

All in favor.

Meeting adjourned at 6:50 p.m.

Notes by Ed Tanner