



## MEMORANDUM

DATE: October 18, 2022

TO: Diane Williamson, AICP, CFM, Director of Community Development

FROM: Robert J. Sykes, P.E.

RE: Fair Wind Village Pre-Application Submission  
206 Bayview Avenue  
Owner: Fair Wind Properties LLC  
AP 47 Lot 3  
Pare Project No. 98166.00, Task 105

Pare Corporation has completed our review of the Pre-Application submission for the project titled Fair Wind Village located at 206 Bayview Avenue. The submission is proposing the construction of five (5) 3,440 square foot fourplex buildings, a proposed twenty (20) foot wide private driveway, and proposed parking areas. The property (Plat 47, Lot 3) is proposed to be one (1) residential lot. The materials provided for review include:

- Pre-Application Submission for "Fair Wind Village" dated September 27, 2022
- Drainage Summary dated September 28, 2022
  - HydroCAD Report
  - Watershed Plans

Pare offers the following comments pertaining to these submissions:

### General:

1. Zoning relief requested for:
  - a. Distance between multi-family building on same lot (25-ft required, 20-ft provided)
  - b. Distance between multi-family building and property line (50-ft required, 33.8-ft provided)
  - c. Lot Frontage (80-ft required, 72.50-ft provided)
  - d. Inclusionary Zoning (10,000-sf per dwelling unit required, 4,028-sf provided)  
*\*8,000 sf per dwelling with density bonus*
2. *Rhode Island Department of Environmental Management (RIDEM)*: Disturbance of greater than an acre shall require a RIDEM Stormwater Construction Permit.
3. *Town of Bristol Subdivision and Development Review Regulations: Appendix F: Section I Drainage*; Due to the project location within the Tanyard Brook Watershed, any increase in stormwater runoff volume, up to and including the 10-year storm event, shall be retained and recharged on site as close as feasible to its place of origin by means of detention ponds or basins, seepage areas, subsurface drains, porous paving, or similar low impact design techniques. Provide volume calculations for the pre- and post-construction conditions and Groundwater Recharge calculations.

### Plans:

1. Proposed Conditions Plan: Minimum aisle widths shall be 24 feet for 90 degree parking.
2. Proposed Conditions Plan: In accordance with Section 8.21 Stormwater Infiltration Practices of the RIDEM Stormwater Management, Design and Installation Rules; the infiltration systems shall have a

minimum horizontal setback of 10-feet from up-gradient building structures. Confirm building basement elevation.

3. Proposed Conditions Plan: In accordance with Section 8.22 Permeable Paving of the RIDEM Stormwater Management, Design and Installation Rules; permeable pavements for small-scale residential facilities shall have a minimum horizontal setback of 10-feet from up-gradient building structures.
4. Proposed Conditions Plan: In accordance with Section 8.22 Permeable Paving of the RIDEM Stormwater Management, Design and Installation Rules; the bottom of infiltrating permeable pavement shall be separated at least 3 feet vertically from bedrock layer. The permeable paving system bottom is approximately 4.5 feet from finish grade, requiring a 7.5 foot separation from finish grade to bedrock layer. Review Test Pit 1.
5. Proposed Conditions Plan: In accordance with Section 8.22 Permeable Paving of the RIDEM Stormwater Management, Design and Installation Rules; permeable paving shall only be used on slopes less than 5%. Review northern parking adjacent to the existing house.
6. Proposed Conditions Plan: Grading along the eastern limits of Units 4, 5, 6, and 7 conveys stormwater toward the dwellings. Review grading to limit potential impacts to dwellings.
7. Proposed Conditions Plan: Gas line extension along Bayview Avenue proposed. Review paving limits required for restoration with the Town.
8. Proposed Conditions Plan: Grading of access roadway swale conveys stormwater to the adjacent property to the west. Review grading and potential impacts to adjacent properties.
9. Site Layout Plan: Callouts should be made to denote removal or maintenance of significant trees impacted (12" or greater).
10. Details-1: Under "Vegetative Cover and Planting", note 2 shall be corrected to conform with Rhode Island Specifications and not Massachusetts Specifications.
11. Details-1: Under "General Notes", note 2 shall be corrected to the "Town of Bristol" and not the "Town of Portsmouth"
12. Details-2: Dry Open Swale Typical Cross Section does not meet RIDEM Standard 8.25 (D)(2) of a minimum of 30" of bioretention soil.

**Drainage:**

1. Drainage design should account for offsite contributing flows that will contribute to the onsite mitigation system. Review impacts from offsite contributing areas.

The applicant should provide a formal response to address each comment. We are available to review these comments with you at your convenience.