



Bristol Marine

Answers to Your Questions

What is Bristol Marine?

Bristol Marine is a key part of Bristol's traditional marine industry. The company is a full-service marina and yacht yard located at the northwest corner of Bristol Harbor in Narragansett Bay. It is also home to Bristol Yachts and several other marine businesses. Bristol Marine maintains an additional inland location on Franklin Street in Bristol, Rhode Island. For more information, go to www.bristolmarine.com.

Bristol Marine's Harbor Improvement Plan

How Bristol Benefits

Public Access

- Bristol Harbor shouldn't be the private preserve of an elite few. Bristol Marine's marina improvement plan will provide access to the water for more Bristol families. After all, Bristol Harbor does belong to *all* of us.

Environment

- Tightly regulated marinas are more environmentally friendly than mooring fields.
- Plan to handle surface run-off will *improve* water quality in the harbor.
- Bristol Harbor is threatened with "Mooring Sprawl." Marinas manage boats better – and in a smaller space.
- The marina improvement plan respects the property rights of its neighbors.

Safety

- Marinas are safer than the current haphazard mooring arrangement in Bristol Harbor
- The marina improvement plan would address serious navigational problems that exist in Bristol Harbor *today*.

What facilities of Bristol Marine are located at Franklin St. in Bristol?

The location on Franklin St. is home to several tenant businesses that bolster the foundation of the town's marine tradition. These businesses, which include C&C Fiberglass, Parker Marine, and Custom Marine Plastics provide a variety of boating services including painting, molding, custom fiberglass production and fabrication. Franklin Self Storage brings the first facility of its kind to the East Bay, filling a need for boaters and non-boaters alike.

What services does Bristol Marine provide?

Bristol Marine provides moorings and slip rentals, winter storage facilities, and launch/water taxi service for Bristol

residents and visitors. The company houses a full-service repair yard open throughout the year. It also serves as an engine for the growth of the marine industry in Bristol as it is home to several other businesses which provide a variety of additional services, including paint application, engineering and recreational rentals.

How many employees work at Bristol Marine?

Bristol Marine and its tenant businesses employ 90 year-round staff people and 12 seasonal workers, many of them town residents. The economic activity at the company also supports 250 indirect jobs locally.

Who are Bristol Marine's customers?

Bristol Marine services boaters from Bristol and throughout Rhode Island, as well as visiting mariners from around the country and the world. All boaters are welcome but most customers are sailors, due to Bristol's long tradition as a premiere sailing harbor.

Who owns Bristol Marine?

Andrew Tyska and Mr. and Mrs. H. F. Lenfest took over the marina in 1998 after it had fallen into a state of extreme disrepair. Andy is a naval architect by training and a longtime Bristol resident. H.F. Lenfest, a former telecommunications executive, is the owner of a Bristol 38.8 and a long-time sailor on Narragansett Bay.

After the property was purchased in 1998, how were the Poppasquash Rd. and Franklin St. facilities rehabilitated?

When Bristol Marine took over the properties in 1998 it was committed to turning what had been ugly and environmentally hazardous lots into clean, productive, efficient places of business. The company invested millions of dollars to achieve these goals. The overhaul included major facility

Family Fun



72.8% of residents said they favor marina development when asked what kind of business should be encouraged on the waterfront.

renovation, business development and extensive landscaping. In the case of the Franklin St. property, it had been designated as environmentally contaminated by the state. Bristol Marine entered into a brownfield agreement with the Rhode Island Department of Environmental Management (DEM), and successfully remediated the land to *exceed* DEM standards.

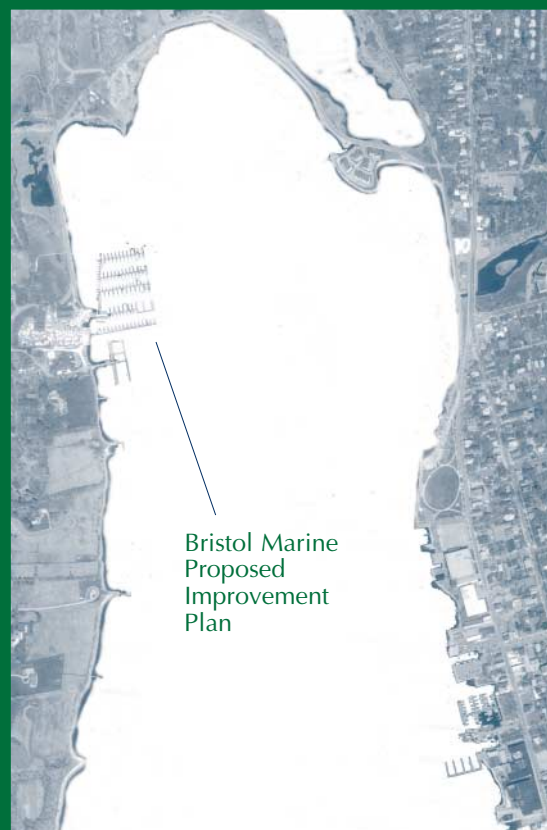
How is today's marina different from the old one?

The repairs and renovations made since 1998 have improved public access to the water and allowed the marina to provide greatly enhanced services to Bristol residents and visitors. It is now a professional boat yard where mariners can count on year-round support. The tenant facilities were upgraded to allow Bristol's great tradition of boating-related businesses to flourish. The tenant companies also provide jobs and economic opportunity where there was none before.

What activity takes place at Bristol Marine during the non-boating season?

During the fall and spring months, the marina is busy transitioning boats in and out of dry dock. Winter is an active time for service, repairs and improvements.

Bristol Harbor Improvement Plan



The expansion currently proposed will increase access to the water for Bristol residents, improve harbor safety and expand local marine economic activity.



How will Bristol benefit from Bristol Marine's plans?

New slips will allow more Bristol boaters to enjoy the harbor and reduce the waiting list for Bristol Town spaces, which currently is 200 people long. Its docks and slips are also the best way to manage the growth of boating in Bristol Harbor, whose mooring fields now threaten to create "sprawl" on the water as they struggle to meet local demand. Plans also propose a safer, more clearly defined and closely monitored navigational fairway in the northern harbor. Bristol businesses have expressed the need for more harbor capacity as there is minimal downtown parking and they depend on the major economic impact provided to Bristol by additional boating commerce, as envisioned by the town's Comprehensive Plan. Further, Bristol's many boat builders have long sought an access point into the harbor that can serve their special needs, which expansion-related improvements would provide. In the Citizen's Survey conducted by the Town of Bristol, 72.8% of residents said they would be in favor of marina development when asked what kind of business should be encouraged on the waterfront.

What is Bristol Marine's environmental record?

Bristol Marine's clean-up of the property acquired in 1998 reflects the company's ongoing commitment to the environment and the Town of Bristol. We understand that preserving the environmental habitat is crucial for ensuring that the harbor remains a vital resource to the town and its economy. Bristol Marine exceeds the stringent standards set by the Coastal Resources Management Council (CRMC) and the DEM for cleanliness. Future construction will adhere to our high standards with no exceptions.

What are Bristol Marine's marina improvement plans?

Bristol Marine's success since 1998 confirmed its owners' belief that Bristol's maritime tradition was alive and well, and could lead to greater opportunity for the Town of Bristol. The expansion currently proposed will increase access to the water for Bristol residents, improve harbor safety and expand local marine economic activity. The key piece of the expansion is the increase in capacity to 228 slips, arrayed around five docks. The overall water area covered by the slips is equivalent to that covered by approximately 36 moorings. This is comparable to other medium-sized marinas in Rhode Island. Bristol Marine will work with local authorities and residents throughout the permitting process to seek their input and keep them informed.

Who will use the new slips?

With 200 Bristolians on the waiting list for town slips, a large number of those slips will go to local residents. Bristol Marine anticipates there will be a much higher proportion of sailboats to powerboats due to Bristol's long tradition as a sailor's harbor.

What is the permitting process for the expansion?

Applications will be filed with all appropriate agencies. Bristol Marine will also consult closely throughout the process with town residents, as well as the Town Council and other boards and commissions.

Will the addition of more boats cause environmental stress on Bristol Harbor?

No. In fact, Bristol Marine's plans to manage land-side surface run off water will actually improve the quality of the water in the Harbor. On the water, the proposed slips are much more environmentally friendly than the existing mooring fields. Unlike moorings,

"The expansion currently proposed will increase access to the water for Bristol residents, improve harbor safety and expand local marine economic activity."

slips are strictly regulated by stringent state-mandated marina management requirements and other standards. They are further subject to a natural self-policing community that arises among fellow boaters. Slip systems are less impactful than groups of individual moorings. All boats at Bristol Marine use the marina pumpout for waste disposal. Boaters who violate Bristol Marine's no-impact policy lose their slips. In addition to our personal attachment to the harbor's natural treasures, we have a vital business interest in a clean and beautiful harbor.

How will the expansion affect automobile traffic?

According to statistics from the National Marine Manufacturers Association, on the busiest of holidays the expanded marina would create an average of five cars per hour during daylight hours.

Shellfisherman



Preserving the environmental habitat is crucial for ensuring that the harbor remains a vital resource. Bristol Marine's plans to improve the harbor will make certain that happens.

Will there be enough parking on the Bristol Marine property to handle the needs of the expanded facility?

Yes. Even on the busiest days there will be excess parking capacity for both the marina and the needs of the other businesses in the facility. During the summer, boats will be removed from the yard, leaving ample space.

Will the expansion affect neighbors' riparian rights?

Bristol Marine would not and could not infringe on the riparian rights of neighbors without their consent. Bristol Marine is bordered by the Bristol Yacht Club to the south and public land to the north. The southernmost dock accommodates Bristol Yacht Club traffic, whose docks are near the property line. If necessary, Bristol Marine will enter into an agreement with the state reflecting its riparian rights, similar to the Bristol Yacht Club's with its neighbor to the south. Public access from state land will be preserved.

Where can I get more information?

We'd love to talk to you! Feel free to call or email us anytime, or come on down and we'll show you around. The harbor is one of our greatest assets and the source of a whole lot of fun. Come to Bristol Marine and get out on the water!

The Old Marina



Prior to its purchase by Bristol Marine in 1998, the old marina was a broken-down eyesore. Today, after the company invested millions of dollars, the property is one of the gems of Bristol Harbor.



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