



Town of Bristol, Rhode Island Planning Board

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 **DRAFT**

DRAFT PLANNING BOARD DECISION

OWNER/APPLICANT: State Street 151, LLC, Louis Cabral
ADDRESS: 151 State Street
PLAT AND LOT: Plat 18, Lot 42
APPLICATION: Major Land Development Master Plan

The Planning Board finds that:

1. The subject property consists of the former Oliver School, a 2 story brick building, located on a parcel with 13,566 square feet of land.
2. The proposal is the conversion of the former school into 11 residential units for rental apartments.
3. The proposal is submitted as an Adaptive Re-use project. As required, 3 units (20% of the total units rounded up) will be set aside as Low-Moderate Income housing. Variances may be needed for size of parking spaces and aisle width to be determined at Preliminary Phase after property survey has been completed.
4. The proposed development is consistent with the general purposes stated in Article 1 of the Planning Board’s subdivision and development review regulations.
5. The proposed development is consistent with the Comprehensive Plan.
6. The Board has considered any testimony at the Public Hearing.
7. There will be no significant negative environmental impacts from the proposed subdivision, with any conditions of approval.
8. The building is not within the historic district. However, project has been designed with the goal of achieving Federal and State Historic Tax Credits. The building has an historic easement condition on the façade such that the exterior cannot be altered being a contributing element of the adjacent historic district.

The Board grants/does not grant the following waivers to the regulations finding that they are/are not in the best interest of planning:

1. *Waiver for application fee.*

Master Plan approval for the Major Land Development for the conversion of the former Oliver School into 11 residential units as apartments as shown on plans by JHL Texture, entitled “General Planning Drawings for Oliver School Apartments” dated November 9, 2023 and February 9, 2024 with conceptual exterior design plans by Sunflower Designs dated February 20, 2024 and February 21, 2024.