



Town of Bristol, Rhode Island

Department of Community Development

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TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on **Monday, February 26th, 2024** at 2:00pm
at 235 High Street, 1st Floor Conference Room, Department of Community Development
The Technical Review Committee held a meeting for the purpose of review of the master plan
phase review for the former Oliver School at **151 State Street** as unified development/major
land development

Present:

Diane Williamson, Director of Community Development
Edward M. Tanner, Zoning Officer/Principal Planner
Steve Katz, Planning Board member
Jessalyn Jarest, Alternate Planning Board member

Also Present:

Lou Cabral, Applicant/Owner
Chris Cloutier, JHL Tecture

Agenda: Major Land Development - Master Plan Phase - Application for an Adaptive Re-use/Unified Development of the former Oliver School. Proposal to convert the former school into 11 apartments. Property located at **151 State Street**, Assessor's Plat 18, Lot 42, Zone: Residential R-6. Waiver requested for application fee. Variances requested for size of parking spaces and aisle width.

This will be an adaptive reuse of a former school building into residential units with three (3) affordable units and a total of eleven (11) units proposed. Project will be reviewed as a unified development project with the overall development and any necessary zoning variances being reviewed by the Planning Board.

Historic tax credits from the State of RI have been applied for. A landscape designer has been brought on to work on the design. Tom Principe will be involved as an engineer to develop full civil plans with drainage for the site.

Applicant indicated that they are hoping to get through the development review process quickly to be the first of its kind under the new state laws.

Zoning variances will be needed for parking space design (2 of 11 spaces) and parking aisle width.

Most of the mechanical items will be located at the rear of the property. A utility pole may need to be move or electrical service may be brought in underground. Electric transformer will be to rear of property behind the proposed dumpster.

The drainage design shown on plans is a concept only but will be reviewed by the engineer.

Proposed landscape improvements in front of the building will soften the edge and front of the building. Historic plans show grass in front around the flag pole.

Some existing pervious area in the rear of the property will be paved so they will try to remove some existing pavement in front to balance it out. Currently working on different aesthetics for the function of the property. The TRC reviewed the landscape design.

At Master Plan level the applicant does not need a survey plan or landscape plan prepared by a licensed Landscape Architect. Those will be required at Preliminary Plan phase. Plans being reviewed with this phase are conceptual. The TRC reviewed requisites for Master Plan versus Preliminary Plan phases.

Principe Engineering will prepare an existing conditions survey.

Plant selection was discussed regarding what is appropriate for an urban environment. Stepping stone path from front parking area might need to be shovelable so potentially change to pavers.

The rear parking lot ADA space needs to be 16feet wide, not 15 feet as shown. Reducing one parking space on the dumpster side might achieve that. Discussed whether the ADA space could be a 'universal' parking space or one van accessible parking space. Will be losing 1 foot of width. Could reconfigure parking. Need a survey plan to confirm exact dimensions. As this lot is less than 20 spaces it does not need double lined spaces in between per zoning ordinance.

Dumpster sizing should be shown and determined accurately. Recycling will also need to be addressed.

TRC questioned snow storage locations.

Any required zoning variances will be reviewed and approved at the Preliminary Plan phase of review.

Electrical service will have the transformer in the rear and may bury the line beneath the driveway.

Reviewed proposed stormwater management. Parking lot drainage to subsurface may need pre-treatment and permit from DEM. Roof drains also need to be shown. Roof water to drywells may be ok without a permit from DEM. Applicant will check with the engineer.

The applicant has requested a waiver for the application fee as they are trying to limit expenses. Project will use historic tax credits, and there are extensive costs for the building renovation and affordable housing units. The TRC reviewed the waiver request and wording in the regulations. It is a \$250 per unit fee, totaling \$2,750. Request will be put to the full Planning Board for consideration.

A summary of outstanding items for the Preliminary Phase was reviewed. Lighting and signage should be shown on the landscape architect plan. Lighting should be down facing with shielding. Topography, drainage, landscaping, utilities, parking, lighting, signage and zoning variances will be addressed in the Preliminary Plan phase.

The applicant will proceed to the Planning Board with a Master Plan submission using existing plans, but they will acknowledge that plans will be revised with professional engineering and landscape architect for Preliminary phase.

Motion was made by Jessalyn Jarest, 2nd by Steve Katz to send to the Planning Board for Master Plan review at the March 14th meeting. All were in favor.

Meeting adjourned at 3:25pm.

Notes by Ed Tanner