



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
www.bristolri.gov
401-253-7000

TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on Tuesday, **January 30th, 2024** at 10:00 am
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 application
for **Pre-Application/Concept Review**
for the former Oliver School, 151 State Street

Present:

Diane Williamson, Director of Community Development
Edward M. Tanner, Zoning Officer/Principal Planner
Charles Millard, Planning Board Chairman
Steve Katz, Planning Board Member

Also Present:

Lou Cabral, Applicant/Owner, 151 State Street
Greg Spiess, JHL Tecture
Chris Cloutier, JHL Tecture
Chief Michael DeMello, Bristol Fire Department
Director Jose DaSilva, Water Pollution Control
Michael Crawford, Deputy Director, BCWA

Agenda: Pre-Application/Concept Review for an Adaptive Re-use 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.

This project is an adaptive re-use to convert the former Oliver School building to eleven (11) residential apartments. The building has a conservation easement on it to preserve the façade. The applicant, Lou Cabral, is applying for Historic Preservation tax credits so this project will need state historic approval for the design. The plan is to keep the central hallway layout. There will be residential dwelling units on three floors (basement, 1st and 2nd floors).

The new state law permits adaptive re-use procedure. The applicant has been meeting with the state Historic Preservation Officer to design within their rules for tax credits. The exterior will remain unchanged. The interior will have limited demolition but mostly just adding walls to create the units.

There will be multiple entrances. Mechanical systems and storage will be in the basement. There will be two (2) egresses from the basement to the rear parking lot.

Basement Units: There will be two (2) one-bedroom units and one (1) two-bedroom unit with an ADA compliant entrance with a lift. There will also be one fully compliant ADA unit on the first floor.

First Floor: There will be four (4) units; two (2) two-bedroom units in the rear of the building, one (1) one-bedroom unit and one (1) studio unit with four separate entrances to the 1st floor. Two will use the primary front entrance, the other two units will use the stair towers on either end of the building.

Second Floor: There will be four (4) units on the second floor; two (2) two-bedroom units in the rear of the building, two (2) one-bedroom units in the front of the building. There will be no access to the two existing front balconies. Access to the 2nd floor will be gained by stair towers on either end of the building.

Windows will mostly stay and be repaired. Exterior doors will be replaced. The building is in good condition. Mechanicals are currently working. Life & safety equipment are in good condition. The roof will need some work.

The site plan indicates there will be 14-15 parking spaces provided. Parking in the rear of the building with 24' back up space with an 11' driveway on the west side of the building. The bulkhead in the rear of the building impacts backup space in one area. They are asking for two (2) compact car spaces and a dumpster enclosure. There will be two parking spaces in front of the building at the east side. A dimensional variance will need for the two compact car spaces as they are not explicitly permitted per the zoning ordinance in a parking lot of this size.

Sewer Department: The system capacity is ok and the system and the main in the street is ok. Director DaSilva requested that the owner conduct a camera inspection of the sewer lateral to ensure that it is properly functioning as it is over 100 years old. The Town will assess inflow and infiltration (I&I) fees of \$550 per bedroom at the time of building permit application. The capacity of the system is ok to handle the proposed development.

Public water: BCWA representative says that water service is available.

Fire Department: The existing fire alarm system is good and can be modified to work for the proposed use. The existing wet sprinkler system will need to be inspected and approved at time of building permit.

As a requirement of the adaptive reuse code, at least twenty (20%) percent of the units need to be deed restricted as low/moderate income. The applicant is asking for one (1) low-mod unit, and one (1) ADA compliant unit. The TRC would like three (3) low-mod units (20% of 11 units is rounded up to 3 units).

The process for adaptive re-use is the following:

- Major Land Development (more than nine (9) units)
- Unified Development for variances with Planning Board

- Three-step process: Master Plan, Preliminary Plan & Final Plan with a Public hearing. The master & preliminary plans can be combined if the planning board allows.

The landscape plan will need to show areas of pavement and areas where pavement will be removed and landscaped. Site topography and drainage should also be shown on a survey plan.

There is a fourteen (14) day advertising requirement for the public hearing.

The application with completed narrative and plans needs to be submitted. Applicant will target to be heard at the March 14th Planning Board meeting for combined Preliminary and Master Plan with a public hearing. The Final Plan review and approval could be administrative or referred to the TRC by the Planning Board.

The plans should show elevation views and all facades.

The land survey and engineer will need to provide drainage plans for review.

The landscaping plan will need to show pavement extents and removal areas.

The TRC is in support to move this application forward to the full Planning Board with outstanding items to be addressed by the applicant.

Meeting adjourned at 10:40 am.

Notes by Ed Tanner