



MEMORANDUM

DATE: September 4, 2024

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

FROM: Robert J. Sykes, P.E.

RE: Peer Review of Development Plan Review Application
Oliver School Adaptive Reuse
151 State Street, Bristol, RI
Pare Project No. 98166.00 Task 108

Pare Corporation has completed our review of the Preliminary Major Land Development submission for the proposed adaptive reuse conversion of a historic school building located at 151 State Street. The submission is proposing the renovation of the Oliver School to provide eleven residential units, a private driveway, and proposed parking areas. The materials provided for review include:

- Development Plan Review for "151 State Street" dated April 19, 2024 revised August 22, 2024
- Drainage Summary dated August 26, 2024
 - HydroCAD Report
 - HydroCAD Report- WQv Only
 - Pre-Watershed Map
 - Post-Watershed Map
- Responses to Comments dated August 26, 2024
- Long Term Operation and Maintenance Plan
 - Permeable Pavement Maintenance Checklist
 - Bioretention Operation, Maintenance, and Management Inspection Checklist
 - Stormwater Facility Maintenance Agreement
- BMP Location Map

Pare offers the following comments pertaining to these submissions:

General:

1. Zoning relief requested for:
 - a. Parking Space Dimensions (18-foot length required, 16-foot length provided)
 - b. Parking Aisle Dimensions (24-foot width required, <24-foot width provided)
 - c. Parking Space Distance from Front Lot Line (10-foot minimum required, <10 feet provided)
2. A crosswalk is present across State Street at the site driveway. Review and coordinate with the Town on potential relocation.

Plans:

1. Site Layout Plan: Confirm areas to be used for snow removal and storage and incorporate operations and maintenance into the design.
2. Site Layout Plan: Narrow driveway and limited sight distance may lead to potential safety issues for pedestrians and vehicles.

3. Site Layout Plan: The accessible van parking space dimensions are not in compliance with ADA. Review and revise the parking dimensions, and/or location.
4. Site Layout Plan: In accordance with Appendix F.1 Section C.3.d(i), Every lot shall have sufficient access for emergency vehicles as well as for those needing access to the property in its intended use. Confirm that there is adequate space for emergency vehicles, utility vehicles, garbage trucks, etc.
 - a. Confirm operational access for servicing the dumpster enclosure.
 - b. Confirm the size and orientation of the dumpster enclosure will function with the narrow drive aisles and parking spaces.
5. Site Layout Plan: Confirm any fencing or screening to be installed along the site perimeter.
6. Site Layout Plan: Confirm any site lighting to be installed will be distributed to not impact adjacent properties.
7. Drainage and Utility Plan: Confirm 12-foot clear space in front of the transformer pad does not conflict with the use as a parking space.
8. Drainage and Utility Plan: The transformer and bollards are located outside of the property. Confirm that an easement has been provided and show the limits on the plans.
9. Drainage and Utility Plan: Confirm any new utility services or trenches that are required and the approximate locations. Underground electric service should be shown, along with the limits of sidewalk removal and replacement.
10. Construction Details: Confirm proposed section of porous pavement to be installed. Detail shows "Example" Cross-section of Porous Asphalt.
11. Construction Details: Confirm estimated seasonal high groundwater table elevation with the "Rain Garden/Bioretenention Area Detail".

Drainage Summary:

1. Pre- Watershed Plan: The Pre-Rear watershed delineation does not accurately depict the area that flows to the north. The building roof, along with the rear parking area is graded to the rear property line. Review and update hydrologic calculations as applicable.
2. Post-Watershed Plan: The Post-UNC watershed delineation does not accurately depict the area that flows to the north. A larger area appears to flow to the permeable pavement and should be accounted for in the design.
3. Hydrologic Calculations: Confirm the section for the permeable pavement (porous asphalt detail) matches the calculations.
4. Permeable Pavement: Confirm soil conditions and groundwater separation below the permeable pavement and bioretention area. Confirm drawdown times, along with other applicable sizing criteria, and if underdrains are required.

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