



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 **Wednesday, August 28th, 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 **Master Plan Review Phase / Major Land Development for the Bristol-Warren Regional
School District construction of a new Mt. Hope High School**

Present for the Town of Bristol:

Diane Williamson, Director of Community Development & TRC member
Edward M. Tanner, Zoning Officer/Principal Planner & TRC member
Charles Millard, Planning Board Chairman & TRC member
Jessalyn Jarest, Alternate Planning Board member & TRC member

Nicole Iannuzzi, BETA Engineering
Chief Michael DeMello, Bristol Fire Department
Jose DaSilva, Director, Town of Bristol Water Pollution Control
Michael Crawford, Bristol County Water Authority (BCWA)
Colin O'Hara, BCWA

Present for the Applicant:

Lisa Pecora, Perkins Eastman
Joe Drown, Perkins Eastman
Walter Hartley, PMA Consultants
Annelise Boylan, Pare Corporation
David Potter, Pare Corporation
Frank Caliri, Bristol-Warren Regional School District
Danielle Carey, Bristol-Warren Regional School District

Agenda: Master Plan Phase review for Major Land Development proposal to construct a new Mt. Hope High School, including new tennis courts and athletic fields, at **199 Chestnut Street** and to demolish the existing high school building. Owner: Town of Bristol / Applicant: Bristol Warren Regional School District/Lisa Pecora, Perkins Eastman, applicant representative. Zoned: Public Institutional. Assessor's Plat 117 Lots 3-7.

Introductions by Diane Williamson. The applicant is looking to go before the Planning Board at the September 12, 2024 meeting.

Review of Site Design

An overview of the project was presented. A review of existing conditions. Project includes a plan to demolish the existing high school and build a new high school. They are working to keep the existing athletic fields to the fullest extent possible. Parking facilities and site circulation were discussed as well as curb cuts. Vehicle drop off and school bus drop off on opposite sides of the building were also discussed so there would be no crossing of different uses. Parking on off-street lots meet zoning requirements. On street is available but not counted in calculations. There will be a reduction of approximately 40 spots from existing off-street parking, but they could also utilize the loop road during special events if needed. Parking for special events was a concern of TRC members. RIDE requires less parking than existing. The driveway is shown as 24' wide widening to 32' where it is two ways and at entrances. Applicant will provide more information on special event parking and confirm if loop road will meet that need while also providing proper access for emergency vehicles, etc.

Loading areas & mechanicals are at the north end of proposed building. A gate will keep easterly and westerly side traffic apart and can be opened during special events or as needed by the school department.

Landscaping and pedestrian circulation were discussed. Grading and ADA compliance are important considerations.

Fire hydrant locations will be reviewed with the fire department. There will be a meeting with the school department and fire department in early September.

There was a review of the proposed athletic fields. The plans in the base bid and ad-alternates include expanding the track with a synthetic field for football and other sports.

Existing vehicle bridge over Silver Creek will be converted to pedestrian use. Two existing culverts where school building crosses the creek will remain – one for vehicles, one for pedestrians. Any additional crossing of Silver Creek would need permitting with DEM.

Discussion regarding the synthetic turf fields from a health & safety perspective. The applicant will submit additional information. Ankle twists and bacterial infections from skinning on synthetic turf were concerns. A grass field has limited use, and would require construction of an additional field to due to need for use. Logistics for scheduling uses & locations is also a consideration of the school.

Irrigation of existing fields is through BCWA public water. All fields are proposed to be irrigated with public water. A well water option was discussed. Volume of water needed for irrigation and storage pumps as well as budget concerns were also discussed with a look to the future to prepare for well water.

New water service is proposed to the new school building using existing taps in the street and the existing building housing equipment. Equipment within existing building near street will be replaced or rehabilitated.

Phasing of new construction with continued use of existing school building was discussed. New building will be constructed and in use before old building will be demolished. Utility coordination and construction timing were discussed. Utilities will cross Silver Creek at existing culverts. Further details will be developed and provided with later submittals to the planning board.

A sanitary sewer main flows north to south across the property and into Chestnut Street. Proposed new school building will not be located over the sewer line. Crossing of stream at existing bridge will have

insulation on water and sewer lines. Sanitary sewer pump station near school will collect sewage via gravity and then use a lift station to force main to the existing line. Existing sewer line will be shown on plans – location relative to building features. Science department will have acid neutralization for waste water. Kitchen will have grease traps. All of this will be reviewed by wastewater department. Design will come in with later plans.

The flood zone has been mapped along Silver Creek: most of the flood zone is within the banks of the stream. Some of the flood zone extends onto the property on the north side of the site. Flood zone and wetlands boundary lines will be added to the site plan.

Planning board engineer comments:

Regarding the Silver Creek watershed – no increase in stormwater from site should be allowed. There will be a need to mitigate to 10 year design storm and show the public that stormwater mitigation meets requirements. Redevelopment vs. new development for DEM wetlands requirements. The applicant's design is assuming this is a "new" development. Stormwater BMP's and treatment will be located close to the source of runoff. Roof drains will flow through BMP prior to discharge. Approximately two acre increase of impervious proposed on the site – mostly due to turf athletic field. Volume side of the equation will be difficult to mitigate, but rate of runoff appears ok. High groundwater table is a big issue driving the type of stormwater management and BMP's. Further details on the stormwater design will be presented with the Preliminary Plan design.

Roof of new school will be "P.V." (solar) ready for the future.

Waiver request is for an application checklist item to submit Preliminary Plan phase plans and DEM wetlands permit application at the same time. Applicant is not actually requesting a waiver to submit the permit at Final Plan phase as was advertised. TRC discussed this request and a process for Preliminary Plan review and DEM review at the same time. Discussed opening the public hearing with Planning Board and reviewing the application, but continuing the application for a decision until DEM approval is received. Applicant will agree to continue the planning board application while providing comments as needed so that both the Town and DEM applications are reviewed concurrently.

DEM will review drainage and floodplain requirements and the proposed stormwater management design. May need the Town's consulting engineer to review after DEM confirms.

TRC concerns: use of public water rather than a well for irrigation; the fire department needs more information on the proposed water main under the culvert stream crossing (freezing/movement); and wastewater department pre-treatment coordinator will review design for grease trap and acid neutralization prior to discharge to sewer.

Review of Building Design

The new high school building will be two stories in height. The building will be located near the center of the property at its highest point. There will be 4' of structural fill placed beneath the building. The building height from finished floor elevation will be mostly 31'; some lower, some higher; around 34'-37' for breakout spaces and library areas with higher roof. A review of the existing grade has an elevation of between 58' and 62'. Building finished floor elevation will be 62'11". The average grade across the building footprint is 60'4". Most of the building will be at 34'4" in total height. The gymnasium will be at 35'4". The library and two break out classroom areas will be 38'4". There is no zoning requirement for maximum

building height in the Public Institutional (PI) zoning district, but applicant is trying to keep building height at or below 35 feet.

Applicant discussed building design relating to ceiling heights and the need for higher ceilings and taller windows for light, mechanicals, and acoustics. Taller ceilings are also needed for shop spaces, fresh air, and ventilation duct work. Building will be constructed on a slab, with no basement. Air handler units will be located on the roof.

TRC Recap

Applicant will reply regarding the following items prior to September Planning Board meeting:

- special events – parking counts and plan for additional parking
- synthetic turf field information – pros and cons of synthetic v. grass with a focus on health and safety
- potential use of a well for irrigation
- comments in consulting engineer's memo (in writing)
- flood zone and wetland lines and sewer easement locations to be added to plans
- waiver request information/clarification – steps requested for timing of DEM permit
- incorporate consulting engineer's comments on revised plans

Motion (1st Jessalyn Jarest, 2nd by Chuck Millard) was made to send this to the Planning Board subject to submittal of the items outlined above. All in favor.

Meeting adjourned at 11:45 am.

Notes by Ed Tanner