



# Town of Bristol, Rhode Island

## *Department of Community Development*

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### TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on Wednesday, **September 4<sup>th</sup>, 2024** at 10:00 am  
at 235 High Street, 1<sup>st</sup> Floor Conference Room, Department of Community Development  
The Technical Review Committee held a meeting for the purpose of review of the application  
for **Preliminary Phase Review, Adaptive Reuse & Development Plan Review & Modified  
Master Plan Approval Review for the former Oliver School Building located at 151 State  
Street**

#### **Present:**

Diane Williamson, Director of Community Development  
Edward M. Tanner, Zoning Officer/Principal Planner  
Charles Millard, Planning Board Chairman  
Jessalyn Jarest, Alternate Planning Board Member  
Bob Sykes, PARE Engineering

#### **Also Present:**

Lou Cabral, Applicant  
Greg Spiess, JHL Tecture  
Christopher Cloutier, JHL Tecture  
Tom Principe, Principe Engineering

#### **Agenda: Preliminary Phase Review, Adaptive Reuse & Redevelopment Review for former Oliver School & Modified Master Plan Review for 151 State Street**

Applicant is requesting dimensional variances for the parking layout. Eleven (11) units are proposed with two (2) affordable units, not three (3) that were approved with the Master Plan.

Neighbor to the west is deeding a 100 square foot area of land for the electric transformer which will ease parking constraints behind the building.

The applicant's engineer reviewed the existing conditions and proposed layout along with the utilities. There will be nine (9) parking spaces in the rear of the building, with two (2) proposed in front of the building.

Porous pavers or porous asphalt will be used in the rear parking area for stormwater management.

Impervious area in front (approximately 25% of pavement) being removed to accommodate landscaping and plantings along with a rain garden to accommodate some roof runoff.

Public water and sewer lines are existing to the building. The water service is sufficient for fire suppression. The sewer line will be inspected to ensure that it is in good condition. There will be an ejector pump for sewer discharge for the two (2) basement units proposed.

The landscape design plans have been prepared and stamped by a professional landscape architect.

The applicant's architect reviewed building plans.

The rain garden in the front of the building will be connected to a front roof drain downspout.

**TRC Comments:**

The layout of the rear parking spaces is a concern. It appears it will be difficult to maneuver in the spaces. The depth of the spaces is currently 16' but the zoning ordinance requires a depth of 18'.

The handicapped accessibility parking space is also not code compliant. ADA requires one accessible parking space.

The dumpster will be a roll on, not picked up by a truck and located in the western corner of the rear parking lot.

The TRC proposed the idea of moving the rain garden to the center landscape area at the flag pole to gain one parking space at the front on the left side of the building and move the accessible parking spot to the front of the building as well. However the accessible parking space needs to be near the accessible door. They suggested removing spaces 1 & 2 and created an accessible space there. They went on to discuss the scope of the ramp which could cause access issues and reviewed the options. There was discussion about moving the accessible space to the far western spot in the rear lot as it will allow for room to maneuver and will still allow an accessible path to the ADA compliant rear door.

Discussion regarding preservation of the rain garden and landscaping vs adding more parking in front of the building. The center area around the flag pole will be planted with wildflowers.

The building will have a property manager to oversee the operation which will include parking. Applicant discussed his proposed management of the property.

Moving the accessible space to the west end of the rear lot gives 16' of width to back out and maneuver.

A note will be added to building leases to specify that parking spaces will be for cars only, not large trucks or SUV's. Variance for compact spaces will be conditioned upon signage for compact vehicles only. Public parking for larger vehicles is available on State Street and in the public lot across State Street from this property.

The grading of the driveway to curb and existing molded berm along west property line was discussed. The transformer area needs to be graded from the transformer to allow runoff to flow down the driveway. Electrical service will also be trenched along west property line at driveway so the curbing will be replaced with the driveway paving.

The walkway will be shifted at parking space #1 to remove narrow strip of grass so it does not get trampled.

Site drainage was discussed. Are there any opportunities to improve post-development conditions? Reducing post-construction rate over existing conditions was explored. Rain garden will only provide water quality volume for one year, 1.2" rain event.

The town consulting engineer commented on the drainage plans. Rear parking lot pavement appears to flow north, not south towards State Street as reported in the calculations.

Hydrologic calculations for the rain garden should make sure it has the appropriate soils to drain within 48 hours. A test pit is needed for soil evaluation.

Permeable pavement calculations still need to be reviewed.

The crosswalk and State Street may need to be relocated or redesigned. The town may also want to remove it entirely as it extends from an existing driveway, is located mid-block, and there is no proper ADA ramp on the south side.

Snow removal and snow storage was discussed. Snow may need to be removed from the site as there is little room for storage.

Emergency vehicle access was discussed. Fire department will comment but most likely will keep any emergency vehicles on State Street.

Photometric plan: the applicant is requesting a waiver of the requirement to submit this plan. The TRC agrees it is not applicable. The only lights will be on the building and will be directed down to be "dark sky" compliant.

Fencing along the property line was discussed. The existing chain link fence along the west line with the electric easement may be removed.

A space will be cleared and bollards installed near the electric transformer, to be coordinated with RI Energy.

The TRC would like to see the dumpster enclosure design and gate on the plans.

Affordable housing was discussed. The town solicitor has agreed that two units as proposed is compliant with the state law. This is a modification to the master plan approval when three affordable units were proposed.

Front parking spaces are existing so no waivers or variances will be required for the dimensions of those spaces.

**Motion** made by Jessalyn Jarest to send the application to the Planning Board, 2<sup>nd</sup> by Chuck Millard. All in favor.

Meeting adjourned at 11:15am.  
Notes by Ed Tanner