

January 10, 2025

Town of Bristol
Attn: Community Development Department
235 High Street - 1st Floor
Bristol, RI 02809

Re: **Application for Preliminary Plan Submission**
New High School
Mt. Hope High School
199 Chestnut Street
Bristol, RI
(Pare Project No. 23099.01)

Dear Planning Board Members:

On behalf of the Bristol Warren Regional School District (BWRSD), Pare Corporation is pleased to submit this Application for a Major Land Development for Preliminary Plan (Application) seeking Planning Board approval for the demolition of the existing Mt. Hope High School (Mt. Hope) building and the construction of a new high school. The submitted materials consist of the following:

- One (1) Application for Preliminary Plan
- One (1) Major Land Development Checklist – Preliminary Plan Phase
- Three (3) copies of the Preliminary Plan Submission Plan Set (“24x36”)
- Twelve (12) copies of the Preliminary Plan Submission Plan Set (“11x17”)
- Three (3) copies of the Stormwater Management Report
- Three (3) copies of the Soil Erosion and Sediment Control Plan (SESC)
- Three (3) copies of the Operation and Maintenance Plan (O&M)
- Three (3) copies of Phase I Environmental Site Assessment prepared by Sage Environmental
- Three (3) copies of Limited Subsurface Investigation prepared by Sage Environmental
- Three (3) copies of Summary of Well Water Development and Economic Analysis letter prepared by Aqueous Consultants, LLC

BWRSD is proposing to construct a new high school with a gross floor area of approximately 168,364 square feet (SF) and a footprint of 99,175 SF at the existing Mt. Hope site located at 199 Chestnut Street in Bristol, Rhode Island. The project includes work on AP 117, Lots 3, 4, 5, 6 and 7 with a total site area of 44.40 acres.

BWRSD will provide the filing fee once the amount is determined by the Town of Bristol Department of Community Development.

The Planning Board granted Master Plan Approval for this project on October 10, 2024. This approval included a waiver to allow submission of the Preliminary Plan application without all State Permits. BWRSD anticipates a Freshwater Wetland Permit Application will be submitted to RIDEM within the next few weeks. BWRSD will provide a copy of the application and supporting materials to the Town of Bristol once the submission is made. BWRSD understands Preliminary Plan may not be approved by the

Planning Board Members

(2)

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Planning Board until the RIDEM FWW permit is issued. This waiver is requested to support the project schedule and allow the Mt. Hope project to begin construction in June 2025.

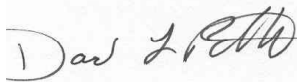
BWRSD understands that stormwater management is a high priority for this project. Pare has prepared a stormwater management design that meets the requirements of the Rhode Island Stormwater Rules and the Town of Bristol requirements. The stormwater management design and supporting calculations may be found in the enclosed Stormwater Management Report.

BWRSD, Pare and CMTA have been coordinating proposed improvements with the Bristol County Water Authority (BCWA) and Bristol Water Pollution Control (BWPC). We will continue coordination to obtain approval for the proposed water and sewer connections. Letters were provided by BCWA and BWPC supporting the project and noting availability of utilities during the Master Plan phase.

BWRSD understands the Planning Board's request to construct a well (or wells) to support irrigation of the natural athletic fields. BWRSD retained Aqueous Consultants to prepare the enclosed feasibility study for the irrigation well. The feasibility outlines the testing and calculations completed to date and their recommendations.

We look forward to discussing the project at the upcoming Technical Review Committee meeting tentatively scheduled February 4, 2025 and the Planning Board meeting scheduled February 13, 2025. Should you have any questions or require additional information in processing the application, please feel free to contact our office at (401) 334-4100.

Sincerely,

A handwritten signature in black ink that reads 'David L. Potter'.

David L. Potter, P.E.
Vice President

DLP/ACB/dp

Attachments