



Town of Bristol, Rhode Island

Planning Board

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DRAFT PLANNING BOARD DECISION

OWNER/APPLICANT: Bristol Warren Regional School District
ADDRESS: 199 Chestnut Street
PLAT AND LOT: Plat 117, Lots 3,4,5,6,7
APPLICATION: Major Land Development Master Plan – Mt. Hope High School

The Planning Board finds that:

1. The subject property consists of the existing Mt. Hope High School campus including and athletic fields and parking areas.
2. The proposal is the construction of a new High School building. The project includes a new building, athletic fields, parking areas, loading areas, site features, utilities and stormwater management systems. Upon completion of the new building, the existing High School will be demolished.
3. The proposed development is consistent with the general purposes stated in Article 1 of the Planning Board's subdivision and development review regulations.
4. The proposed development is consistent with the Comprehensive Plan.
5. The proposed development is in compliance with the standards and provisions of the zoning ordinance.
6. The proposed development has adequate and permanent physical access to Chestnut Street.
7. The Board has considered any testimony at the Public Hearing.
8. There will be no significant negative environmental impacts from the proposed subdivision, with any conditions of approval.

The Board grants a Checklist Item Waiver for the RIDEM permits at the Preliminary Phase with the agreement that the applicant will agree to continue the Preliminary Phase until receipt of the permits so that the permits are submitted prior to the Planning Board action on the preliminary phase application.

Master Plan approval for the Major Land Development for the new Mt. Hope High School campus as shown on the plan set entitled "Mt. Hope High School" dated as revised September 4, 2024 – Sheets 1-32 of 32 prepared by Pare Engineering, Perkins Eastman, MCA, Traverse Landscape Architects and LEC Environmental Consultants, Inc. along with revised sheets from Pare, Sheets C3.0-C3.5 dated as revised September 25, 2024.