



TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING

Planning Board Meeting Agenda

Thursday, September 12, 2024 at 7:00 PM

Bristol Town Hall, 10 Court Street, Bristol, RI 02809

A. Pledge of Allegiance

B. Approval of Minutes - July 18, 2024

C. New Business

C1. Public Hearing and Modified Master Plan and Preliminary Plan Phase and Unified Development Review and possible action on same. **Application for an Adaptive Re-use/Unified Development** of the former Oliver School. Proposal to convert the former school into 11 apartments. Property located at **151 State Street**, Assessor's Plat 18, Lot 42, Zone: Residential R-6. Owner/Applicant: State Street 151, LLC, President: Louis Cabral, 304 Church Pond Drive, Tiverton, RI 02878. Applicant proposes 2 deed restricted affordable units and 3 were approved as part of the Master Plan approval. Zoning dimensional variances required for size of off-street parking spaces, parking lot and aisle width, and for off-street parking spaces within 10 feet of the front lot line. Waiver also requested from Regulation checklist Item E26 - submission of a photometric plan since only on-site building lighting is proposed

C2. Public Hearing and Master Plan Phase review and possible action on same for Major Land Development for 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. The Applicant has requested waivers of State permits that are required for submission at the Preliminary Plan stage of review pursuant to State Law and the Regulations. Specifically, in accordance with Section 5.4 of the Regulations and the Major Land

Development Checklist item No. E7, the Applicant has requested to proceed to Preliminary Plan review with the following permits to be provided as a condition of approval to be submitted prior to Final Plan Review - Rhode Island Department of Environmental Management (RIDEM) Freshwater Wetlands permit, RIDEM Stormwater Construction Permit, and RIDEM Water Quality Certification.

C3. Review Land Use Legislation from June 2024 with Assistant Town Solicitor and discuss option for Inclusionary Zoning

D. Adjourn

Date: September 5, 2024

Posted by: mbw