

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY OCTOBER 24, 2022**

CALL TO ORDER:

By: Chairman Veits

Time: 5:00 P.M.

Place: City Hall

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chair)	X	
	Commissioner John Soares (Vice Chair)	X	
	Jon Pose	X	
	Tracey Bacchus	X	
	Jeff Hayden		X
ALTERNATE MEMBERS:	Christopher Nardi	X	
	Anthony Lorenzetti	X	
	Kenneth Rasmussen-Tuller	X	
STAFF:	Robert Flanagan, AICP, City Planner	X	
	Nancy Levesque, P.E., City Engineer	X	
	Andrew Armstrong, Assistant City Planner	X	

Chairman Veits held a moment of silence in honor of the police officers that lost their lives a few weeks ago.

PLEDGE OF ALLEGIANCE:

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, November 28, 2022.

PUBLIC PARTICIPATION:

There was no public participation.

Chairman Veits designated regular Commissioners Soares, Pose, Bacchus and Veits as voting Commissioners this evening. He also designated alternate Commissioner Nardi as a voting commissioner and as acting secretary this evening in place of Commissioner Hayden with his absence this evening.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – September 26, 2022

MOTION: Move to approve the minutes of the September 26, 2022, regular meeting.

By: Pose

Seconded: Soares.

For: Soares, Pose, Bacchus, Nardi and Veits.

Against: None.

Abstain: None.

RECEIPT OF NEW APPLICATIONS:

There was no receipt of new applications.

PUBLIC HEARINGS:

There were no public hearings.

ZONING COMMISSION REFERRALS:

There were no Zoning Commission referrals.

CITY COUNCIL AND OTHER REFERRALS:

There were no City Council and other referrals.

OLD BUSINESS:

2. Application #324 – Bristol Crossing Subdivision – Street Acceptance Memo for Phase 2 – Corbin Ridge:
Assessor's Map 9, Lots 12, 13 & 26 through 42 (19 lots); Sachem Capital Realty, LLC; owner/applicant.

The Commission acknowledged receipt of the following items in their electronic packets: a list for the amounts of the Performance Bond and the Maintenance Bond and a memorandum dated January 12, 2022, revised to October 20, 2022, from Nancy Levesque, P.E., City Engineer to the Planning Commission and the Board of Public Works, regarding Street Acceptance – Portion of Corbin Ridge.

Mr. Flanagan explained an updated memorandum was received from Ms. Levesque on October 20, 2022, that had the updated bonding amount. The updated maintenance bond will be for one year for Corbin Ridge. The Commission voted on the application last month, but the bonding amount of \$9,600 was incorrect.

The correct amount of \$144,872 was 15% of the original bonding calculation. This will be forwarded to the City Council for acceptance. A new motion is needed for the Commission correct the bonding amount, which is the request this evening.

There is a subdivision bond for Phase 2 and it is \$89,600 that would go away and the maintenance bond would replace this bond. The maintenance bond has not been received yet, but when it is received, the item will then be referred to the City Council for a final acceptance of Corbin Ridge as a city street.

Commission inquiries: Mr. Flanagan explained the request this evening was for Phase II. Phase III is Tevin's Way; the road has been roughed out for that phase but there was no construction yet. Also, the applicant would have a significant amount of blasting to construct the street.

MOTION: Move to recommend to the City Council approval of the street acceptance of Corbin Ridge, described as, fifty feet in width and running from the westerly line of Old Orchard Road in a westerly and southerly direction approximately 1,600 feet to the existing accepted Corbin Ridge, as a public highway and to be so named.

Corbin Ridge is part of Subdivision Application #324 (Bristol Crossing Subdivision - formerly known as Cedar Hill -) in the R-25/OSD Residential zone; Sachem Capital Realty, LLC, applicants.

The acceptance of this portion of Corbin Ridge is based on a memo dated January 12, 2022 and revised to October 20, 2022, from the City Engineer stating that the street, storm drainage, sanitary sewers, water systems and all other improvements required by the Commission have been completed in conformance with the Subdivision Regulations of the City of Bristol.

The applicant is required to post and maintain a maintenance bond in the amount of fifteen percent of the roadway construction cost (\$144,872) for a period of one year from the date of acceptance by the City Council.

Sachem Capital Realty, LLC has made a contribution in the amount of \$64,000 to the Stormwater Trust for the detention area located within the subdivision. Also to authorize City Staff to release any subdivision bonds associated with Phase 2 Corbin Ridge.

By: Pose

Seconded: Soares.

For: Soares, Pose, Bacchus, Nardi and Veits.

Against: None.

Abstain: None.

The application is approved.

NEW BUSINESS:

There was no new business.

STAFF REPORTS:

3. Subdivision Status Report

The Commission acknowledged receipt of the following item in their electronic packets: the monthly Subdivision Status Report, updated as of: October 19, 2022.

Ms. Levesque explained the Laurentide Glen Subdivision was under construction. The Calamar Subdivision, Pine St. and Mitchell St., has nothing new to report. The 505-545 Redstone Hill Rd. Subdivision was now the Blossom Estates Subdivision and that applicant was working on drainage and getting the road cut. Also, the applicant needs to file a maintenance and a performance bond before they can construct any houses.

The Great Pyrenees Way subdivision was finishing construction in Burlington. The Perkins Meadow Subdivision and Meadowview Farm Subdivision have not received any building permits but are being marketed.

COMMUNICATIONS:

There were no communications.

ADJOURNMENT:

Motion was made by Commissioner Pose to adjourn.

Motion seconded by Commissioner Soares.

Motion carried 5-0.

The meeting adjourned at 5:17 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,
Nancy King

Chairman William Veits
City Planning Commission