



City of Bristol
Zoning Board of Appeals

REGULAR MEETING — TUESDAY, APRIL 7, 2026
CITY HALL — COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/84890647423?pwd=bLLwX2jXKjaTKKwt5rL1jF5DxNMOKR.1>

Meeting I.D. Number:

848 9064 7423

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Hearings
 - a. Application #3828 – Request for variances from Article II, Section 7.1.C. and Section 7.1.F. of the Zoning Regulations: 1. to reduce the 40' ft. minimum front yard to 24.1' ft. and 2. to reduce the 40' ft. minimum rear yard to 29.1' ft. for the construction of a single-family home with an attached two-car garage at the corner of Witches Rock Road and Donovan Court; Map 8, Lot 18; R-25 (Single-Family Residential) zone; Alan Morelli, applicant; Quality Contracting, LLC, owner.
 - b. Application #3829 – Request for a variance from Article III, Section 13.2 of the Zoning Regulations to reduce the minimum number of parking spaces required from 120 spaces to 52 spaces for a Fitness Club at 231 Century Drive; Assessor's Map 4, Lot 13 & 14; IP-1 (Industrial Park) zone; Bristol Boys and Girls Club Association, Inc., applicant; Tomed Enterprises, LLC, owner.
3. Receipt of New Applications
 - a. Application #3830 – Request to discuss the following pursuant to C.G.S. 14-321: 1. Certificate of Approval for the sale of gasoline; 2. Reduction of the 1966 zoning buffer requirement from 60' feet to 25' feet at 1462 Farmington Avenue; Assessor's Map 46, Lot 75-8; BG (General Business) zone; Atlantis Real Estate, LLC/AMG PUB II, LLC (AMG), applicant/owner.

4. Approval of Minutes
 - a. Regular Meeting — March 3, 2026
5. Communications
6. Adjournment

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, May 5, 2026

Application #3828

Variances:
Front and Rear

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

For Office Use Only	
APPLICATION NO.	<u>3828</u>
DATE FILED:	<u>3-17-26</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: _____ Corner of Witches Rock Road and Donovan Court

Assessor's Map No.: 08 Assessor's Lot No.(s): 18 Zone of the Property: R-25

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

Type of Variance	Section of the Zoning Regulations
<u>minimum front yard</u>	<u>Article II Section 7.1.C.</u>
<u>minimum rear yard</u>	<u>Article II Section 7.1.F.</u>
_____	_____

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): _____

To build a single family home with a 2 car garage

Briefly state the specific hardship which causes the need for the proposed variance: _____

Please see attached letter.

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: _____ #3642 June 4, 2014

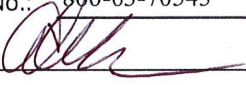
Other comments: _____

APPLICANT (If more than one, list on Page 2)

Name: Alan Morelli

Address: 17 Jacqueline Drive City: Wolcott State: CT Zip: 06716

Telephone No.: 860-63-70543 E-Mail: _____

Signature:  Signature – (Printed/Typed) Alan Morelli

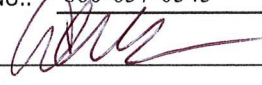
CHECK ONE: [] owner ☒ other (specify): owner/applicant

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Quality Contracting, LLC

Address: 17 Jacqueline Drive City: Wolcott State: CT Zip: 06716

Telephone No.: 860-637-0543 E-Mail: _____

Signature:  Signature – (Printed/Typed) Alan Morelli

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

Narrative



Quality Contracting, llc

17 Jacqueline Drive
Wolcott, CT 06716
(860)637-0543
Al.quality@yahoo.com

License: Sub-Surface 005927
PLM.0285985-P-7
NHC.0008948

March 13, 2026

To: Zoning Board of Appeals

Dear Chair and Committee members,

The purpose of the proposed variances is to build a single family home with a two car garage. However, this parcel was created prior to the adoption of now existing zoning regulations. Due to it's unique configuration as a corner lot with two frontages, being a non-conforming R-25 lot, an extensive amount of rock, and poor site line, I feel that a few adjustments can be made to better accommodate the future owner and the existing neighbors. These proposed adjustments would leave less of an environmental impact and nuisance to existing residents abutting the property.

The originally approved driveway and house is on Donovan court which not only has a very difficult site line, but would require an immense amount of hammering. The newly proposed site plan would put the driveway on Witches Rock Rd., and would move the house closer to the middle of the property. This proposed change would not only provide an excellent site line in both directions, but would reduce the amount of hammering which would be in close proximity to the neighbors. These changes would also allow for a much better ability to provide a more aesthetic grade and blend into the existing surroundings.

Respectfully,

Alan Morelli
Quality Contracting, llc

Previous Application

Hyperlink for

App. #3642 – June 2014:

<https://www.bristolct.gov/DocumentCenter/View/51473/3642---5-DONOVAN-CT>

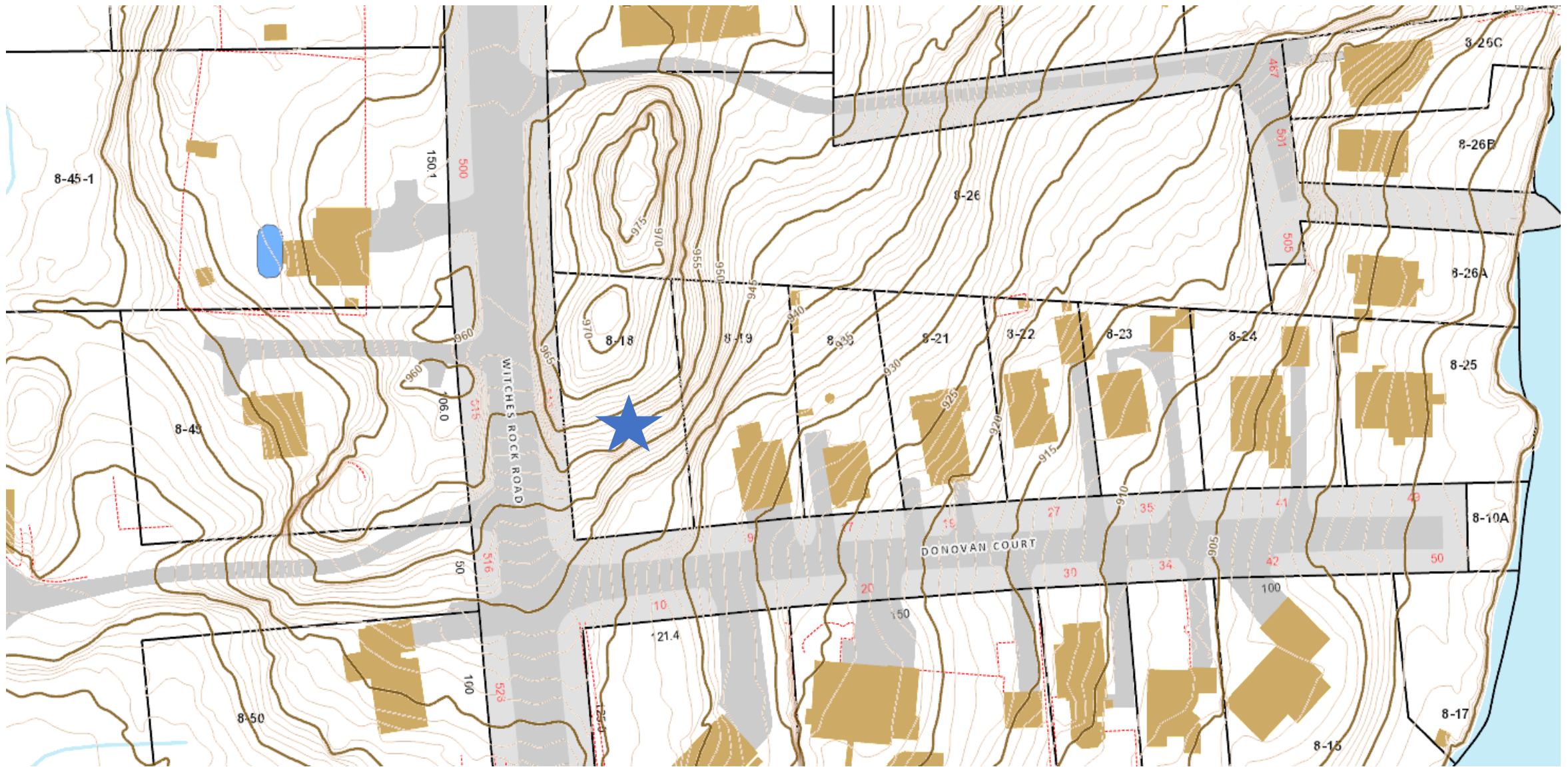
Various GIS and Google Maps



Corner of Witches Rock and Donovan – Location
Map 8, Lot 18



Corner of Witches Rock and Donovan – Floodplain
Map 8, Lot 18



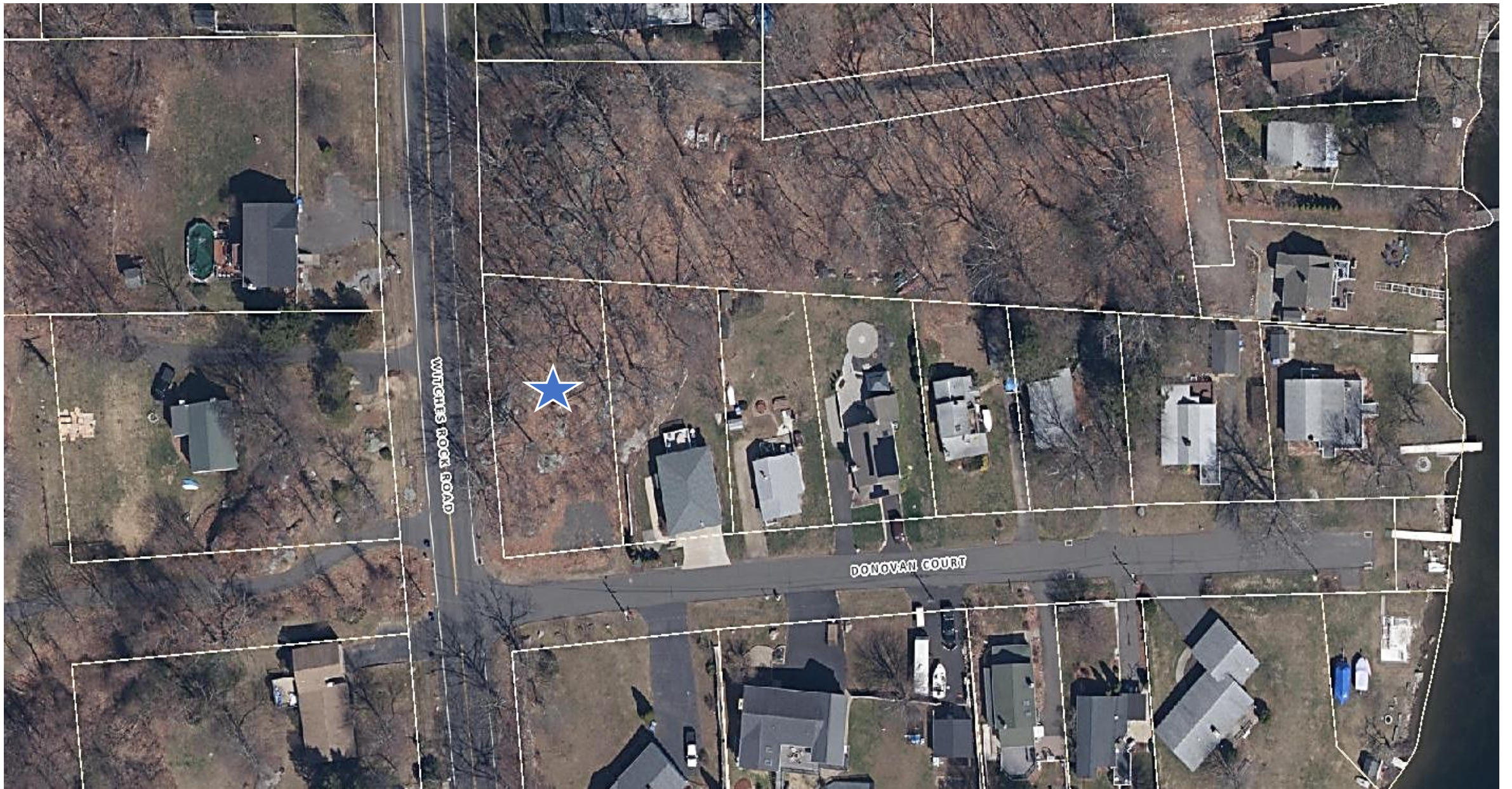
Corner of Witches Rock and Donovan – Topography
Map 8, Lot 18



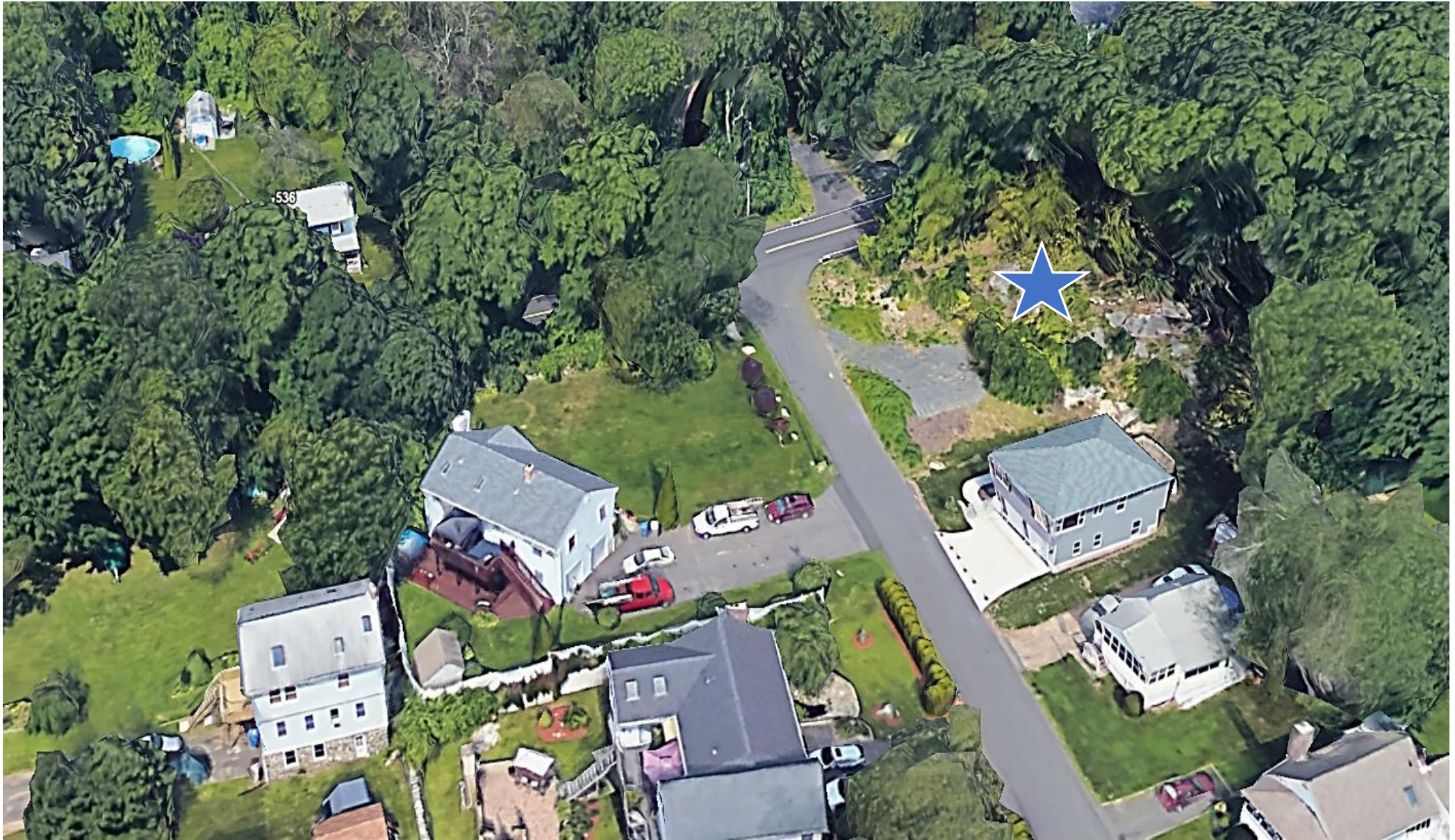
Corner of Witches Rock and Donovan – Zoning – R-25
Map 8, Lot 18



Corner of Witches Rock and Donovan – Wetlands and Upland Review
Map 8, Lot 18



Corner of Witches Rock and Donovan – Aerial
Map 8, Lot 18



Corner of Witches Rock and Donovan – Google Earth
Map 8, Lot 18



Corner of Witches Rock and Donovan – NearMap
Map 8, Lot 18

Survey



AREA MAP (NOT TO SCALE)

NOTES:

1. PARCEL OWNER: QUALITY CONTRACTING LLC.
- SEE WARRANTY DEED IN VOL 2316 AT PG 1132 AT CITY OF BRISTOL LAND RECORDS
2. ADDRESS: MBL-08-18_0140295 DONOVAN COURT, BRISTOL, CT
3. ZONE: R-25 (RESIDENTIAL)
4. BEARINGS ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) AND DETERMINED BY GNSS RTK READINGS.
5. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND DETERMINED BY GNSS RTK READINGS.
- CONTOUR INTERVAL IS 2'-FOOT
6. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY DECEMBER 20, 2025. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS NOVEMBER 2025.
7. UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES, AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON SITE. THE EXISTENCE, SIZE, AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG" AT 811 OR 1-800-922-4455.

MAP REFERENCES:

- A. "PLAN SHOWING PORTION OF PROPERTY BELONGING TO DAVID Y. CLARK, BRISTOL, CT", SCALE: 1"=40'; DATE: MAY 1925; PREPARED BY: UNKNOWN SURVEYOR/COMPANY; CITY OF BRISTOL LAND RECORDS FILE NUMBER: #488
- B. "MAP SHOWING PROPERTY OF MITCHES ROCK COUNTRY CLUB, INC., BRISTOL, CT", SCALE 1"=100'; DATE: MAY 1933; PREPARED BY: SPERRY & BUELL, INC.; CITY OF BRISTOL LAND RECORDS FILE NUMBER: #580-68
- C. "PLOT PLAN FOR HOUSE ASSESSORS LOT 18 PREPARED FOR DANIEL HOULIHAN DONOVAN AND MITCHES ROCK ROAD, BRISTOL, CT", SCALE=1"=20'; DATE: APRIL 11, 2014 REV. JULY 23, 2021; PREPARED BY: ROBERT GREEN ASSOCIATES L.L.C. IN TERRYVILLE, CT; CITY OF BRISTOL LAND RECORDS FILE NUMBER: ?????
- D. "PROPERTY SURVEY/PLOT PLAN - TAX LOT 18 PREPARED FOR QUALITY CONTRACTING LLC DONOVAN COURT AND MITCHES ROCK ROAD, BRISTOL, CT", SCALE: 1"=20'; DATE: OCTOBER 25, 2025; PREPARED BY: MEYERS ASSOCIATES P.C. IN WATERBURY, CT; CITY OF BRISTOL LAND RECORDS FILE NUMBER:

GRADING NOTES:

1. CONTOUR INTERVAL = 2'
2. ELEVATIONS BASED ON U.S.C. & G.S. DATUM.
3. TOPOGRAPHY IS DIGITIZED FROM ORIGINAL SITE DEVELOPMENT PLAN.
4. UTILITIES ARE FROM BEST AVAILABLE INFORMATION.
5. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO CONSTRUCTION.
6. CALL BEFORE YOU DIG - 1-800-922-4455.
7. ALL EARTH SLOPES TO BE 2' HORIZONTAL TO 1' VERTICAL MAXIMUM.
8. EROSION AND SEDIMENTATION CONTROL TO FOLLOW CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", LATEST ISSUE.
9. ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" OF LOAM AND SEEDED.
10. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
11. AL MORELLI OR DULY AUTHORIZED AGENT (860) 637-0543 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
12. AL MORELLI OR DULY AUTHORIZED AGENT (860) 637-0543 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

SURVEY NOTES:

THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20)

THE TYPE OF SURVEY PERFORMED IS A PLOT PLAN.

BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A CLASS A-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

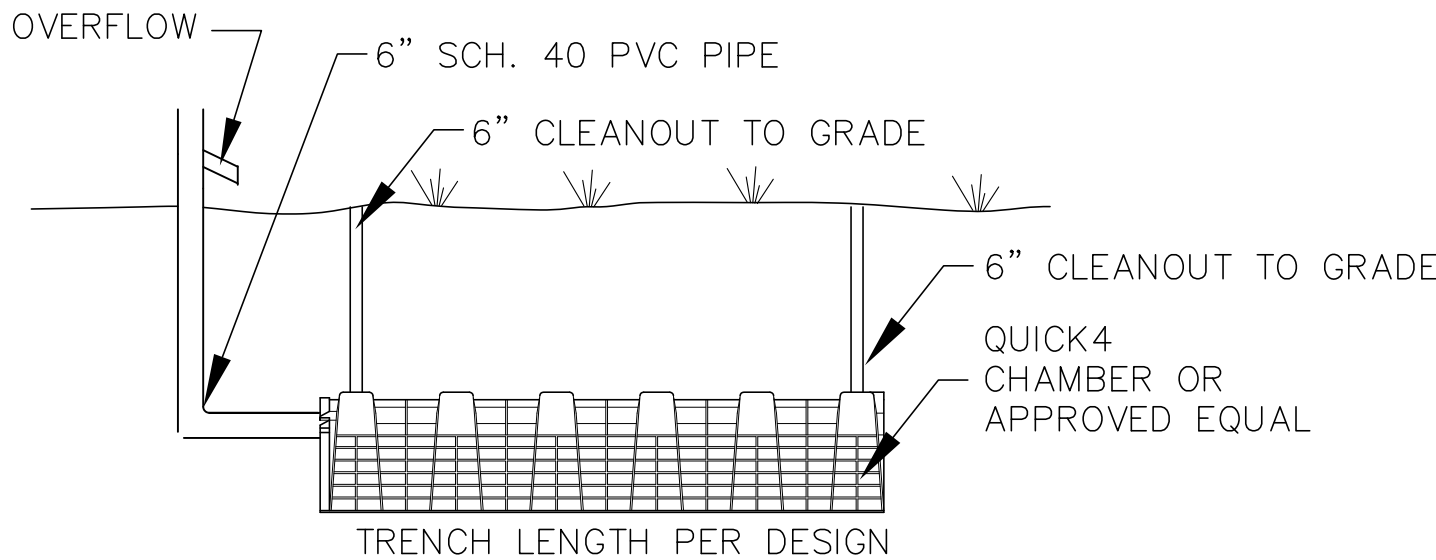
ZONING TABLE			
RESIDENTIAL (R-25)			
AMENDED THROUGH: DECEMBER 15, 2025			
	REQUIRED	PROVIDED**	PROPOSED
LOT AREA	2 Ac.	25,000 S.F.	10,975 S.F.
FRONT YARD SETBACK	40'	40'	24.1'
SIDE YARD SETBACK	40'	15'	29.1'
REAR YARD SETBACK	50'	40'	19.9'
LOT FRONTAGE	250'	100'	153.13'
MAX BUILDING HEIGHT	35'	35'	35'

**SEE MAP REFERENCE C

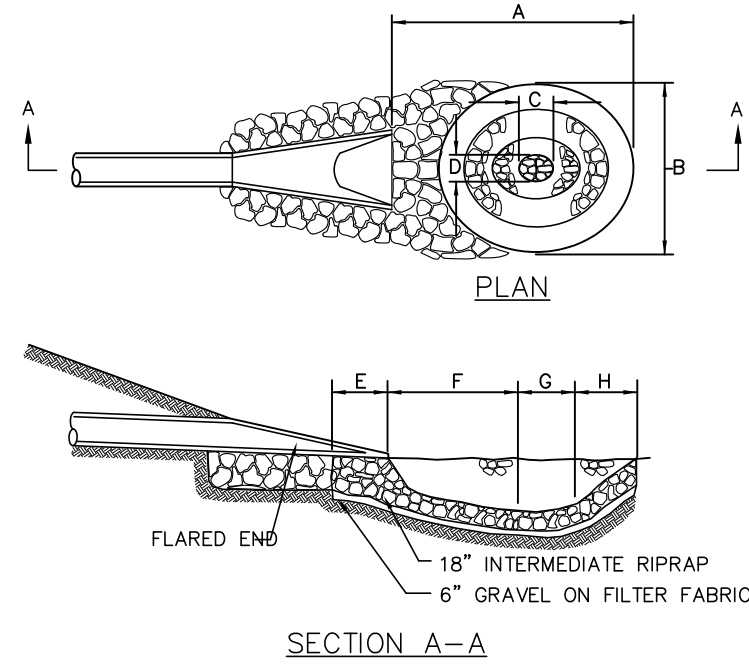
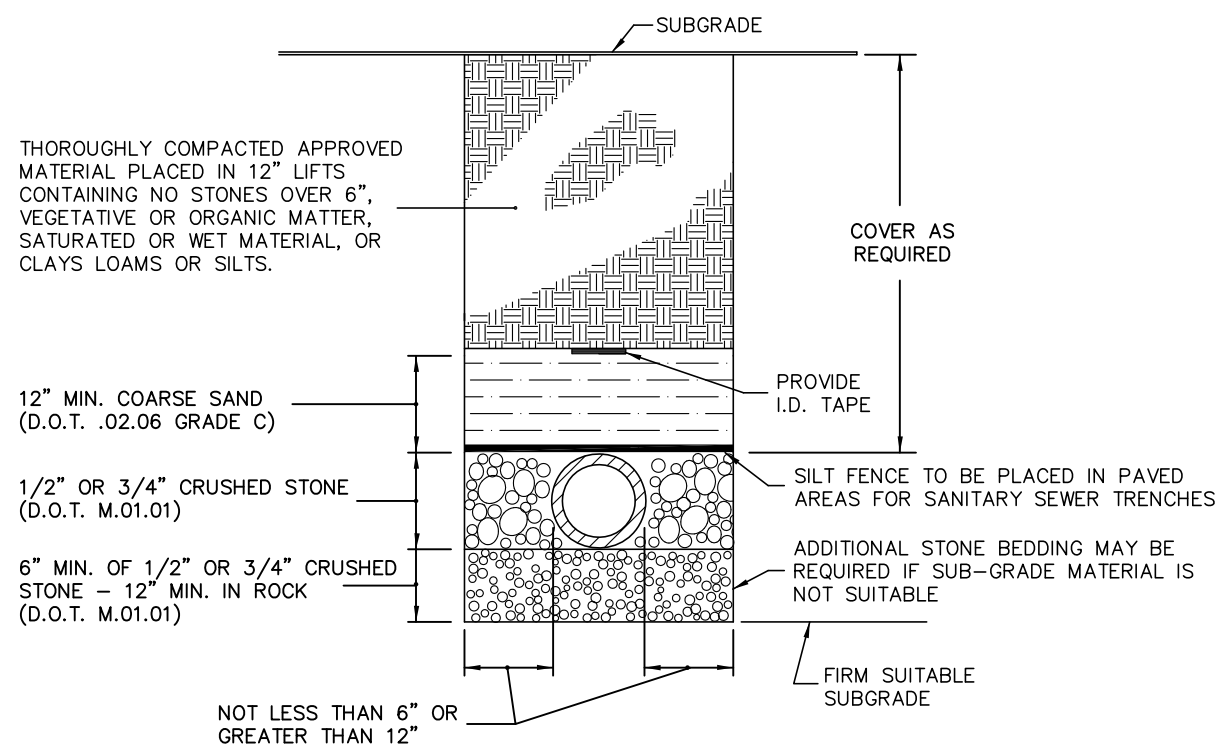
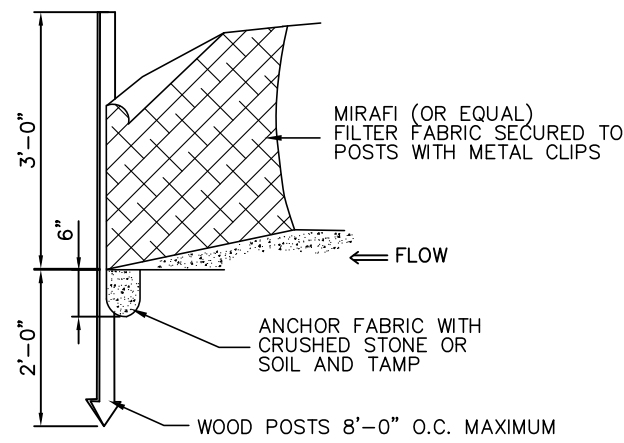
CONSTRUCTION SEQUENCE:

1. PURSUANT TO THE EROSION SEDIMENTATION CONTROL PLAN, NOTIFY THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS OF ENSUING CONSTRUCTION ACTIVITY.
 2. ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
 3. CALL BEFORE YOU DIG 1-800-922-4455.
 4. CLEAR AND GRUB SITE, TREES AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER. DEVELOP CONSTRUCTION ENTRANCE.
 5. STRIP AND STOCKPILE TOPSOIL; ANCHOR WITH STRAW MULCH AND SILT FENCE. IF STOCKPILES ARE TO BE LEFT IN PLACE FOR MORE THAN 45 DAYS, THEY SHOULD BE SEEDED WITH ANNUAL RYEGRASS AT A RATE OF 40 LBS/ACRE.
 6. START MASS EARTH MOVEMENT AND SITE REDEVELOPMENT.
 7. AS THE SHAPE OF THE SITE CONTINUES, START BUILDING EXCAVATION AND PLACE FOUNDATION, SLAB AND BUILDING.
 8. CONSTRUCT SITE UTILITIES; PROTECT CATCH BASINS WITH STAKED HAY BALES, TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
 9. PLACE AND GRADE BANKS; PROVIDE SLOPE STABILIZATION AT 2:1 BANKS.
 10. FINISH GRADE AND PLACE GRAVEL BASE FOR PAVED AREAS.
 11. CONSTRUCT CONCRETE WALKS AND PLACE BITUMINOUS CONCRETE.
 12. FINISH GRADE SITE; SPREAD TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.
- | | | |
|------------------------|--------|-------------|
| SUGGESTED SEED MIXTURE | LBS/AC | LBS/1000 SF |
| KENTUCKY BLUEGRASS | 20 | 0.45 |
| CREeping RED FESCUE | 20 | 0.45 |
| PERENNIAL RYEGRASS | 5 | 0.10 |
| | 45 | 1.00 |
13. REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
 14. REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
 15. AFTER DISTURBED AREAS HAVE HAD VEGETATION RE-ESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.

DESIGN FOR ROOF DRAINAGE	
DESIGN UNDERGROUND STORAGE FOR 1.3" OF WATER OVER ROOF AREA	
ROOF AREA ON EACH LOT = 1,403 S.F.	
REQUIRED CAPACITY = 1,403 S.F. x 1.3 IN x (1 FT/12 IN) = 151.99 CF	
CAPACITY PROVIDED BY 4 SC-310 STORMTECH UNITS = 165.31 CF	



DOWNSPOUT DRAINAGE NOT TO SCALE

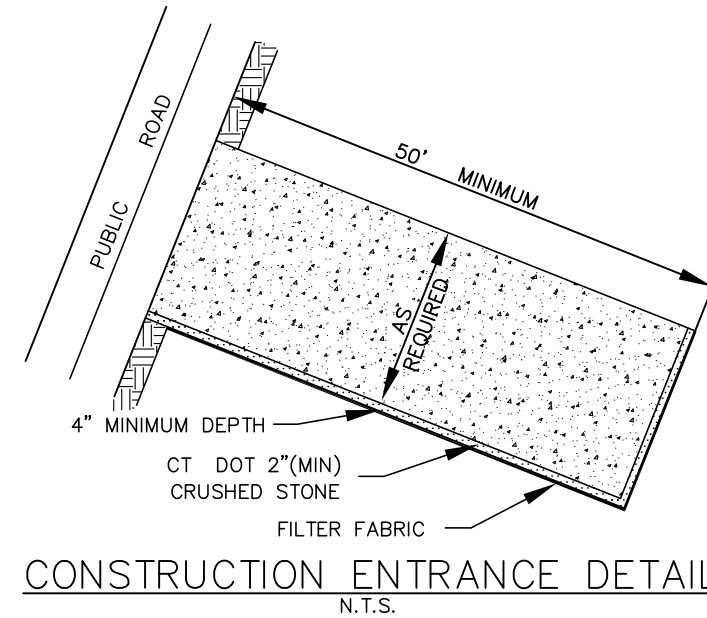


SECTION A-A

PLUNGE POOL AT STORM OUTFALL N.T.S.



STORMTECH SC-310 CHAMBER SYSTEM TYPICAL CROSS SECTION DETAIL N.T.S.



LEGEND

---	PROPERTY LINE
○	PROPERTY CORNER
●	EXISTING IRON PIN
⊙	EXISTING MONUMENT
⊕	EXISTING SANITARY MANHOLE
⊗	EXISTING LIGHT
⊘	EXISTING HYDRANT
⊙	EXISTING UTILITY POLE
⊙	EXISTING WATER VALVE
⊙	EXISTING GAS VALVE
---	EX. EDGE OF ROAD
---	EX. EDGE OF BIT CURB

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, and CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:	OB:JTV	SR:SB	DR:---
REVISION-6:			
REVISION-5:			
REVISION-4:			
REVISION-3:			
REVISION-2:			
REVISION-1:			
PROJECT:			
SURVEY NOTES: THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).			

THE TYPE OF SURVEY PERFORMED IS AN IMPROVEMENT LOCATION SURVEY.
BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
THIS SURVEY CONFORMS TO CLASS A-2/T-2.
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Sakonchick
CT P.E. & L.S. #11302
SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

kratzer, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERJONES.COM

PROPOSED IMPROVEMENT LOCATION MAP

for
AL
MORELLI

PID #14448
DONOVAN COURT
BRISTOL, CT

SCALE: 1"=20'
DATE: JANUARY 13, 2026

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. : DRAWING NO. :

225-184 P-2

Application #3829

Variance:
Parking

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

For Office Use Only	
APPLICATION NO.	<u>3829</u>
DATE FILED:	<u>3/16/26</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 231 Century Drive

Assessor's Map No.: 4 Assessor's Lot No.(s): 13 & 14 Zone of the Property: IP-1

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

<u>Type of Variance</u>	<u>Section of the Zoning Regulations</u>
<u>Parking</u>	<u>13.2</u>
_____	_____
_____	_____

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): to reduce the parking requirement to 52 spaces.

Briefly state the specific hardship which causes the need for the proposed variance: see attached narrative

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: none

Other comments: _____

APPLICANT (If more than one, list on Page 2)

Name: Bristol Boys & Girls Club Association, Inc.

Address: 255 West St. City: Bristol State: CT Zip: 06010

Telephone No.: 860 5834734 E-Mail: AND

Signature: Jay Maia Signature – (Printed/Typed) Jay Maia

CHECK ONE: ☐ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant, if more than one, list on Page 2)

Name: Tomed Enterprises, LLC

Address: 10 Main St City: Bristol State: CT Zip: 06010

Telephone No.: 860 250 4264 E-Mail: _____

Signature: Edward A D'Amato, Jr. Signature – (Printed/Typed) Edward A D'Amato, Jr.

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

Narrative

231 Century Drive

This is a request for a variance for 232 Century Drive from **5 spaces per 1,000 sq. ft.** to a **total of 52 spaces**, due to the operational realities of a Boys & Girls Club drop-off facility.

Request to Reduce Required Parking Based on Nature of Proposed Use

The applicant respectfully requests approval to reduce the parking requirement for **231 Century Drive** from the standard **5 spaces per 1,000 square feet** to a total of **52 parking spaces**, based on the unique operational characteristics of the proposed use as a **Boys & Girls Club drop-off fitness club facility**.

1. Nature of the Proposed Use

The Boys & Girls Club model is fundamentally different from traditional commercial fitness operations that would use the 5/1,000 s.f. standard.

The Key characteristics include:

- **Short-duration, high-turnover activity** centered around scheduled drop-off and pick-up time frames.
- **Minimal on-site parking demand** because the overwhelming majority of participants are minors who do not drive.
- **Program supervision** that limits the number of adults on site at any given time.
- **Staffing levels that are modest relative to building size**, typically consisting of 5 instructors as staff.

As a result, the building's square footage is not a meaningful indicator of the parking demands.

2. Actual Parking Demand Profile

Based on operational data from the existing facility at 390 West Street, which will transition to this facility, the parking demand is driven by:

- **Staff parking** (typically 5 spaces).
- **Short-term parent/guardian vehicles during peak drop-off/pick-up periods**, which are staggered and managed by staff.
- **Occasional visitors, volunteers, or program partners**, generally 5–10 spaces.

Even during the busiest program total on-site demand do not exceed **40 vehicles (3 times per year)** and the proposed supply of **52 spaces** provides a comfortable operational buffer.

3. Traffic and Circulation Management

The site layout at 231 Century Drive is particularly well-suited for a drop-off-oriented use:

- A **dedicated circulation loop** allows vehicles to queue and exit without occupying parking spaces.
- **Staff-managed curbside operations** ensure that vehicles do not dwell on site.
- The building's location within an industrial park minimizes conflicts with residential traffic and peak-hour congestion.

These features further reduce the need for traditional parking supply.

4. Consistency with Bristol's Planning Objectives

Granting the reduction advances several municipal goals:

- **Adaptive reuse of existing buildings** in the Century Drive corridor.
- **Support for youth services and community programming**, consistent with Bristol's POCD emphasis on social infrastructure.
- **Efficient land use**, avoiding unnecessary impervious surface and stormwater impacts.
- **Traffic safety**, by aligning parking supply with actual operational needs rather than formulaic ratios.

5. Avoiding Over-Parking

Applying the standard 5/1,000 s.f. ratio to this building would result in a requirement far exceeding any realistic demand. Over-parking would:

- Create unnecessary impervious area.
- Increase long-term maintenance burdens.
- Provide no functional benefit to the City or the operator.

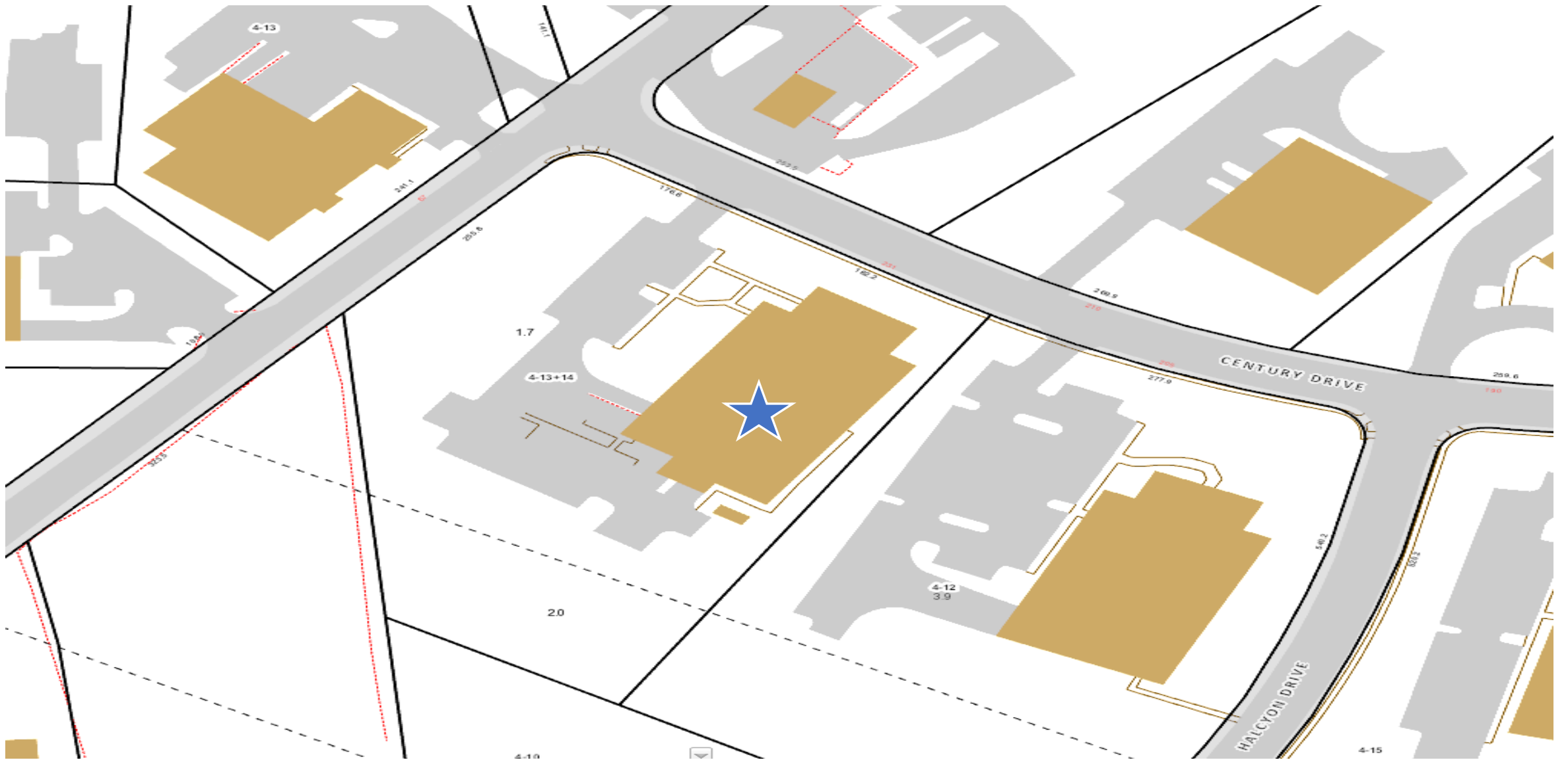
Conclusion

Because the Boys & Girls Club use generates **substantially lower parking demand** than traditional commercial fitness club uses, and because the site is specifically designed to accommodate **safe, efficient drop-off operations**, the applicant respectfully requests

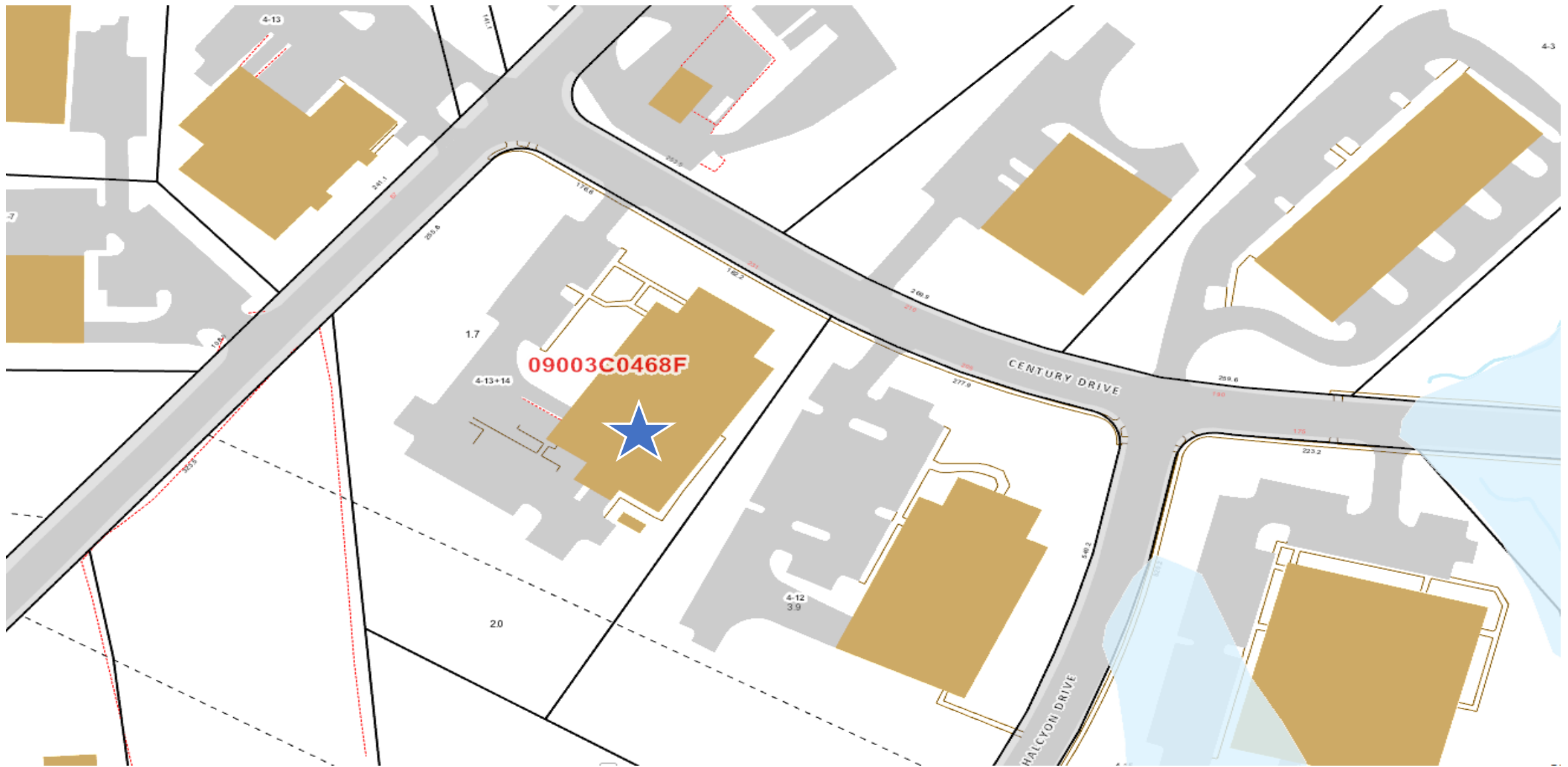
approval of a **parking reduction to 52 spaces**. This level of parking is fully adequate for staff, visitors, and program operations, and it aligns with Bristol's broader planning and community-service objectives.

Finally, in the event that facility should ever require additional parking, there is adequate room on the parcel to design and add future parking.

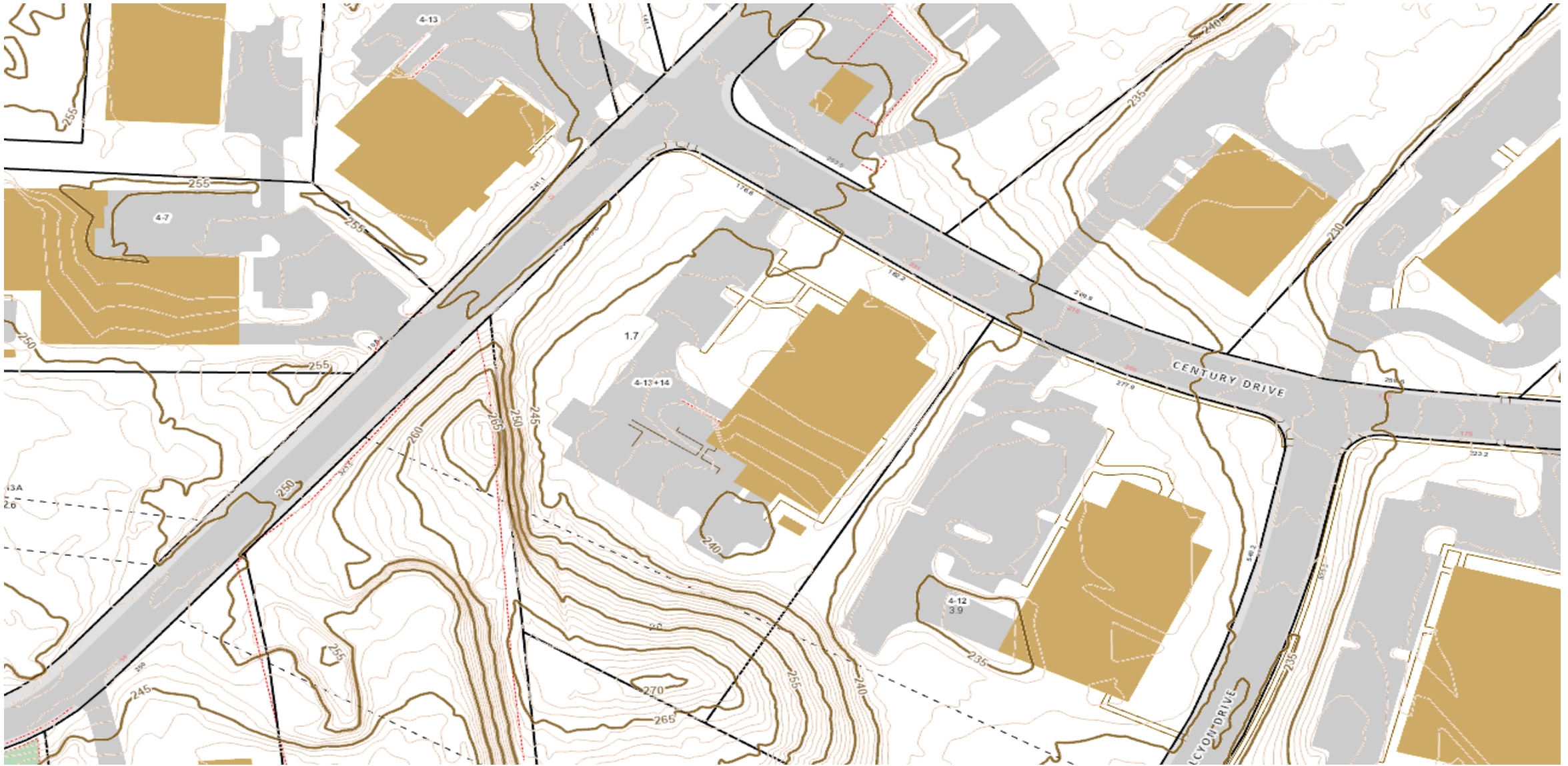
Various GIS and Google Maps



231 Century Drive – Location
Map 4, Lot 13 + 14



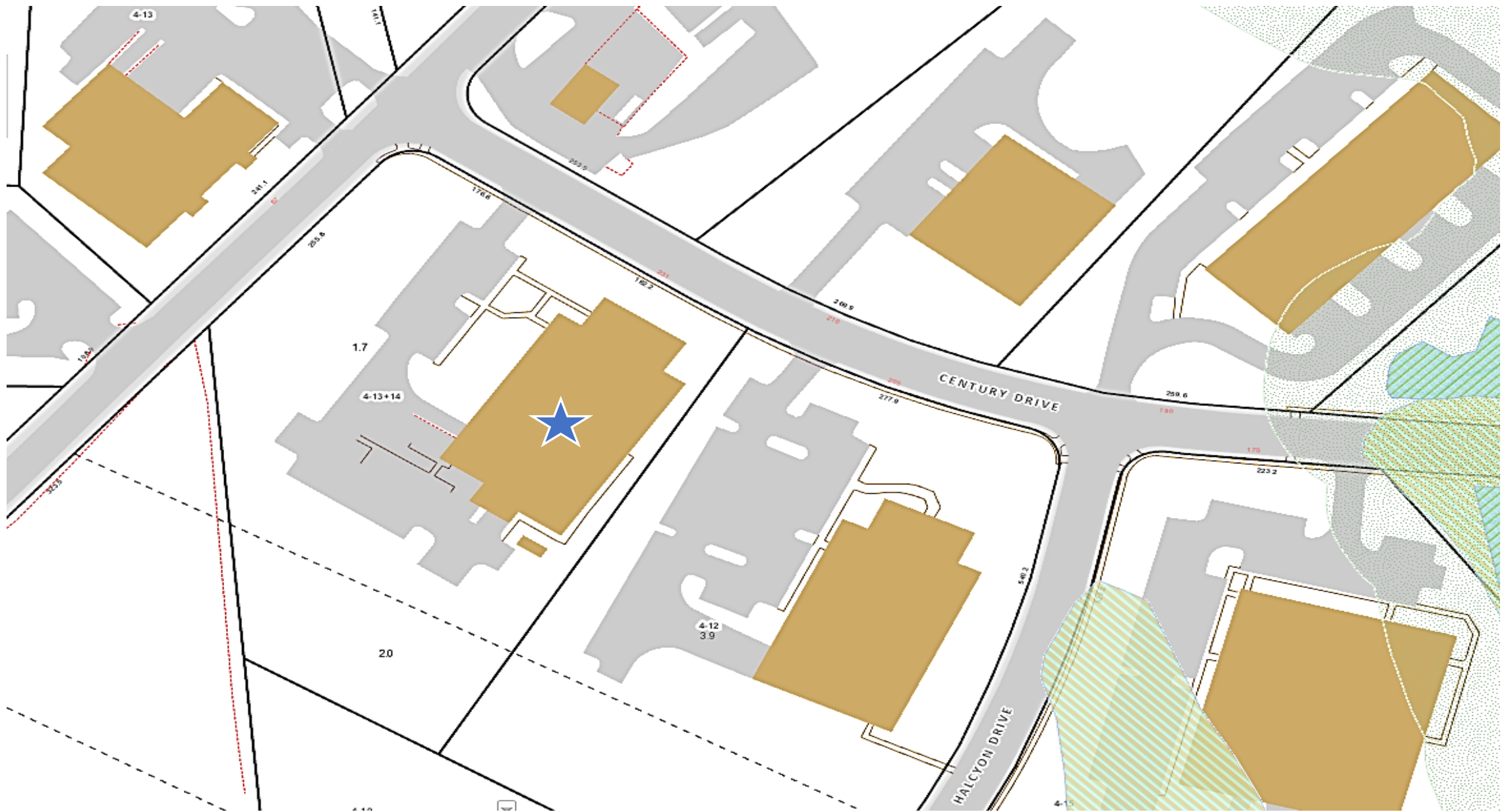
231 Century Drive – Floodplain
Map 4, Lot 13 + 14



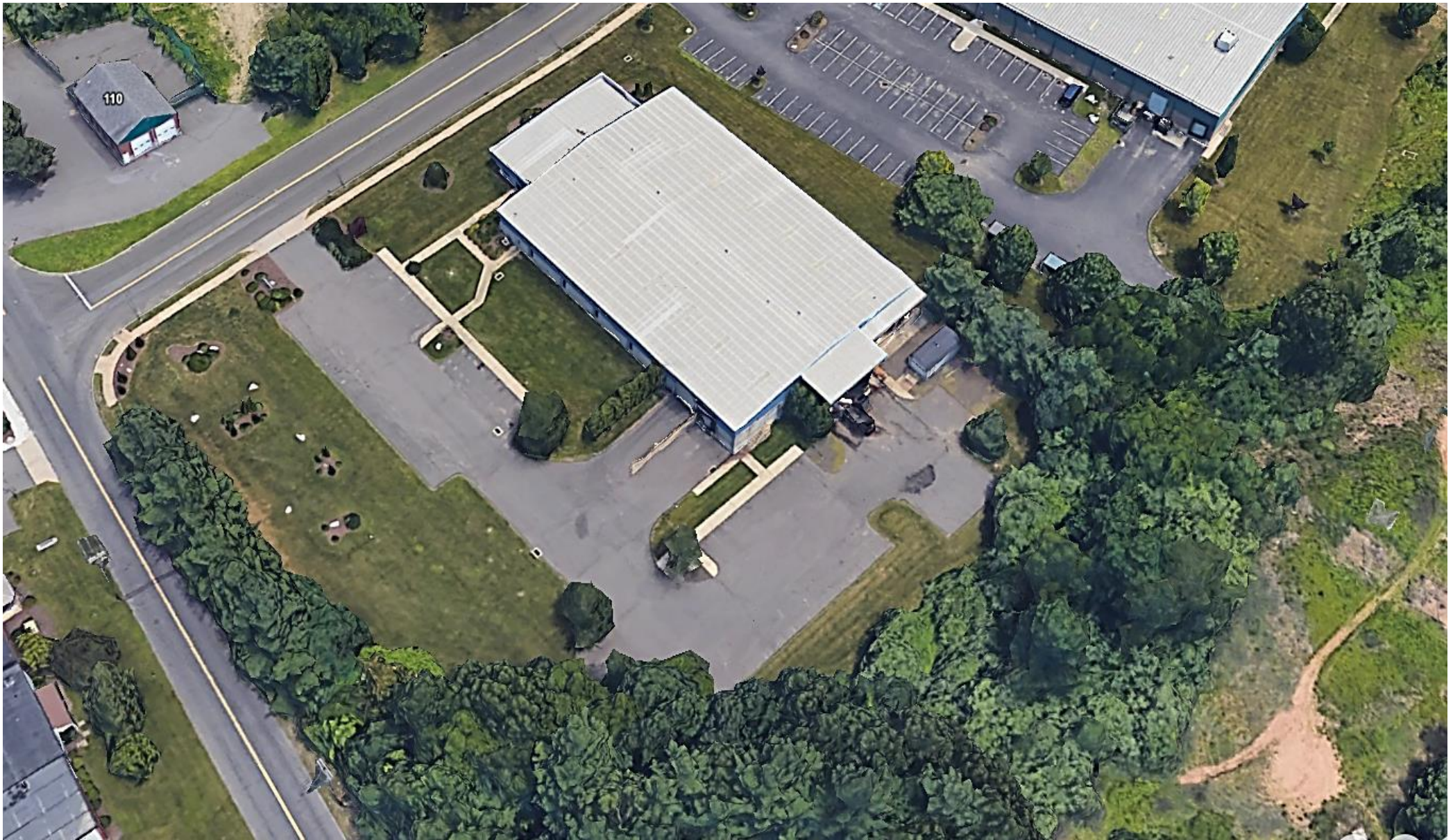
231 Century Drive – Topography
Map 4, Lot 13 + 14



231 Century Drive – Zoning – IP-3 Zone
Map 4, Lot 13 + 14



231 Century Drive – Wetlands and Upland Review Area
Map 4, Lot 13 + 14



231 Century Drive – Google Earth
Map 4, Lot 13 + 14



231 Century Drive – Google Earth
Map 4, Lot 13 + 14



231 Century Drive – Near Map
Map 4, Lot 13 + 14



231 Century Drive – Google Earth
Map 4, Lot 13 + 14

Current Survey

Surveyors Notes: 1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300a through 20-300d and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 23, 2019.

2. Boundary Determination Category - Independent Resurvey

3. Horizontal Accuracy Class - A-2

4. Topographic Accuracy Class - T-2

5. Vertical Datum - NAVD 1988

6. Zone - IP-1

7. Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 468 of 675, Map Number 03003C068F, Effective Date: September 25, 2008 the parcel lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

8. Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

9. Parcel is subject to Redevelopment Plan Middle Street Industrial Park, Phase II recorded 7/23/1984 in Vol. 777, Pg. 228 as amended as follows: Amendment dated 1/2/1985 and recorded 2/11/1985 in Vol. 788, Pg. 945; Amendment dated 7/17/2002 and recorded 7/19/2002 in Vol. 1432, Pg. 62; all of the Bristol Land Records.

10. Parcel is subject to Sidewalk Easement dated 3/31/1986 and recorded 5/1/1986 in Vol. 823, Pg. 686 of the Bristol Land Records.

11. Parcel is subject to Declaration of Restrictive Covenants dated 10/22/1987 and recorded 10/23/1987 in Vol. 895, Pg. 447 of the Bristol Land Records which was modified by amendment recorded 8/23/2002 in Vol. 1436, Pg. 922 of the Bristol Land Records.

12. Parcel is subject to an Easement to the Connecticut Light and Power Company dated 6/2/1943 and recorded 11/19/1943 in Vol. 207, Pg. 528 of the Bristol Land Records.

Map References: 1. Location of Right of Way of The Connecticut Light & Power Company Across the Property of Pearl Fry Burn, Town of Bristol, County of Hartford, State of Connecticut, Scale 1"=200', June 1943

2. Map Showing Right of Way to be Acquired from and Right of Way to be Released to Tilton Minerals, Inc., Bristol, Connecticut, Scale 1"=200', Oct. 19, 1983, No. 2118, Prepared by Northeast Utilities Service Company System Real Estate Department, Proj. No. 0-51256A0650

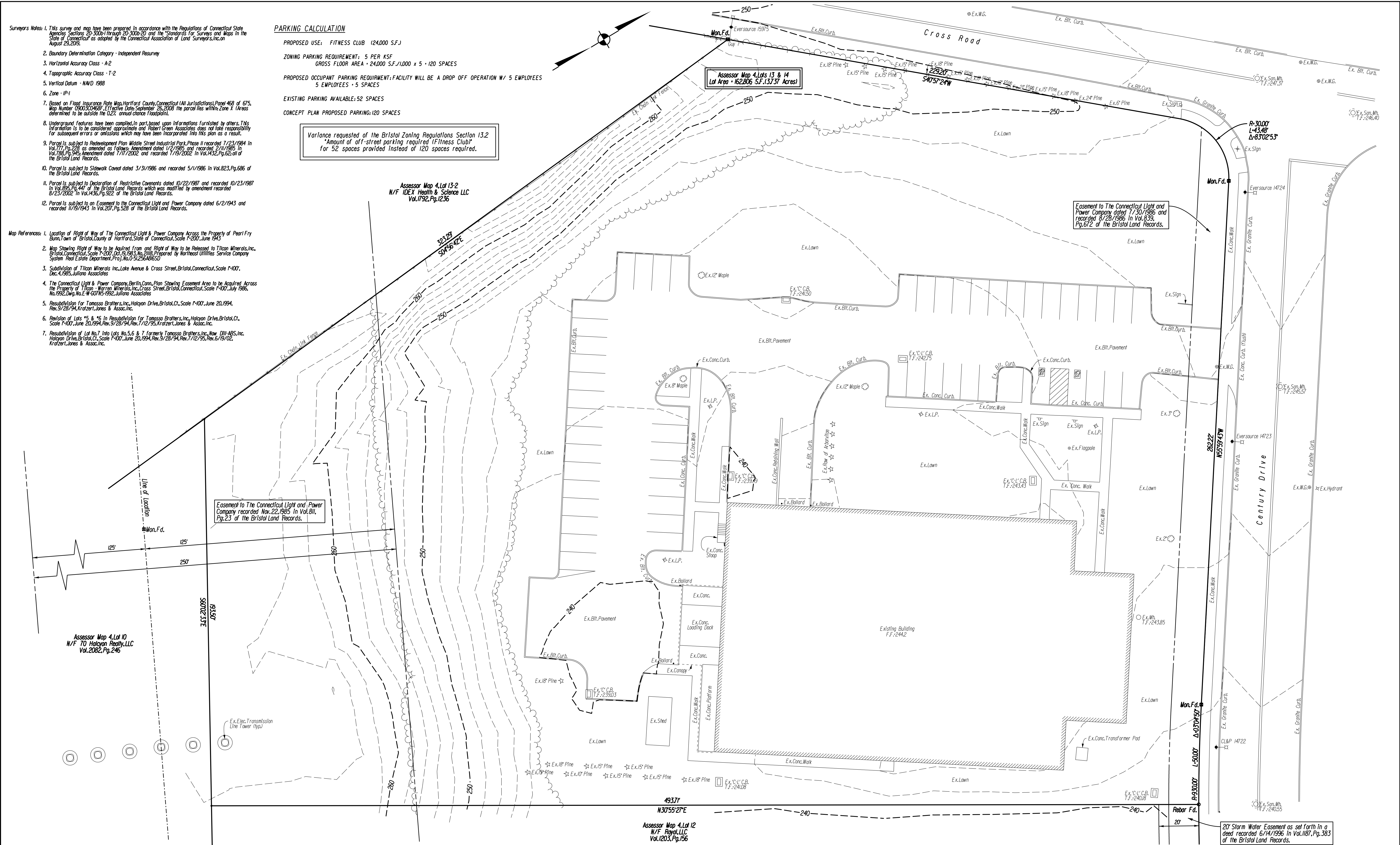
3. Subdivision of Tilton Minerals Inc., Lake Avenue & Cross Street, Bristol, Connecticut, Scale 1"=100', Dec. 4, 1985, Juliano Associates

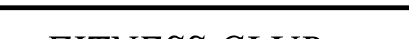
4. The Connecticut Light & Power Company, Berlin, Conn., Plan Showing Easement Area to be Acquired Across the Property of Tilton - Warren Minerals, Inc., Cross Street, Bristol, Connecticut, Scale 1"=100', July 1986, No. 1992, Dwg. No. E-W-60715-1992, Juliano Associates

5. Resubdivision for Tomasso Brothers, Inc., Halcyon Drive, Bristol, Ct., Scale 1"=100', June 20, 1994, Rev. 9/28/94, Kratzert, Jones & Assoc., Inc.

6. Revision of Lots 15 & 16 in Resubdivision for Tomasso Brothers, Inc., Halcyon Drive, Bristol, Ct., Scale 1"=100', June 20, 1994, Rev. 9/28/94, Rev. 7/12/95, Kratzert, Jones & Assoc., Inc.

7. Resubdivision of Lot No. 7 into Lots No. 5, 6 & 7 formerly Tomasso Brothers, Inc., Now DIII-ABS, Inc., Halcyon Drive, Bristol, Ct., Scale 1"=100', June 20, 1994, Rev. 9/28/94, Rev. 7/12/95, Rev. 6/19/02, Kratzert, Jones & Assoc., Inc.



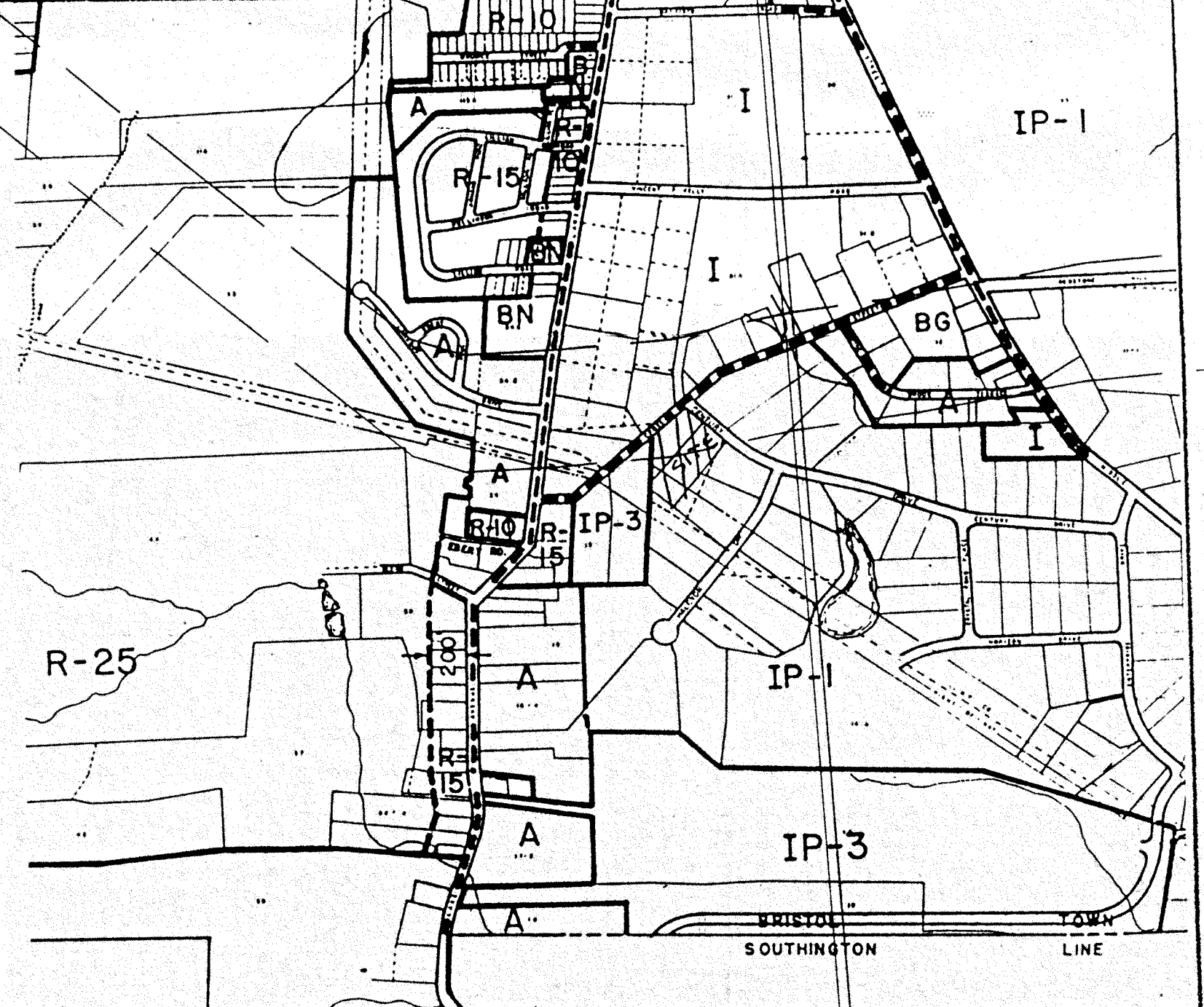
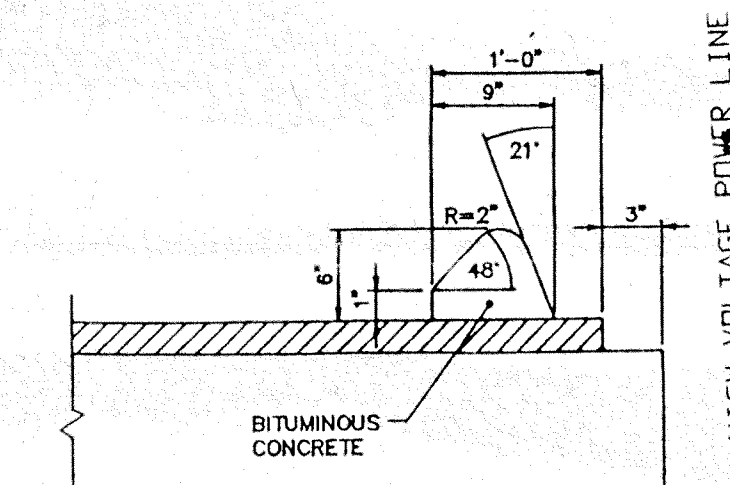
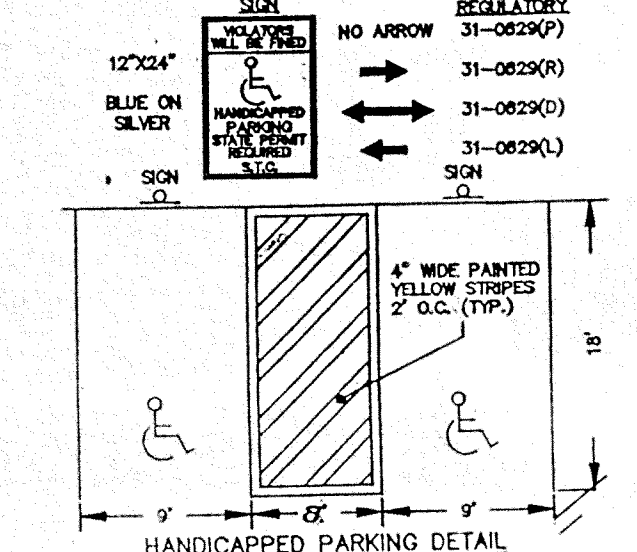
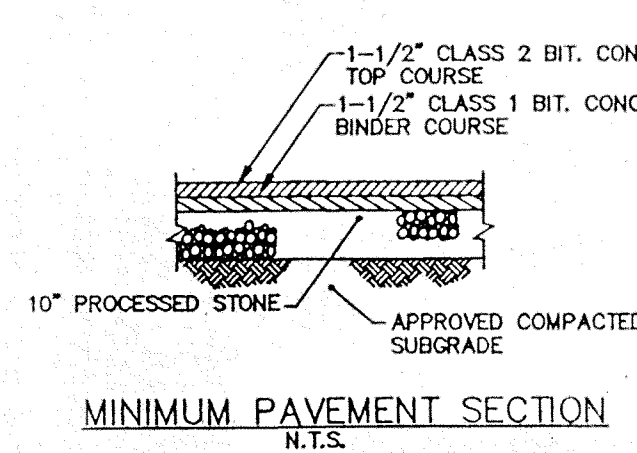
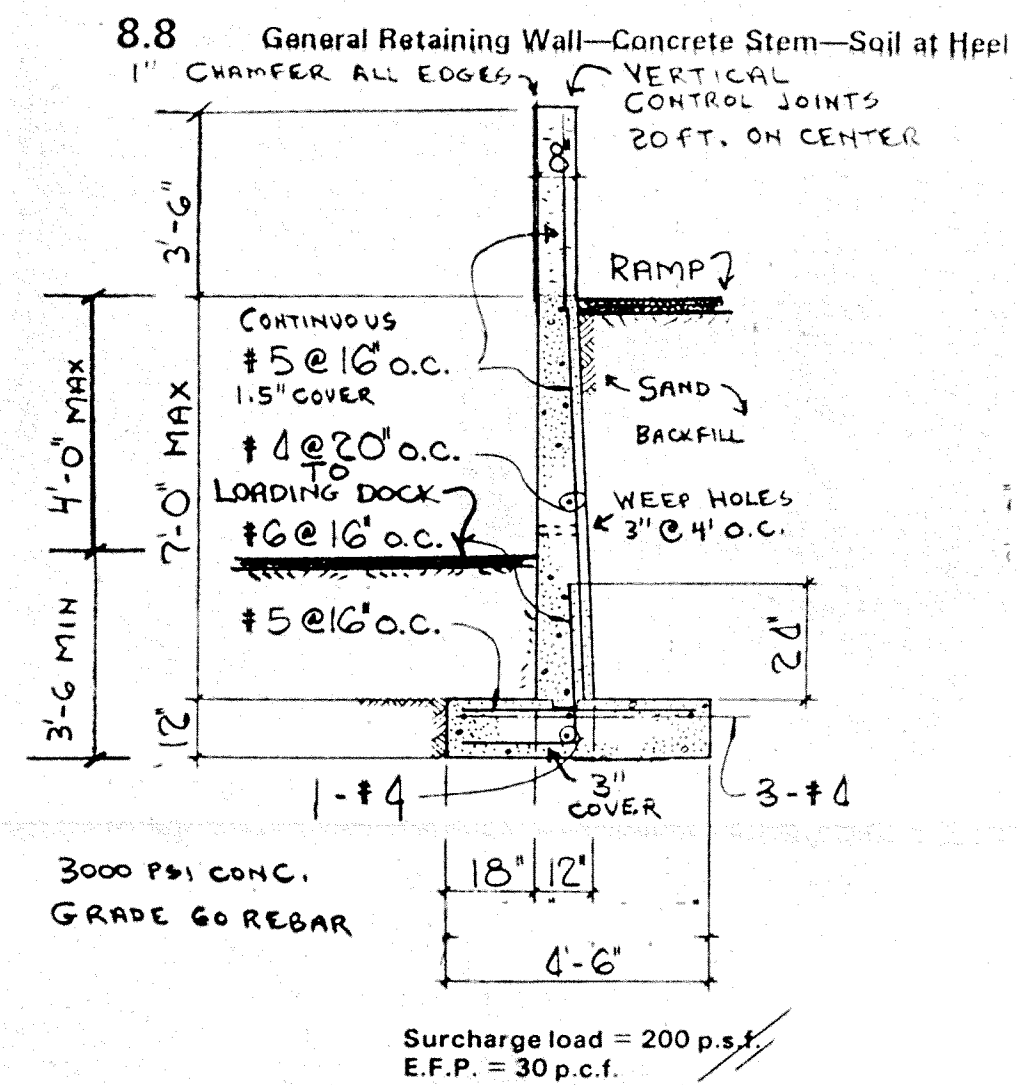
			DATE: MARCH 9, 2026			Robert Green Associates L.L.C. 6 Old Waterbury Rd. Terryville, CT 06786 Phone: (860)-589-0133 Fax: (860)-589-1342 Surveyors and Engineers			SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 						DRAWING NO. V-001		
			SCALE: SCALE IN FEET 0 20 40 SCALE 1"=20'						PROJECT TITLE: FITNESS CLUB 231 CENTURY DRIVE BRISTOL, CONNECTICUT PREPARED FOR D'AMATO CONSTRUCTION CO.			ASSESSOR'S MAP LOT: 4/13&14					
REV. DATE REVISION DESCRIPTION									DRAWING TITLE: BOUNDARY & TOPOGRAPHIC SURVEY								

Previous Survey (circa 1996)

Original Site Plan Approval - 1996

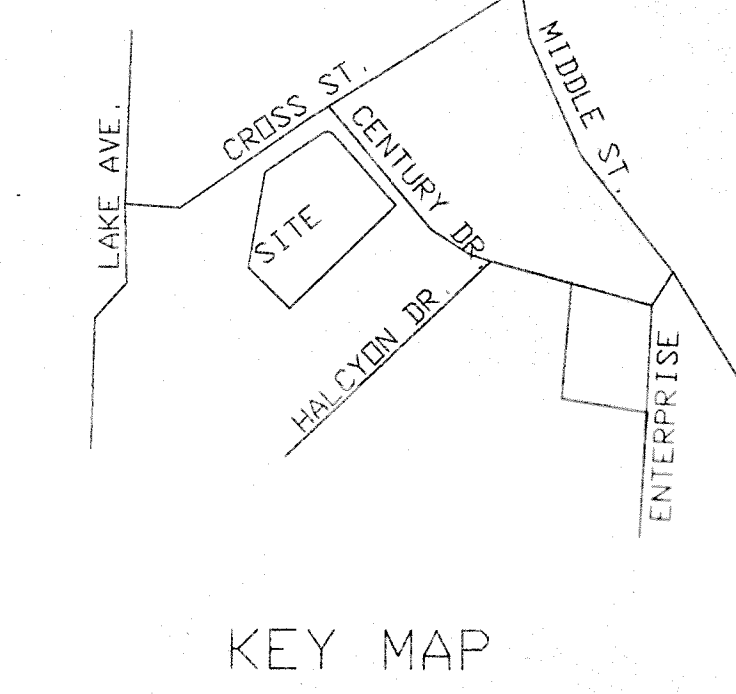
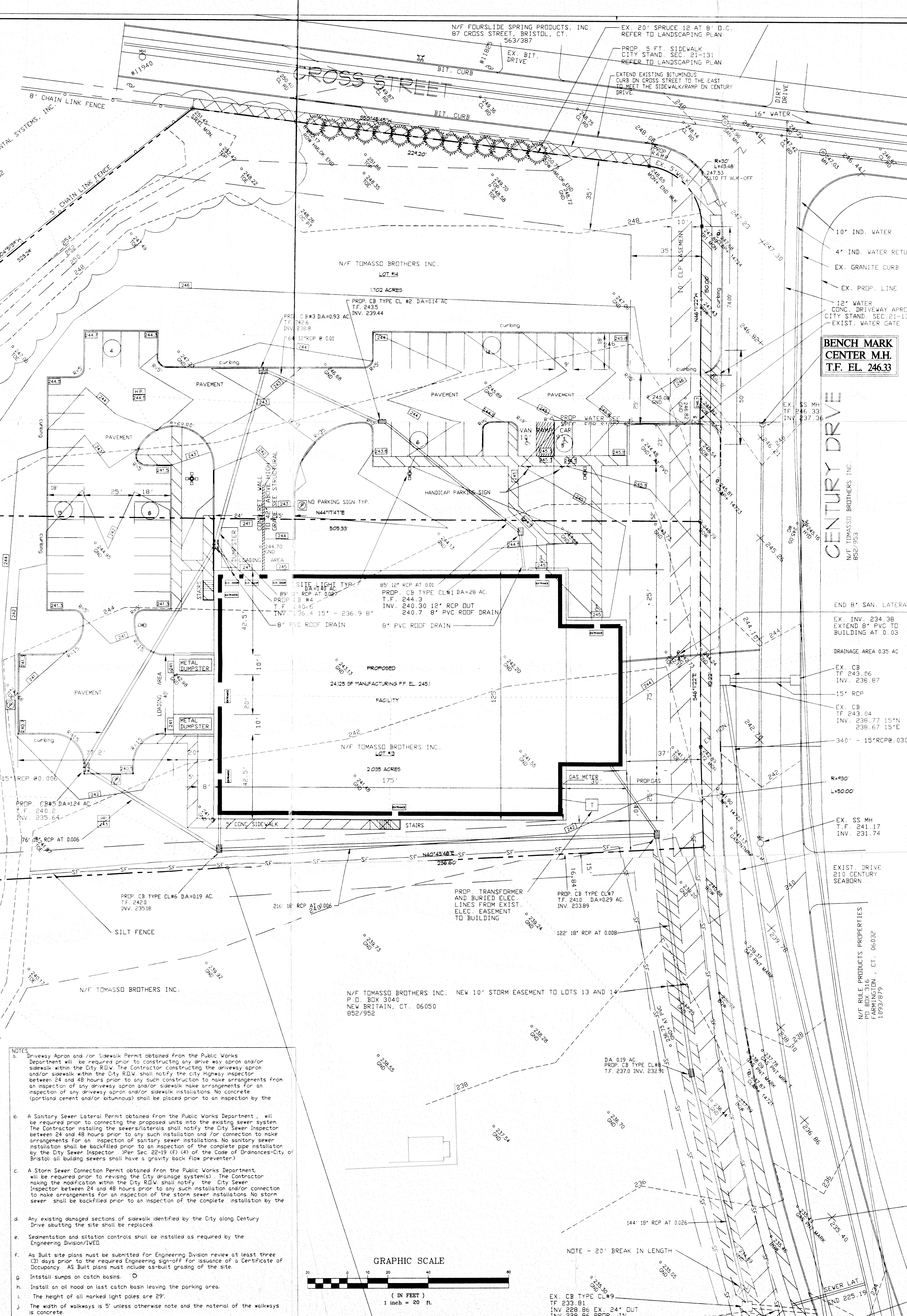
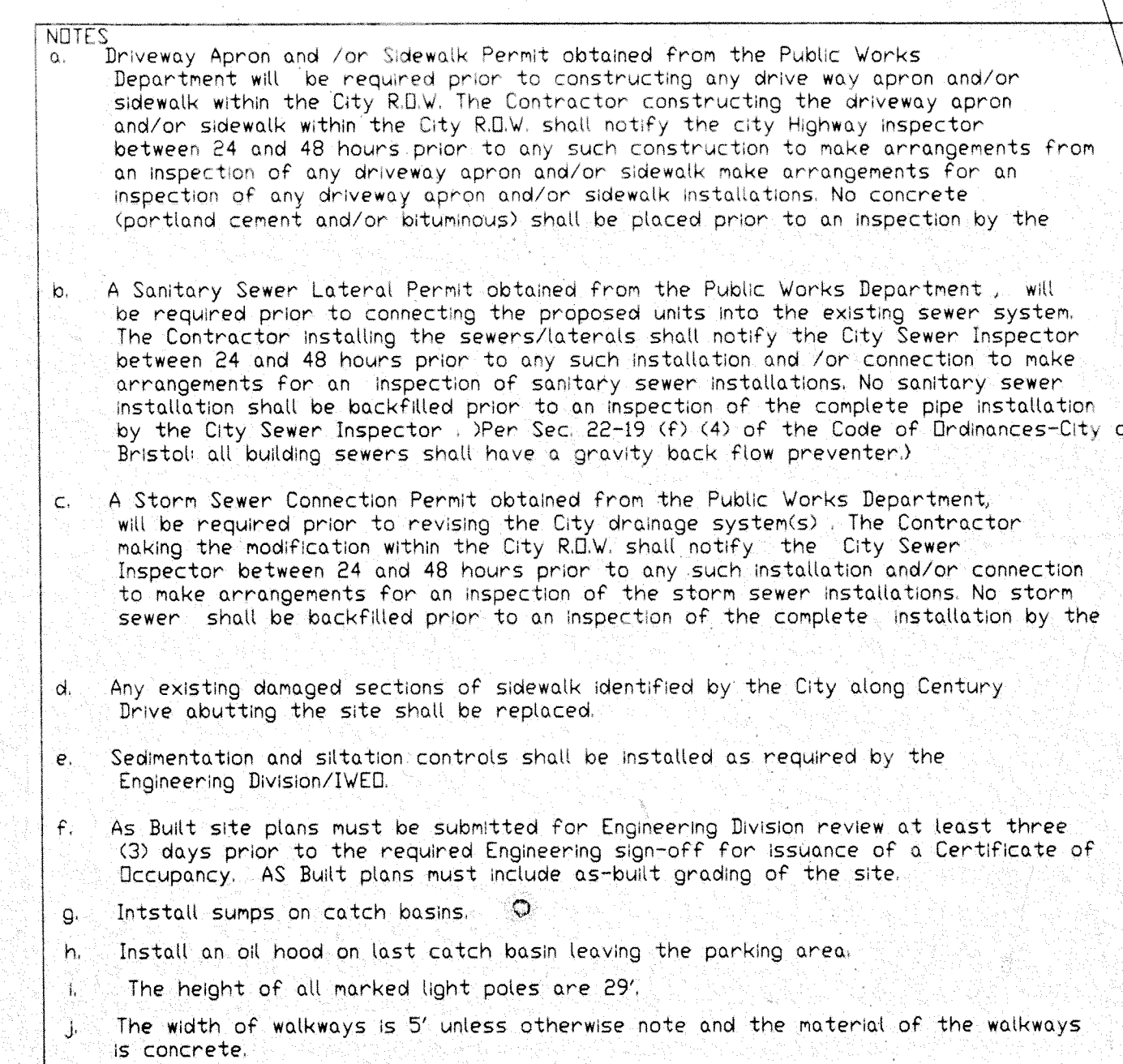
SITE DATA TABLE	ZONE IP-1	
ITEM	REQUIRED/ALLOWED	SUBMITTED
MINIMUM LOT AREA	50,000 S.F.	LOT 14 = 74,140 S.F. LOT 15 = 88,640 S.F. 162,780 S.F. TOTAL
MINIMUM LOT WIDTH	160 FT	LOT 14 = 180' LOT 15 = 180'
MINIMUM FRONT YARD	35 FT	37 FT
MINIMUM SIDE YARD	15 FT.	16.84 FT
MINIMUM REAR YARD	15 FT.	235 FT
MAX. BUILDING HEIGHT	40 FT.	23 FT
MAXIMUM BUILDING COVERAGE	40 %	15 %
NO. OF PARKING SPACES (TOTAL AREA OF BUILDING AT 1/500 SF)	49 SPACES	50 SPACES

CALL BEFORE YOU DIG. 1-800-922-4455



N/F TOMASSO BROTHERS INC.

James N Sakonchick
JAMES N. SAKONCHICK
B F 8 1 S #11203



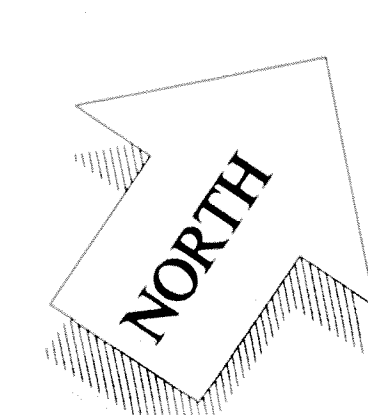
Revisions ISSUE LOG

CITY OF BRISTOL, CONNECTICUT

This Site Plan has been approved by the
Planning Commission of the City of
Bristol, CT.

Walter J. [Signature] Chairman/Secretary
7/24/96 Date

Pursuant to Section 8-3(f) of the Connecticut
General Statutes, all work in connection with
this Site Plan shall be completed by August 1, 1996.
Failure to complete said work by that date
shall result in automatic expiration of the approval
of this Site Plan.



ELKINS SCREW PRODUCTS

LOT #13 & #14 - #231 CENTURY DRIVE
BRISTOL, CONNECTICUT
ASSESSOR'S MAP 4 PARCELS 13 & 14
CURRENT PROPERTY OWNER - TOMASSO BROTHERS INC
Associated Architects P.C. Project No: 96040

SITE PLAN

Date: 31 MAY 1996	L1
Scale: 1"=20'	
Drawn: RL + JS	
Checked: CRN	
CAD: KJA FILE #53-68 96040 - ESP-534 + ESP-K2	

KJA FILE # 53-68

09-08-2017

CENTUR DK ~~205~~

Application
#3830

Request:
C.G.S.
14-321

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT**

**App. 3830
3/19/26**

OWNER/APPLICANT: ATLANTIS REAL ESTATE LLC
AMG PUB II, LLC
555 SOUTH COLUMBUS AVENUE
SUITE 201
MOUNT VERNON, NY 10550

APPLICATION: DEPARTMENT OF MOTOR VEHICLES
LOCATION APPROVAL

**LOCATION OF
PROPERTY:** 1462 FARMINGTON AVENUE
MBL 46//75-8//
ZONE – BG

**AGENT
INFORMATION:** AMY E. SOUCHUNS, ESQ.
MACDERMID REYNOLDS & GLISSMAN, P.C.
42 CHERRY STREET, 2ND FLOOR
MILFORD, CT 06460
(203) 777-1001



AMY E. SOUCHUNS
March 19, 2026

Narrative

APPLICATION NARRATIVE

ATLANTIS REAL ESTATE LLC/AMG PUB II, LLC (“AMG”) is the owner of the property located at 1462 Farmington Avenue (Property). The Property is zoned BG and is approximately 33,000 square feet. Since approximately 1966, the Property has been used as an automotive repair facility or a gasoline station with convenience store.

Legal Framework:

A municipal zoning board of appeals acts as the agent of the Connecticut Department of Motor Vehicles (DMV) in connection with the location of gasoline stations. Prior to recent statutory changes, the ZBA also served in this role for automotive repair facilities. The legislature modified the municipal role in the repair context in 2023, delegating the review function to the fire marshal and building official.

The legislature did not make the same change with respect to gasoline stations. Thus, pursuant to Conn. Gen. Stat. § 14-321, the ZBA is tasked with making a determination as to whether a site is “suitable” for a gasoline station. Earlier criteria to evaluate suitability were also repealed without replacement, but involved proximity to uses such as churches and schools and access considerations like “width of highway” and effect on travel. In the absence of such criteria, the ZBA must use its discretion to determine what makes a property “suitable” for a gasoline station.

Use History:

The Property was developed as an automotive repair facility approximately 60 years ago in 1966-67. At that time, the then-owner requested a change of zone as part of the development proposal. In granting that zone change, the Bristol Zoning Commission conditioned the zone change approval on a larger setback (60 feet) along the southern boundary than was required under the Zoning Regulations in effect at the time. However, under Connecticut law, this condition was illegal and beyond the Commission’s authority to impose.

Despite this illegality, the owner did not challenge the condition and moved forward with his repair facility. As a result, the plan submitted to the ZBA in connection with the initial location approval application in June 1966 reflected the 60 foot setback buffer. The ZBA granted the location approval at the same meeting. Based upon review of town and AMG records, it is unclear when or if AMG’s predecessor obtained a new or modified location approval when the former repair facility was converted to a gasoline station.

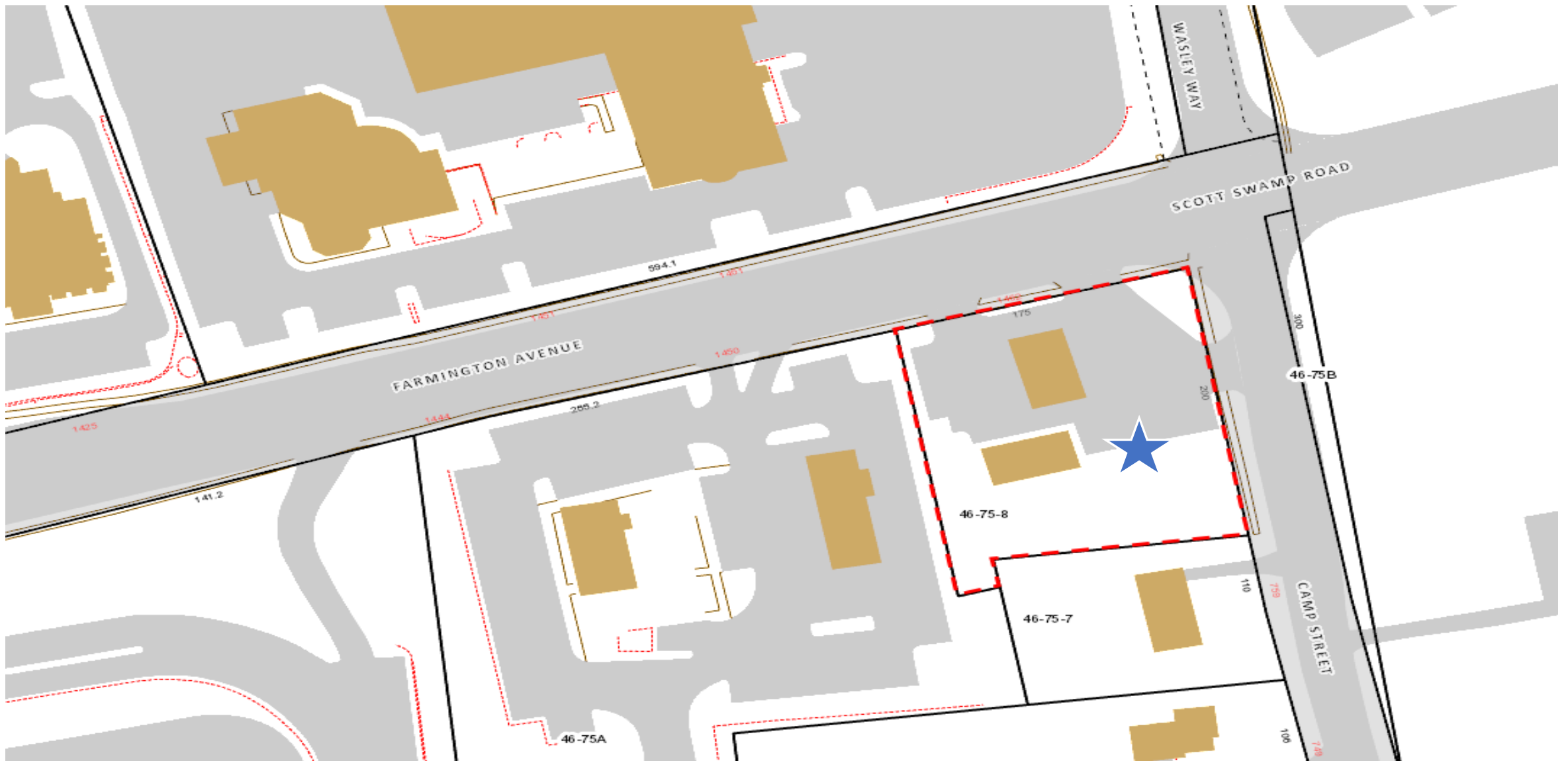
Application Request:

AMG seeks to modify the existing location approval for the Property in two ways: (1) document a location approval specific to the gasoline station use and (2) modify the setback contained in the prior approval to the current zoning setback. If approved, the new location approval would supersede the earlier versions as the operative document.

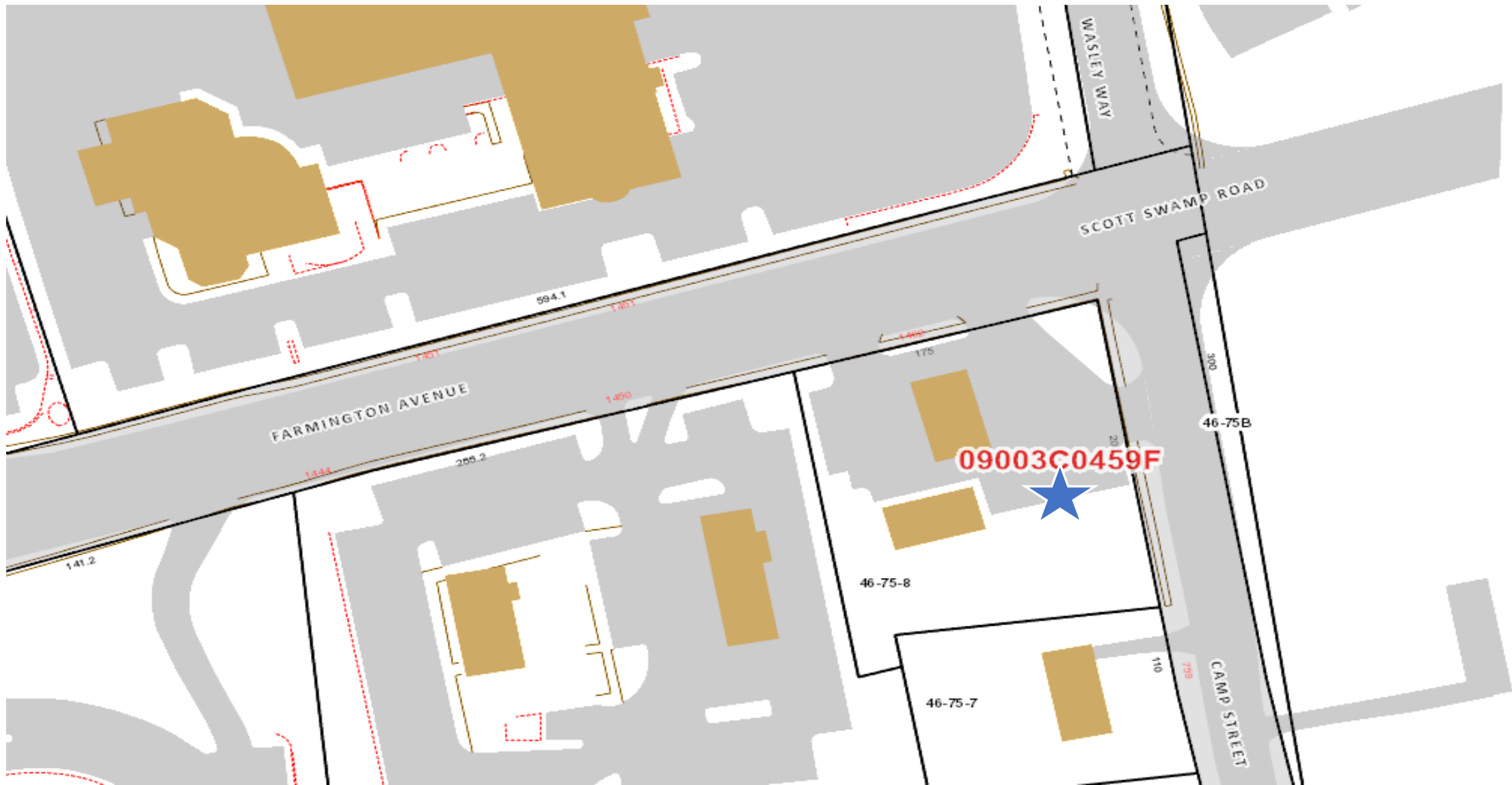
The first modification will ensure that both the town and AMG have a compliant record that this agency found the location suitable for a gasoline station use. The Property's decades-long use demonstrates that the site is suitable for a gasoline station. The Property is easily accessed from both Camp Street and Farmington Avenue, the latter of which is a state road with a wide variety of commercial uses in close proximity. The use is permitted in the BG Zone and is consistent with similar uses such as Starbucks and the nearby car dealership.

The second modification would facilitate the redevelopment of the Property into a modern station and convenience store in a manner compliant with the current Zoning Regulations. The existing building and site layout are approximately 30 years old, dating back to the mid-1990s. The Zoning Regulations establish a 25 foot setback from an adjacent residential zone, while the 1966 location approval reflects the Zoning Commission's illegal 60 foot buffer. AMG intends to modernize the facility in line with its other locations, including a new building and updated architecture. Preliminary plans indicate at least some work would occur within this 35 foot differential. Given the site's suitability and long history as a gasoline station, AMG requests the reduction in the setback to 25 feet as part of the location approval. If granted, additional approvals will be needed from the Zoning Commission.

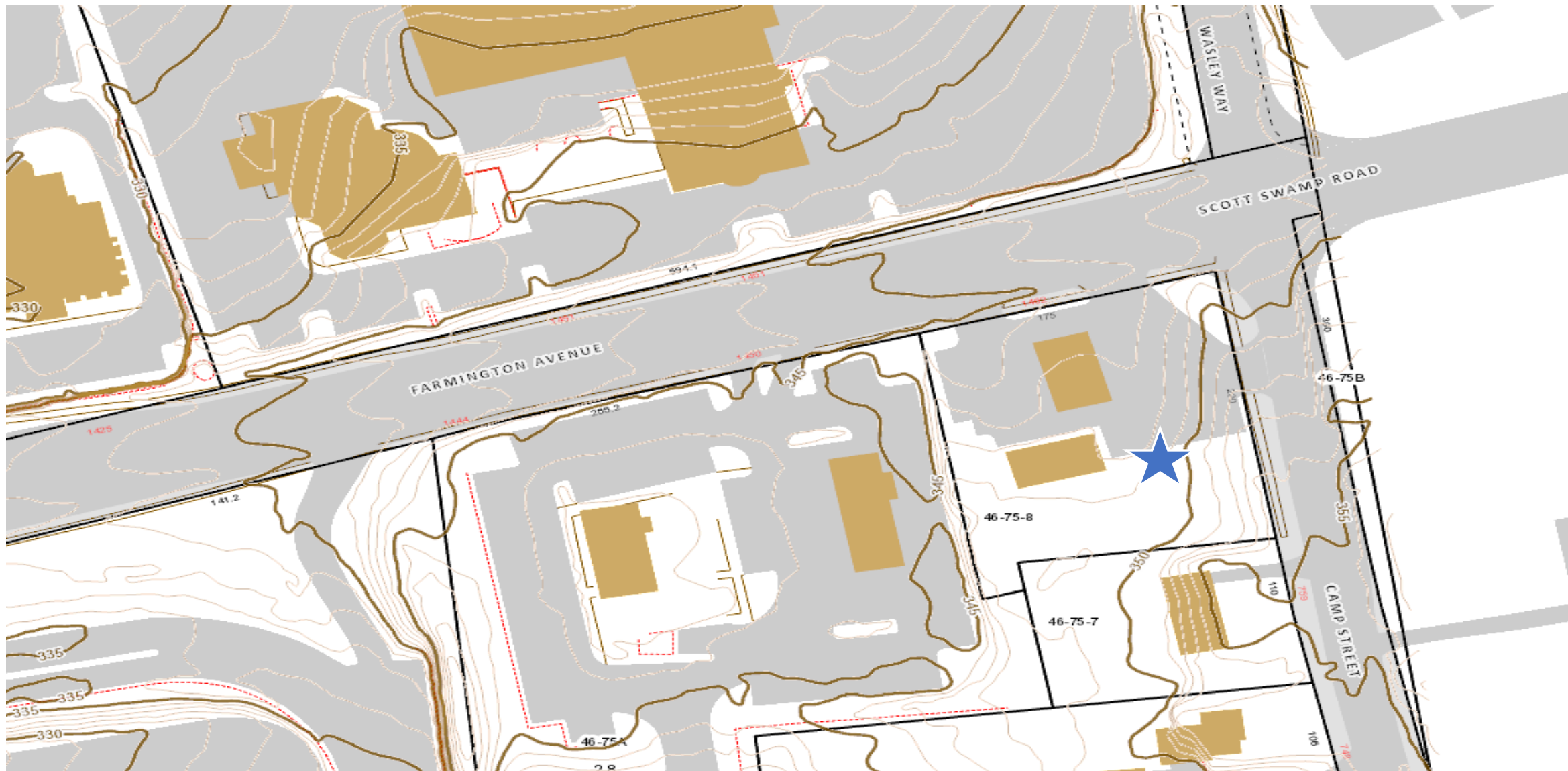
Various GIS and Google Maps



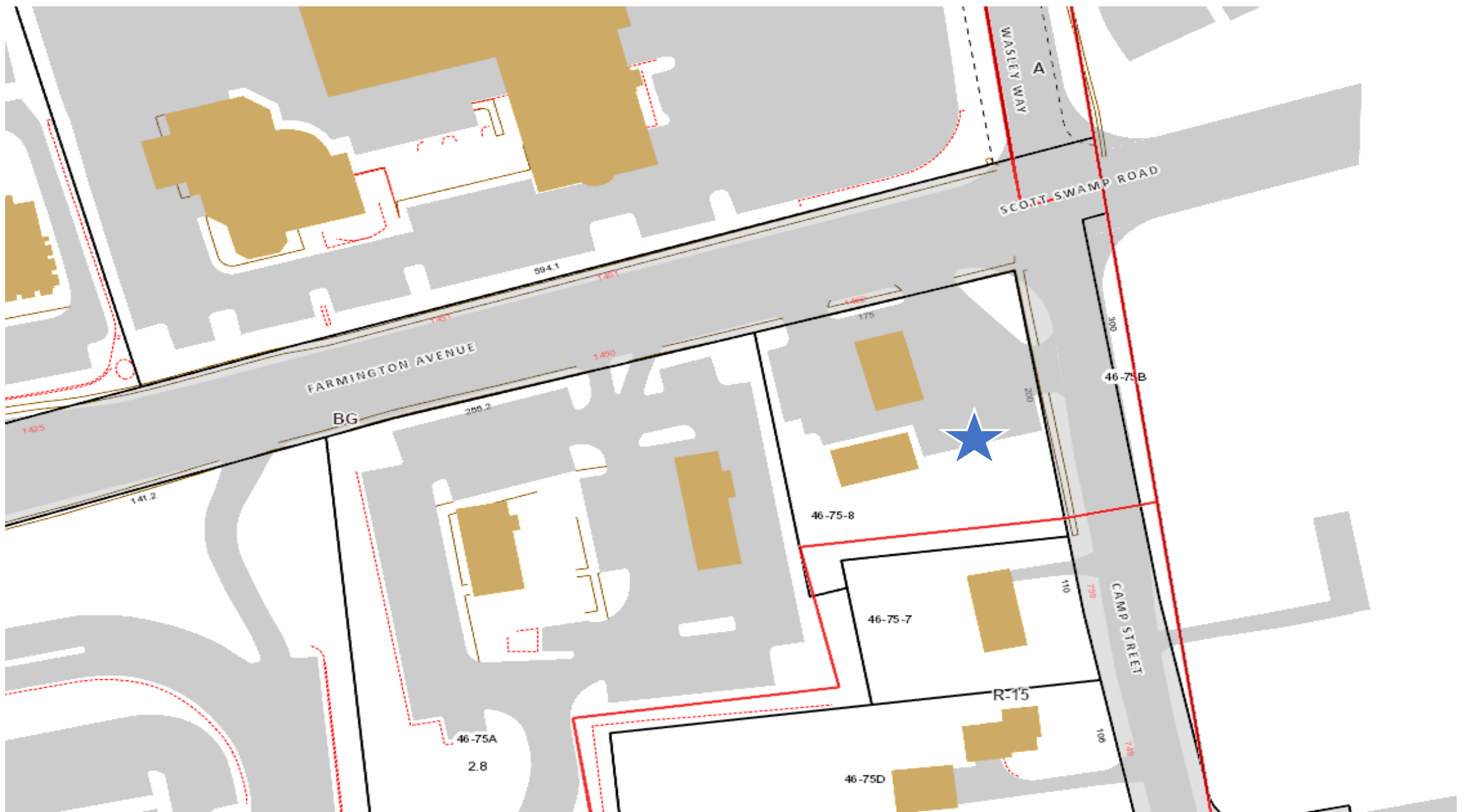
1462 Farmington Ave. – Location
Map 46, Lot 75-8



1462 Farmington Ave. – Floodplain
Map 46, Lot 75-8



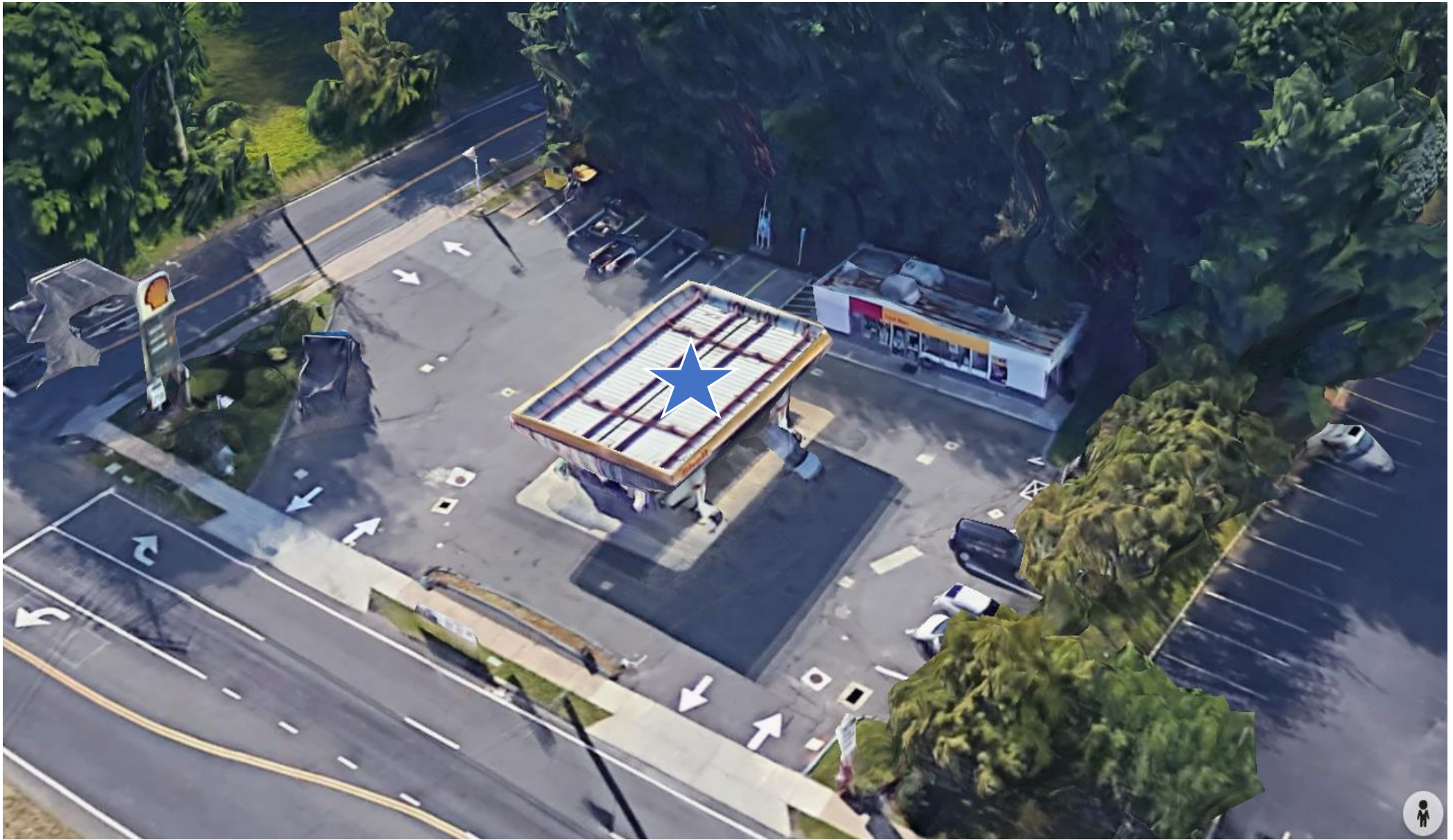
1462 Farmington Ave. – Topography
Map 46, Lot 75-8



1462 Farmington Ave. – Zoning – BG (General Business) zone
Map 46, Lot 75-8



1462 Farmington Ave. – Near Map
Map 46, Lot 75-8

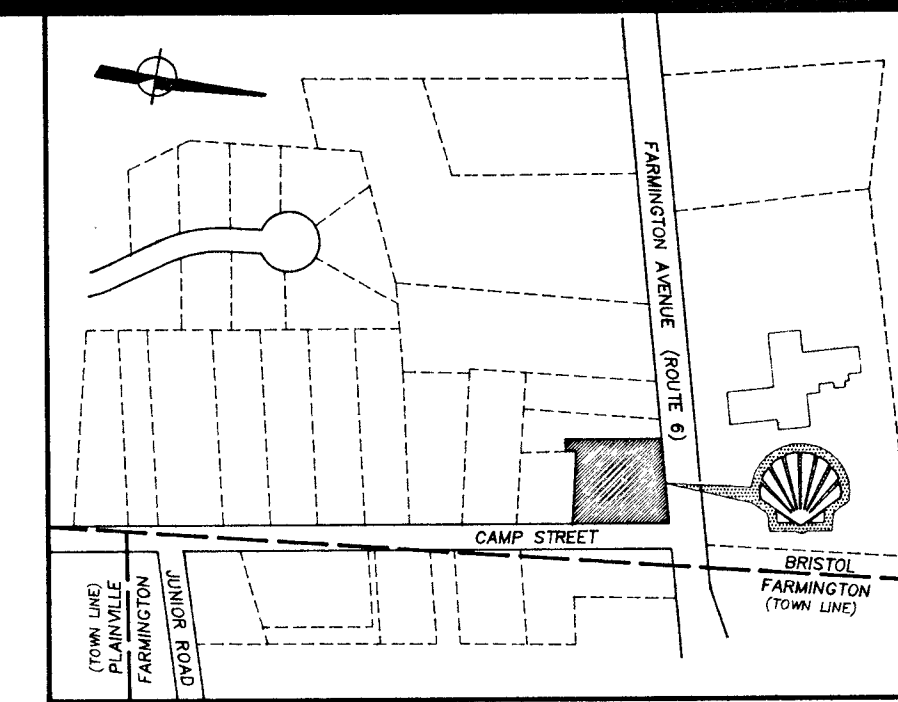
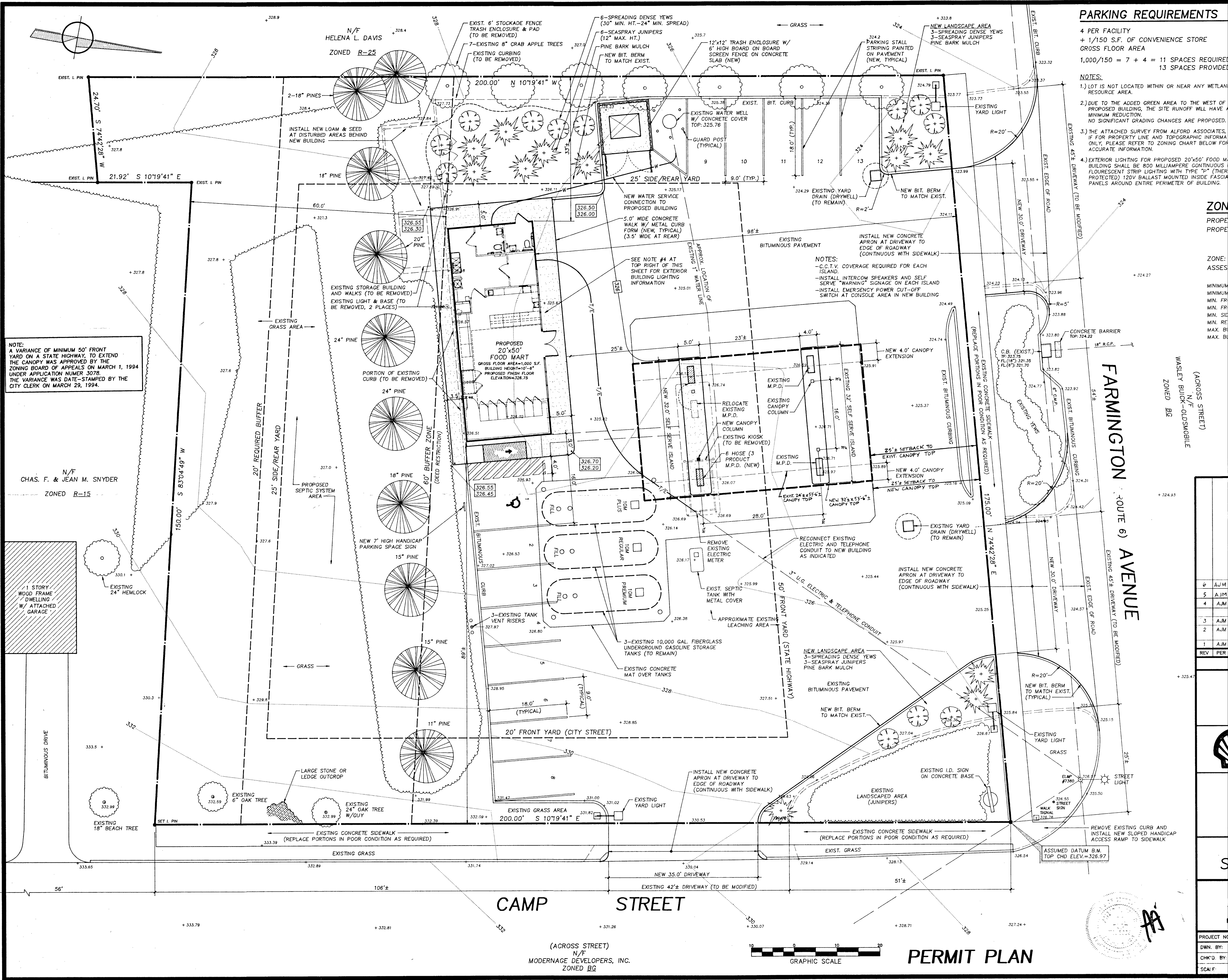


1462 Farmington Ave. – Google Earth
Map 46, Lot 75-8



1462 Farmington Ave. – Google Earth
Map 46, Lot 75-8

Previous Survey (circa 1993)



ZONING CHART

PROPERTY LOCATION: #1462 FARMINGTON AVENUE @ CAMP STREET
PROPERTY OWNER: SHELL OIL COMPANY
NORTHERN TAX REGION
P.O. BOX 2099
HOUSTON, TEXAS 77001

ZONE: BG (GENERAL BUSINESS)
ASSESSOR'S MAP 46, LOT 75-8

	REQUIRED	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	15,000	33,227
MINIMUM LOT WIDTH	100'	175'±
MIN. FRONT YARD ON A STATE HIGHWAY	50'	98'±
MIN. FRONT YARD ON A CITY STREET	20'	89'±
MIN. SIDE YARD ABUTTING A RESIDENTIAL ZONE	25'	30'±
MIN. REAR YARD ABUTTING A RESIDENTIAL ZONE	25'	60'±
MAX. BUILDING HEIGHT	35'	14'±
MAX. BUILDING COVERAGE	50%	6.9%

AYOUB ENGINEERING, INC. EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, INSPECTING, OBSERVING, OR SUPERVISING CONSTRUCTION SERVICES, OR THE MEANS, METHODS, SEQUENCES AND TECHNIQUES OF CONSTRUCTION OR FOR JOB SITE SAFETY AND PROGRAMS FOR THE PROJECT DERIVED BY THE PLANS FOR WHICH THIS CERTIFICATION IS AFFIXED. AYOUB HAS NOT BEEN RETAINED FOR NOR SHALL IT HAVE ANY CONTROL OVER OR BE IN CHARGE OF ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR, OTHER AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

REFERENCE:
PROPERTY LINES AND OTHER TOPOGRAPHICAL INFORMATION SHOWN ON THIS DRAWING WERE TAKEN FROM A PLAN ENTITLED: "AS-BUILT, PROPERTY OF SHELL OIL COMPANY, 1462 FARMINGTON AVENUE (A.K.A. ROUTE 6) BRISTOL, CONN." SCALE: 1"=10', DATE: JULY 2, 1985, PREPARED BY: ALFORD ASSOCIATES, INC., CIVIL ENGINEERS, WINDSOR, CONNECTICUT.

REV	PER	DATE	DESCRIPTION	BY	CHK
6	AJM	3/30/94	ADDED IBA APPROVAL NOTE		CDA
5	AJM	2/7/94	ADDED EXIST. NEW CANOPY TOP SETBACK DIST		AJM
4	AJM	2/01/94	EXTENDED CANOPY, MOVED FOOD MART 2'± TO EAST AND SLIGHTLY MODIFIED BUILDING INTERIOR LAYOUT		CDA
3	AJM	9/22/93	REVISED PER 9/21/93 STAFF REVIEW		CDA
2	AJM	9/08/93	REVISED FOOD MART BUILDING & RTE.6 DRIVEWAY APPROACHES		CDA
1	AJM	7/27/93	REVISED PER BRISTOL STAFF REVIEW		CDA

REVISIONS

APPROVED
minor revisions: see 9/30/94 letter (attached)

APPROVALS

Shell Oil Company
400 BLUE HILL DRIVE
WESTWOOD, MASSACHUSETTS 02090

PROJECT TITLE
BRISTOL, CT.
1462 FARMINGTON AVENUE

W.I.C. # 206-0646-0507
SHEET DESCRIPTION

SITE PLAN - FOOD MART

PREPARED BY
AYOUB ENGINEERING, INC.
ENGINEERING & ARCHITECTURAL CONSULTANTS
PAWTUCKET, RHODE ISLAND (401) 728-5533

PROJECT NO.	1316	CAD FILE NO. 1316MP	DWG. FILE NO. 1316M.
DWN. BY:	CDA	DATE: 6/18/93	
CHK'D. BY:		DATE:	
SCALE:	1"=10'		1
			SHT. 1 OF 1

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF MONDAY, MARCH 3, 2025**

CALL TO ORDER:

By: Chairman Rafaniello

Time: 6:00 P.M.

Place: City Hall
111 North Main Street
Council Chambers
First Floor

ROLL CALL:

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:			
	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman and Acting Secretary)	X	
	Rory Ghio (Secretary)	X	
	Alfred Radke, III	X	
	Liza Salgado-Sirko		
ALTERNATE MEMBERS:			
	Jonathan Lukasiewicz	X	
	Joseph Kelaïta	X	
	Mathew Biadun	X	
STAFF:			
	Brandon Peate, Zoning Enforcement Officer	X	
	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

Per the order of Chairman Rafaniello the meeting was called the meeting to order at 6:00 P.M.
Chairman Rafaniello reminded the Commission the next regular meeting was on Tuesday April 7, 2026.

Item 4.a., Public Hearings, was taken out of order.

4. Public Hearings

- a. Application #3827 – Request for a Variance from Article III, Section 12.3.H. of the Zoning Regulations to reduce the 100' ft. separation distance requirement for driveways serving the same lot to 69.34' ft. at 16 Andrews Street; Assessor's Map 38, Lot 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant/owner.

Chairman Rafaniello designated regular Commissioners Ghio, Salgado-Sirko, Radke, Pecevich and Rafaniello to vote on Application #3827.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, presented the request for the Variance. Attorney Ziogas reviewed the previous approved Variances for a rear yard, lot area and the distance of the building to Andrews St.

The attorney stated that a prior Zone Change application was approved for the property that made the lot conforming. Attorney Ziogas added the lot area variance and the rear lot variance were unnecessary. The attorney indicated the Variance for Andrews St. was in place. Attorney Ziogas noted the lots were merged with the zone change that eliminated the residential lot.

The attorney stated the reason for the request was to restore the driveway access because the access to the rear lot was through Andrews St. In addition, the interior of the lot was too steep. Attorney Ziogas said the property cannot be accessed from the lower lot to the higher lot without going off the lot and onto Andrews Street. The attorney indicated this was the purpose of the request was the steepness of the property would not allow for the rear portion of the lot to be utilized.

The attorney clarified the driveway on Fredrick St. would be eliminated and two proposed driveways were on Andrews St. Attorney Ziogas specified the driveway directions needed the proposed direction because the garage door was oriented to Andrews St.

The attorney noted the concern was to the rear of the lot and the 7 ft. grade elevation within 25 ft. was the concern of the property. Attorney Ziogas had safety concerns of a sidewalk near the 10 ft. wide driveway.

Board inquiries: The attorney informed the Board that landscaping would be installed along Frederick St. with a Zoning Commission Special Permit and Site Plan. Attorney Ziogas stated the driveway to the east of the building was near the steep grading. The attorney reported there was no house previously on the extended lot. Attorney Ziogas indicated the number of vehicles would be reduced for the property.

Board inquiries: the City Planner specified the regulatory distance from Frederick St. to the corner was 100 ft. The City Planner noted the distance between the two driveways would be 69.34 ft. but the requirement was 100 ft.

The City Planner reviewed the documents for the application and briefly reviewed the approved applications to correct the property status. Mr. Flanagan pointed out the zone was not changed until the maps were filed for the property with the merged lots. The City Planner said the applicant has some Special Permits and a Site Plan application before the Zoning Commission to correct the property.

Mr. Peate reviewed the two issued Zoning violations and the resolutions to the concerns. The ZEO went over the chronological order of the documents.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: Rafaniello

Seconded: Pecevich.

For: Sirko, Ghio, Radke, Pecevich and Rafaniello.
Against: None.
Abstain: None.

The Board understood the concerns of the existing building shape and the location of the repair bay was a challenge. The members commented there was a steep grade to the rear of the property that would require an additional Variance to get between the two lots.

The Board had some concern of traffic in the 10 ft. isle that was not preferred because there would be a lot of activity in this area. The members said with the previous plan versus the proposed plan, the property would be improved.

The Board agreed a lot of work was done to improve the parking areas. The Board agreed the area near Andrews St. had two entrances but was a little difficult with the garage door. The members stated when the zone was changed the property needed an additional driveway away from the residential area.

The Board said occasionally vehicles were protruding from the garage so the plan would improve that area. The Chairman was not pleased with the steps that were taken to correct the property without permits and not finishing some prior permits. The Chair encouraged the owner to be a more responsible property owner so there are not additional citations.

MOTION: Move to approve Application #3684, Variance of minimum side yard to construct a deck at 227 Fern Hill Road, in accordance with the plot plan and information submitted.

By: Rafaniello

Seconded: Pecevich.

For: Ghio, Radke, Salgado-Sirko, Ghio, Radke and Pecevich.

Against: Rafaniello.

Abstain: None.

The application is approved.

3. Approval of Minutes

a. Regular Meeting — December 2, 2025

Chairman Rafaniello designated regular Commissioners Ghio, Salgado-Sirko, Radke, Pecevich and Rafaniello to vote on the December 2, 2025, regular meeting minutes.

MOTION: Move to approve the minutes of the December 2, 2025, regular meeting.

By: Rafaniello

Seconded: Pecevich.

For: Pecevich, Ghio, Radke, Salgado-Sirko and Rafaniello.

Against: None.

Abstain: None.

5. Communications

There were no communications.

6. Adjournment

Chairman Rafaniello designated regular Commissioners Pecevich, Ghio, Radke, Salgado-Sirko and Rafaniello to vote on the adjournment.

MOTION: Move to adjourn at 6:37 P.M.

By: Ghio

Seconded: Salgado-Sirko.

For: Radke, Ghio, Pecevich, Salgado-Sirko and Rafaniello.

Against: None.

Abstain: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

David Pecevich, Acting Secretary