BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY MAY 2, 2023

CALL TO ORDER:

By: Chairman Rafaniello Time: 7:00 P.M. Place: City Hall West
Meeting Room One
Second Floor

ROLL CALL:

Chairman Rafaniello called the meeting to order at 7:00 P.M.

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)	X	
	Richard Raymond (Secretary)	X	
	Alfred Radke, III	X	
	Richard Balsam	X	
ALTERNATE MEMBERS:	Christopher Callahan	X	
	Michael Gregory Erosenko	X	
	John Lafreniere	X	
STAFF:	Edward Spyros, Zoning Enforcement Officer	X	
	Andrew Armstrong, Assistant City Planner	X	

Chairman Rafaniello called the meeting to order at 7:00 P.M.

PUBLIC HEARINGS:

1. Application #3796 – Variance for maximum building coverage at 390 Lake Avenue; Assessor's Map 05, Lot 34C; BN (Neighborhood Business) zone; Bristol Adult Resource Center, applicant.

Chairman Rafaniello designated regular Commissioners Radke, Balsam, Raymond, Pecevich and Rafaniello to vote on Application #3796.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, reviewed the application with the Board. He explained the request and the services the facility provided for the City. He explained the locations of the existing facilities. The existing facility (7,001 sq. ft. building) has a Special Permit. The request included an addition on the building from grants from State and local agencies. The applicant wants this to be the central location for the facilities. The property is on 3.1 acres with 349 ft. of frontage. The property is the largest BN zone property in Bristol.

Chairman Rafaniello explained the correct Variance requested was VI.A.6.b., which was not maximum building coverage, but for the gross floor area Regulations. He explained the difference of the maximum building coverage and gross floor area to the Board.

Attorney Ziogas explained the concern was not the lot coverage allowances of the BN zone (35%), but rather the maximum limit of 12,000 sq. ft. of gross floor area for all buildings. The Regulations do not consider the size of the properties which had a maximum limit of a 12,000 sq. ft. building. The request to construct a total of 16,871 sq. ft. of gross floor building area and to consolidate the facilities on one site. He reviewed that 36,000 sq. ft. building construction would be allowed for the site and had concerns of not being able to connect the buildings for safety purposes. The request was to construct a 12,000 sq. ft. building with walkways. He explained his disagreement with the Regulations for larger properties.

The following persons spoke in favor of the application: Mary Etter, Executive Director, 15 Fenway Rd., Southington; William Pierce, former Board of Directors, 89 Belgium Circle; and Jane Brown, Board Member, 50 Griswold Drive, West Hartford.

Ms. Etter reviewed the services at the facility for people with developmental disabilities. The facility is requesting to consolidate the Maltby Street facility with the proposed facility. The facility wanted to add new programs with an average of 160 new people coming from the north region. She reviewed the building layout and purposes of the rooms. If approved, this would provide services for their existing and new clients. The Jerome Avenue facility would remain, but the office staff would be relocated to the Maltby St. facility.

Board inquiries: Attorney Ziogas explained the building would not be over 35 ft. in height. The property would require a Site Plan review at the May 8, 2023, Zoning Commission meeting. This would be the only Variance for this application at this time.

Mr. Pierce explained he had kids with disabilities that go to BARC. He has been on the Board of Directors previously. The facility needed the additional area. The existing facility is limited. His view was this plan would improve the area.

Ms. Brown explained she had kids that attended BARC. She explained her professional services in the industry. Her view was the facility needed additional area for now and in the future for these services. These services cannot be provided if the facility does not get the additional areas to improve the services.

No one spoke against the application.

The hearing is closed.

By: Raymond Seconded: Pecevich.

For: Balsam, Radke, Pecevich, Raymond and Rafaniello.
Against: None.
Abstain: None.

The Board commented the property complied with the exception of the limited area of the building, regardless of the size of the property. If the property was smaller and was subdivided, the plan would allow for more building area. These were the hardships of the application. The Board would like more trees on the property with the landscape plan, if possible, if additional trees were removed from the property. There was only one Variance for the request of gross floor area (35%) allowed and the request was only using 18% of the lot coverage on the property. The Chair noted he employed some of the people at BARC and they were good service for the community. The plan would improve the property. The Board members had no concerns and were in favor of the application. Their views were this would be a good plan for the City.

MOTION: Move to approve Application #3796 – Variance for maximum lot coverage at 390 Lake Avenue; Assessor's Map 05, Lot 34C; BN (Neighborhood Business) zone; Bristol Adult Resource Center, applicant, applicant, in accordance with the plot plan and information submitted.

By: Raymond Seconded: Pecevich.

For: Balsam, Radke, Raymond, Pecevich and Rafaniello.
Against: None.
Abstain: None.

The application is approved.

MISCELLANEOUS:
There were no miscellaneous items.

APPROVAL OF MINUTES

1. Approval of Minutes – April 4, 2023

Chairman Rafaniello designated regular Commissioners Radke, Raymond and Rafaniello to vote on the April 4, 2023, regular meeting minutes. He also designated alternate Commissioners Erosenko and Lafreniere to vote on the April 4, 2023, regular meeting minutes in place of regular Commissioners Balsam and Pecevich with their absence at the April 4, 2023 regular meeting.

MOTION: Move to approve the minutes of the April 4, 2023, regular meeting.

By: Raymond Seconded: Radke.

For: Raymond, Radke, Erosenko, Lafreniere, and Rafaniello.
Against: None.
Abstain: None.

ADJOURNMENT:

Chairman Rafaniello designated regular Commissioners Radke, Balsam, Raymond, Pecevich and Rafaniello to vote on the adjournment.

MOTION: Move to adjourn at 7:25 P.M.

By: Pecevich Seconded: Raymond.

For: Raymond, Radke, Balsam, Pecevich and Rafaniello.
Against: None.
Abstain: None.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary