

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY OCTOBER 3, 2023**

CALL TO ORDER:

By: Chairman Rafaniello

Time: 5:02 P.M.

Place: City Hall West
Meeting Room One
Second Floor
Meeting Online Via Zoom

ROLL CALL:

Chairman Rafaniello called the meeting to order at 5: 00 P.M.

MEMBERS		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	
STAFF:	Robert Flanagan, AICP, City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	

Chairman Rafaniello reminded the Board the next Regular Meeting of the Zoning Board of Appeals is Tuesday, November 7, 2023.

MISCELLANEOUS:

1. Special Meeting Minutes – August 21, 2023

MOTION: Move to table the reading of the minutes of the August 21, 2023, special meeting, to the next regular scheduled meeting.

By: Rafaniello

Seconded: Balsam.

For: Raymond, Erosenko, Radke, Balsam and Rafaniello.

Against: None.

Abstain: None.

STAFF REPORTS:

Mr. Flanagan explained the training this evening was the second part of Land Use Commissioner Training.

2. Land Use Commissioner Training
 - a. Overview of the History of Planning
3. Land Use Commissioner Training
 - a. Overview of Boards and Commissions functions and responsibilities

With a PowerPoint presentation, Mr. Flanagan reviewed the overview of the history of planning. This included information for planners preparing for the national planning exams (AICP.) He reviewed the history, problems and solutions of planning from the 1700's to current. He reviewed the various city planners, styles of architecture and city models. He reviewed the business developments during these eras and centuries, development of zones, development of towns, and styles of housing developments. He reviewed some of the many of the laws that were enacted during these time periods. He noted that currently when there are concerns with waterways, they may become regional problems and regional solutions would be required. He credited Dr. Poland for this presentation that authorized him to use his presentation.

Chairman Rafaniello compared the street planning systems of Boston and New York that were improved over the years with their boards, commissions and Staff. He noted the downtown in Bristol was demolished in the 1960's with Federal funding to rebuild the downtown, but this destroyed the character of the city with the modern buildings at that time. This was also done with various older towns at that time.

b. Review of Land Use Board and Commission powers and functions

With a PowerPoint presentation, Mr. Armstrong reviewed the Land Use Board and Commission powers and functions. He explained there was a Zoning Board of Appeals, Zoning Commission, Aquifer Protection Agency (part of the Zoning Commission), Planning Commission, Inland Wetlands Commission and Watercourse Agency of the Conservation Commission and Historic District Commission. He explained these were individual boards and commissions and will focus on their powers and functions. For these boards and commissions, he explained the processes for applications, Section of State Statutes, and State timelines. He reviewed the various reports, studies and regulations located on the City's Website. He reviewed the requirements for voting on the board and commission applications. He briefly reviewed the Planning Commission's comprehensive plans for the community. He reviewed the referrals required by the Commissions. He recommended the Board review the comprehensive Zoning Re-Write which is getting near to being finished. He reviewed the intent and purpose of the Zoning Regulations. Also, he reviewed the ordinance for the powers and duties of the Commissioners. He reviewed some of the interpretation, processes, approvals and public hearings in conjunction with the Regulations. He explained Use Variances were not very frequent and were not allowed. He reviewed some of the Inland Wetlands Commission Regulations, IW map, the 100 ft. buffer, applications and soil types.

c. Q & A with Staff

Board inquiries: Mr. Armstrong explained if there is an Appeal, this was to determine the interpretation of the Regulation. There was an inquiry that was inaudible, but Mr. Armstrong would review the Regulations for the Board.

Mr. Armstrong explained the Board went through a large portion of the information, but the Board was almost done with the training. He appreciated the Board time and efforts this evening for the training.

ADJOURNMENT

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

MOTION: Move to adjourn at 6:30 P.M.

By: Rafaniello

Seconded: Raymond.

For: Raymond, Erosenko, Radke, Balsam and Rafaniello.

Against: None.

Abstain: None.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary