

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF MONDAY, NOVEMBER 7, 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		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:	Edward Spyros, Zoning Enforcement Officer		X
	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, December 5, 2023

PUBLIC HEARINGS:

1. Application #3803 – Variance of minimum lot area required to allow for a three-family residential home at Lot 78 Lincoln Place; Map 23, Lot 78; R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; Royal Palm Realty, LLC, applicant.

Chairman Rafaniello designated regular Commissioners Radke, Balsam, Pecevich and Rafaniello to vote on Application #3803.

Mr. Armstrong explained today he spoke with Attorney James Ziogas, 104 Bellevue Ave., that represented the applicant, and Attorney Ziogas had agreed to postpone the application to the December 2023 meeting.

MOTION: Move to postpone Application #3803 – Variance of minimum lot area required to allow for a three-family residential home at Lot 78 Lincoln Place; Map 23, Lot 78; R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; Royal Palm Realty, LLC, applicant, to the December 5, 2023, regular meeting of the Commission.

By: Pecevich

Seconded: Balsam.

For: Radke, Balsam, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The application is postponed to December 5, 2023.

MISCELLANEOUS:

2. Special Meeting Minutes – August 21, 2023

Chairman Rafaniello designated regular Commissioners Pecevich, Radke, Balsam and Rafaniello to vote on the August 21, 2023, special minutes.

MOTION: Move to approve the minutes of the August 21, 2023, special meeting.

By: Pecevich

Seconded: Radke.

For: Radke, Balsam, Pecevich and Rafaniello.

Against: None.

Abstain: None.

3. Special Meeting Minutes – October 3, 2023

Chairman Rafaniello designated regular Commissioners Radke, Balsam and Rafaniello to vote on the October 3, 2023, special minutes. Mr. Armstrong indicated that Commissioner Pecevich was absent at the October 3, 2023, special meeting.

MOTION: Move to approve the minutes of the October 3, 2023, special meeting.

By: Balsam

Seconded: Radke.

For: Radke, Balsam and Rafaniello.

Against: None.

Abstain: None.

4. Reappointment Letters

Chairman Rafaniello congratulated regular Commissioners Balsam, Pecevich and Radke on their reappointments. He also congratulated alternate Commissioner Callahan on his reappointment. He thanked them for their service to the Board.

STAFF REPORTS:

5. Land Use Commissioner Training – Final Session

Mr. Armstrong gave his presentation for the Land Use Commissioner training. He explained the Board would finish their training this evening and resume where they left off from the last training session. This would meet the Commissioners requirements for the State Statutes. He would then review the Re-Write of the Bristol Zoning Regulations that is currently being revised.

Mr. Armstrong gave an overview of the requirements and authorities of the various Land Use Commissions. He reviewed the various Board and Commissions applications and the application purposes. He reviewed some of the Inland Wetlands Enforcement Officers responsibilities. He explained there was a video from ConnDEEP the Board may review regarding inland wetlands if the Board members were interested.

Board inquiries: Mr. Armstrong would review and report if there was any required order of applications if there was a Historic District Commission application and a Zoning Board of Appeals application. He reviewed some actions that may be made if a Historic District application was deemed inappropriate.

Mr. Armstrong reviewed the Level A- Aquifer Protection Area mapping that was established. He also reviewed the preliminary Level B -Aquifer Protection Areas mapping that has not been finalized yet. He explained this mapping would eventually be finalized that was located south of Farmington Avenue.

Mr. Armstrong reviewed the reports, studies and systems that were available on the City's Website. He reviewed the changes to the State Statutes of the outdoor dining in 2021. He gave an update of the Re-Write of the Zoning Regulations that was being managed by Robert Flanagan, City Planner. He explained the link on the City's Website to the update of the Re-Write of the Zoning Regulations.

Mr. Armstrong would review the concerns of the newly revised definitions being mostly blank with Mr. Flanagan. He also requested the Board to provide any comments or questions to the Land Use Office. He requested the Commissioners that did not finish the training to contact him for the links and videos.

Chairman Rafaniello requested the Board to begin reviewing the update of the Re-Write of the Zoning Regulations. He requested the Commissioners be notified the next meeting would be in the new Council Chambers. He requested to be provided the Commissioners attendance status.

ADJOURNMENT

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

MOTION: Move to adjourn at 8:02 P.M.

By: Pecevich

Seconded: Balsam.

For: Balsam, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary