

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY FEBRUARY 12, 2024**

1. Call To Order

By: Chairman White

Time: 6:00 P.M.

Place: Bristol City Hall
111 North Main St.
Council Chambers
First Floor

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Thomas Marra (Vice Chairman)	X	
	Richard Goodwin (Secretary)	X	
	Richard Harlow	X	
	John LaFreniere	X	
ALTERNATE MEMBERS:	Michael DeRoehn	X	
	Sara Mangiafico	X	
	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

Chairman White called the meeting to order at 6:00 P.M.

2. Pledge of Allegiance

Chairman White reminded the Commission the next regular meeting was Monday, March 11, 2024.

3. Approval of Minutes

- a. Approval of Minutes – January 22, 2024

Chairman White designated regular Commissioners Marra, Goodwin, Harlow, LaFreniere and White to vote on the January 22, 2024, regular minutes.

MOTION: Move to approve the minutes of the January 22, 2024, regular meeting.

By: Marra

Seconded: Goodwin.

For: Marra, Goodwin, Harlow, LaFreniere and White.

Against: None.

Abstained: None.

4. ZEO Report

- a. December 2023
-
- b. January 2024

Staff explained that Mr. Spyros has retired from the City of Bristol. He also explained Rick Brown, Chief Building Official, would be filling in for Mr. Spyros until a ZEO is hired.

5. Receipt Of New Applications

- a. Application #2488 – Proposed amendments to the Zoning Regulations to allow for Unified Residential Developments by Special Permit and Site Plan in the R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; Attorney Timothy Furey and Charles Talmadge, applicants.

Chairman White designated regular Commissioners Marra, Goodwin, Harlow, LaFreniere and White to vote on Application #2488.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicants, explained the previous application was withdrawn and a new application was filed. He explained Charles Talmadge was one of the applicants unable to attend the meeting this evening. Attorney Furey requested the Commission schedule Application #2488 for public hearing for the March 2024 meeting. He explained the application would go to the Planning Commission at the end of this month for their vote.

MOTION: move that Application #2488 be scheduled for a Public Hearing for the March 11, 2024 Regular Meeting Agenda of the Zoning Commission.

By: Marra

Seconded: Goodwin.

For: Marra, Goodwin, Harlow, LaFreniere and White.

Against: None.

Abstained: None.

The application is scheduled for public hearing.

Item #4. ZEO Report was resumed.

Staff explained the ZEO reports were updated in the new Civic Clerk system. He reviewed the reports for December 2023 and January 2024 with the Commission. He explained the February 1, 2024 report was updated before he left the City.

6. Public Hearings

- a.** Application #2486 – Site Plan for a public school at 532 Stevens Street; Assessor's Map 50, Lot A+A1; R-15 (Single-Family Residential) zone; City of Bristol Board of Education, applicant – Public Hearing continued from January 22, 2024.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained he submitted a letter to request the extension of the timelines for the public hearing. Attorney Ziogas stated the applicant submitted response comments that had to be updated with Staff comments and plans. He explained he was waiting for the response comments from the Staff to be updated. He requested the application be continued to the March 11, 2024, meeting of the Commission.

The Commission agreed to accept the applicant's extension of 15 days of the application timeline for Application #2486 to continue the Application to the March 11, 2024, Regular meeting of the Commission. Staff reviewed the State timelines with the Commission that had sufficient time remaining. He reviewed the extension that Attorney Ziogas had requested to be applied to the application for the new Commissioners.

MOTION: move that the Public Hearing on Application #2486 be continued to the March 11, 2024, Regular meeting of the Zoning Commission.

By: Marra

Seconded: Harlow.

For: Marra, Goodwin, Harlow, LaFreniere and White.

Against: None.

Abstained: None.

The application is continued.

- b.** Application #2487 – Special Permit for recycling center or facility at 95 Wooster Court, Assessor's Map 42, Lot 4; I (General Industrial) zone; Shahil Kantesaria, applicant.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, reviewed the request for a Special Permit to conduct a recycling center facility. The existing 55,500 sq. ft. building was located in an I-zone. Attorney Ziogas explained the applicant leases a 31,500 sq. ft. portion of the building. The property has 91 parking spaces and the existing tenant uses 25 parking spaces. The applicant would use 20 parking spaces. He explained the lease included a 12 ft. X 12 ft. loading dock and there would be no outside storage.

Attorney Ziogas explained this is a new recycling program by the State. The State is trying to increase the 38% recycling rate for CT. Because of the low recycling rate, the City has to pay a tipping fee for the items. He explained the applicant and some vendors received approved permits to recycle the items. He reviewed the overall process of the recycling that would reduce the tipping fees for the City.

Commission inquiries: Attorney Ziogas explained this program is similar to the program in New Britain. He noted this would be a wholesale business only. He explained the items would be sorted and cleaned at the facility. He stated the activities were inside the building so there would be no noise. Attorney Ziogas reviewed the business hours. He explained if the facility is successful the applicant would request a second shift for 25 employees. Attorney Ziogas requested approval for the application.

Shahil Kantesaria, 528 Fern St., West Hartford, explained there are 25 employees. Mr. Kantesaria stated the business hours as 6:00 A.M. to 4:00 P.M. Monday to Friday. He noted if the plan is successful, an additional 25 employees would be employed. Staff reviewed the consumer recycling process and noted the grant was for \$2 Million. He reviewed the facilities capabilities to donate to charities and fundraisers by "Clynk-to-Go".

Staff explained this was one of the last Special Permits under the old Zoning Regulations. He read into the record the Special Permit standards of approval. He noted Staff had no concerns with the application and reviewed the documents for the application.

Staff inquiries: Attorney Ziogas summarized the reasons for the contamination on the property was not a concern because it was not a residential area.

The following persons spoke in favor of the application: Alison Mahony, 528 Fern St., West Hartford and Rachel Haseltine, 410 Emmett St. Among their reasons were that the plan would promote more recycling and provide more jobs for the area. Also, Ms. Haseltine suggested the applicant work with the libraries to help people register. She also appreciated that this would be a good method for students to raise charity money for the schools.

Daniel Kiley, of Clynk, 100 Waterman Dr., South Portland, ME, 04106, representing the applicant, gave an overview of his company's recycling program that would be implemented at this facility. Mr. Kiley reviewed the capabilities of the charity outreach program and gave a history of his company in Maine and New York. If approved, he said this would be the first facility in CT. His company has worked with many municipalities.

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

The hearing is closed.

By: Marra

Seconded: Goodwin.

For: Marra, Goodwin, Harlow, LaFreniere and White.
Against: None.
Abstained: None.

The Commission commented there was no reason to deny the application.

MOTION: Move that Application #2487 – Special Permit for recycling center or facility at 95 Wooster Court, Assessor's Map 42, Lot 4; I (General Industrial) zone; Shahil Kantesaria, applicant, be approved.

By: Marra

Seconded: Goodwin.

For: Marra, Goodwin, Harlow, LaFreniere and White.
Against: None.
Abstained: None.

The application is approved.

7. Old Business

There was no old business.

8. New Business

There was no new business.

9. Staff Reports

Staff reviewed a letter received into the record dated February 7, 2024, from Francisco Gomes, Consultant, FHI Studio, which worked on the Rewrite of the Zoning Regulations. Staff summarized the concerns of the Bristol Boys and Girls Club property becoming a non-conforming use on the property with the rewrite of the Zoning Regulations. He reviewed Mr. Gomes' suggestions that the Zoning Regulations that should be revised. His view was this facility was a beneficial for the City.

10. Communications

There were no communications.

Staff reviewed the "old agenda" format versus the "new event" format for the Commission.

11. Adjournment

MOTION: Move to adjourn at 6:45 P.M.

By: Marra

Seconded: Harlow.

For: Marra, Goodwin, Harlow, LaFreniere and White.

Against: None.
Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary