

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MARCH 11, 2024**

CALL TO ORDER:

By: Chairman White

Time: 6:00 P.M.

Place: City Hall
Council Chambers
First Floor**ROLL CALL:**

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

1. Call to Order

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 April 8, 2024.

3. Approval of Minutes

- a. February 12, 2024

MOTION: Move to approve the minutes of the February 12, 2024, regular meeting.

By: White

Seconded: Marra.

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

Against: None.

Abstained: None.

4. ZEO Report

- a. February 2024

The Commission acknowledged receipt of the February 2024 Zoning Enforcement Officers report.

He explained Richard Brown, Chief Building Official, is Zoning Enforcement Officer and he provided Mr. Brown's report.

5. Receipt of New Applications

- b. Application AZR 24-1 – Proposed revisions to the Zoning Regulations to add and amend the following:
- i. Add to Section 19 Use Definitions: Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

- ii. Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 (Single-Family Residential) zones by Special Permit (SP).
- iii. Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD (Downtown Business) zones by Zoning Permit (ZP), in the BG (General Business) and BHC (Route 72 Corridor Business) zone by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN (Neighborhood Business) zone by Special Permit (SP) – Initiated by: Bristol Zoning Commission.

Staff explained these were amendments to the new Zoning Regulations that were brought to the Commission by Staff at the February 2024 meeting. Staff reviewed received responses from the NVCOG and the NHCOC and there were no conflicts of interest with regional plans or policies.

MOTION: Move that Application #AZR 24-1 be scheduled for a Public Hearing for the April 8, 2024 Regular Meeting Agenda of the Zoning Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- a. Application #2489 – Special Permit for Senior Housing (84 units) at 560, 594 & 644 Redstone Hill Road; Assessor's Map 1, Lots 9B-1, 9B-2, 11, 11-2, 11-3, & 10-B-1; Laurel Meadows, LLC, applicant.
- b. Application #2490 – Site Plan for Senior Housing (84 units) at 560, 594 & 644 Redstone Hill Road; Assessor's Map 1, Lots 9B-1, 9B-2, 11, 11-2, 11-3, & 10-B-1; Laurel Meadows, LLC, applicant.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained there was a Special Permit and Site Plan for this property. He explained a full set of plans was submitted for the applications. He explained there was pending litigation right now with the Inland Wetlands (IW) Commission. He requested Applications #2489 and #2490 be scheduled for public hearings. He explained the current plan was a fully designed plan that was outside the inland wetlands area. He explained the plans would be discussed with the Inland Wetlands Commission at their next meeting.

Commission inquiries: Attorney Furey explained this plan would not affect any of the designated inland wetland area. He explained there would not be any activity within 100 ft. of the inland wetlands area. He explained the new applications were more than 100 ft. from the inland wetlands area. He reviewed the utility connections on Silo Rd. and Redstone Hill Rd.

Staff inquiries: Attorney Furey explained this plan had the same number of units (84 units) as the prior 2022 plan. He briefly described the units. He explained the plan complied with the new Zoning Regulations.

Staff explained the IW Commission denied the previous application. He explained the applicant filed an appeal that is currently pending litigation. He explained the Zoning Commission approved the prior Special Permit and Site Plan.

MOTION: Move that Application #2489 and #2490 be scheduled for Public Hearings for the April 8, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Marra

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

The Applications #2489 and #2490 are scheduled for public hearing.

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 February 12, 2024.

MOTION: Move that Application #2486 Item 6a be moved so it can be heard after Application #2488, Item 6b on this evening’s agenda.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

Item #7.b., Public Hearings was taken out of order.

- b. 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.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicants, explained the Commission had reviewed variations of this application previously. Attorney Furey explained the Planning Commission also reviewed this second variation of the application and gave a positive referral. He reviewed the comments with the Commission. He reviewed the concerns of the the Fire Marshal regarding the wall separation distance (2 hours.)

Charles Talmadge of Development Planning Solutions, 225 North Main St., representing the applicant, explained the insulation rating for the structures.

The Commission commented this was a reasonable request.

No one else spoke in favor of the application.

No one spoke against the application.

Staff inquiries: Mr. Talmadge reviewed the list of properties that would be affected by the proposed amendment.

Staff gave an overview of the proposed amendment application for this evening.

The hearing is closed.

By: Marra

Seconded: Goodwin.

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

Against: None.

Abstained: None.

MOTION: Move that Application #2488 – be approved because: the Zoning Commission finds that the zoning text amendment, as presented, would generally be consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of the amendment is: April 8, 2024.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved.

The Commission resumed Item #6, Public Hearings, a., Application #2486.

- 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 February 12, 2024.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the application was continued from the February 2024 meeting. Attorney Ziogas explained a detailed presentation was given at the February 2024 meeting. He explained the Special Permit was approved at the February 2024 meeting. He explained the comments were received and addressed on the revised plans. He explained there were two insignificant comments remaining to resolve that he discussed with Staff and the City Engineer. He explained the first comment at the January meeting was the sidewalks on Felice Rd. was not on the applicant's property but the City may install those sidewalks if necessary. The second comment was the old school would be demolished after the new school was constructed. He explained the old school would not be used for any alternative purposes during construction.

Ryan Scrittorale, P.E., of Alfred Benesch & Co., 120 Hebron Ave., Glastonbury, reviewed the comments that were mainly housekeeping matters. He explained if the easement for the gas service was not obtained, he would have to review alternative plans. Mr. Scrittorale reviewed the comments and the comment responses for the City Engineer comments. He reviewed the comments details for #7, #8, #12, #13, #15, #18 and #20 in detail with the Commission. He explained for comments #7 and #8 he would provide an alternate plan, if necessary. He explained comment #12 that he would revise to relocate sedimentation traps (east on property.) He explained for comment #13 that he would provide the calculations and the profiles for the 25 yr. storm. He explained an operation manual for the entire site would be provided. He explained for comment #15 the vehicle access road for the detention ponds would be revised for maintenance/access road in that area. He explained for comment #18 that the above ground pond would be removed. He explained for comment #20 regarding the cut fill plans for Phase 3, he would provide more details. Mr. Scrittorale also reviewed the new comments and responses to comments #23 to 31 that were received today. He explained the handicapped parking was increased to 10 parking spaces.

Staff requested the Aquifer Protection Area details be placed on the plans.

Staff inquiries: Mr. Scrittorale explained 4 units EVC stations would be constructed. He explained the EVC infrastructure construction was a significant financial amount for the plans.

Attorney Ziogas explained regarding the gas line easement that on the recent project for the former NE school site, the gas line was constructed 5 ft. away from the property line. He explained he spoke to the property owners and the gas line easement would not be a concern.

Staff inquiries, respectively: Mr. Lane reviewed the design process with the Commission. Attorney Ziogas explained the old school would not be used for any alternative activities needs/requirements for any of the schools.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing #2486 is closed.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

MOTION: Move that Application #2486 – Site Plan for a public school at 532 Stevens Street, be approved with the following stipulations:

1. The site plan shall not be signed off until all remaining comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for, shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved with stipulations.

7. Old Business

There was no old business.

8. New Business

There was no new business.

9. Staff Reports

- a. Zoning Rewrite Meeting Schedule Discussion

Staff reviewed the tentative schedule of the Zoning Re-Write Meeting schedule requested a Special Meeting for April 4, 2024, at 5:00 P.M., on Zoom with the Commission. The Commission agreed to the Special Meeting date.

10. Communications

There were no communications.

11. Adjournment

ADJOURNMENT:

MOTION: Move to adjourn at 7:10 P.M.

By: White

Seconded: Marra.

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

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary