



*City of Bristol
Planning Commission*

*REGULAR MEETING - MONDAY, MAY 20, 2024
MEETING ROOM 3-1 - THIRD FLOOR
CITY HALL - 111 NORTH MAIN STREET
6:00 P.M.*

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/82501512537?pwd=w3KlaR9Gby2EZ1hj2rz8t71OtbGLdr.1>

Meeting ID:

825 0151 2537

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Participation
4. Approval of Minutes
 - a. Regular Meeting - March 25, 2024
5. Zoning Commission Referrals
 - a. App. #2498 – Change of Zone from R-15 (Single-Family Residential) zone to A (Multi-Family Residential) zone at east of Old Wolcott Road and south of Wolcott Street; Map 7, Lot 45 (Old Wolcott Road) and Assessor's Map 7, Lots 44-2, 44-1 & 44 (Wolcott Street); Crown Estates, LLC, applicant
6. City Council and Other Referrals
 - a. FY 2024-2025
Capital Budget

- b. C.G.S. 8-24 Referral:
Wheeler Clinic - Map 30, Lot 3
 - c. C.G.S. 8-24 Referral:
Downs Street - Map 34, Lot 93
 - d. C.G.S. 8-24 Referral:
64 Washington Street - Map 43, Lot 19
 - e. C.G.S. 8-24 Referral
Business Park Drive - Map 3, Lot 10 and Lot 11
 - f. C.G.S. 8-24 Referral:
Violet Drive - Map 2, Lot 129-2
 - g. C.G.S. 8-24 Referral:
Candlewood Drive - Map 2, Lot 120-9
7. New Business
- a. Community Development Block Grant Program (CDBG)
 - 1. Annual Action Plan Year 49 – 2024-2025
8. Old Business
9. Staff Reports
- a. Subdivision Status Report
April 2024
10. Communications
11. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, June 24, 2024

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MARCH 25, 2024**

1. CALL TO ORDER:

By: Acting Chairman Soares

Time: 6:00 P.M.

Place: City Hall
Council Chamber
111 North Main Street
First Floor

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)		X
	John Soares (Acting Chairman)	X	
	Jon Pose	X	
	Tracey Bacchus	X	
	Christopher Nardi (Acting Secretary)	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller		X
	Anthony Lorenzetti		X
	Kristen O'Donnell	X	
STAFF:	Robert Flanagan, AICP, City Planner	X	
	Nancy Levesque, P.E., City Engineer	X	

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

Acting Chairman Soares designated regular Commissioners Nardi, Bacchus, Pose, Soares as voting members this evening. He also designated alternate Commissioner O'Donnell as a voting member this evening.

2. Public Participation

There was no public participation.

3. Approval of Minutes

a. Regular Meeting - February 26, 2024

MOTION: Move to approve the minutes of the February 26, 2024, regular meeting.

By: Pose

Seconded: Nardi.

For: Nardi, Bacchus, Pose, O'Donnell and Soares.

Against: None.

Abstain: None.

4. Receipt of New Applications

There was no receipt of new applications.

5. Public Hearings

There were no public hearings.

6. Zoning Commission Referrals

- a. 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

ii - Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and to allow in the R-10, R-15, R-25 and R-40 (Single-Family Residential) zones.

iii - Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and to allow in the BD (Downtown Business) zones; BG (General Business) zone; BHC (Route 72 Corridor Business) zone and the BN (Neighborhood Business) zone – Initiated by: Bristol Zoning Commission.

Staff explained after the Zoning Regulations Re-Write process, it was discovered that the Bristol Boys and Girls Club was in the category as a “club.” Staff explained this facility was made a commercial use in the new Zoning Regulation so the use has now become non-conforming. Staff met with the Bristol Boys and Girls Club staff to explain the concerns. The Zoning Commission requested Staff to draft a new Zoning Regulation. Staff noted the proposed Regulations would improve the definition and would remain a Special Permit use. He explained the club would amend the Special Permit and apply for any Site Plan permits. He reviewed the proposed amendments. He explained referrals were received from the NVCOG and the NHCOC and the CRCOG and there were no conflicts. Staff explained this was an oversight in the Regulations. He noted Staff wanted to help the applicant continue their good work for the community. Staff supported a positive referral for this application.

Staff reviewed the documents for the application.

MOTION: Move to send a positive referral to the Zoning Commission for AZR 24-1.

a. - Add to Section 19 Use Definitions: Community Youth Organization

ii - Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and to allow in the R-10, R-15, R-25 and R-40 (Single-Family Residential) zones.

iii - Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and to allow in the BD (Downtown Business) zones; BG (General Business) zone; BHC (Route 72 Corridor Business) zone and the BN (Neighborhood Business) zone – Initiated by: Bristol Zoning Commission.

The Planning Commission finds that the zoning text amendment, as presented, would be generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018 and specifically:

1. Section 6.2.4. – Community / Cultural Resources
Support community resources which enhance the quality of life within Bristol.

MOTION: Move that Application AZR 24-1,

By: Nardi

Seconded: Bacchus.

For: Nardi, Bacchus, Pose, O'Donnell and Soares.

Against: None.

Abstain: None.

7. City Council and Other Referrals

- a. C.G.S 8-24 Review:
Department of Parks, Recreation, Youth and Community Services
Improvements to Memorial Boulevard/Wozenski Way

Sara Larson, Deputy Superintendent, Department of Parks, Recreation, Youth and Community Services, 51 High St., representing the applicant, explained this was an 8-24 Referral. This is a \$300,000 project funded by ARPA for improvements and accessibility upgrades to Veterans Boulevard. She explained input was received in 2020 from the Master Plan and the Veterans Council. She reviewed the improvements of the pre-fabricated restroom, the pathways and sidewalks that would be improved. She requested an approval for the 8-24 approval for the plans.

Staff agreed with Ms. Larson's description of the plans. He reviewed the areas of improvements in the park and explained Staff supported this plan. Ms. Levesque explained the Engineering Department worked on the plans with the Department of Parks, Recreation, Youth and Community Services.

Commission inquiries: Ms. Larson explained the restroom design has not been finalized but it would be a low impact design. The restroom design would be similar to the existing designs in the park. She explained the accessible sidewalk at Memorial Blvd. to South St. had a concern for accessibility with the grading in that area. The accessible sidewalk would have to be accessed from Hill St. Staff inquiries: Ms. Larson explained the security system for the building would be locked from their new system.

MOTION: Move to send a positive referral to the City Council for the proposed municipal improvements to Memorial Boulevard/Wozenski Way as outlined by the Parks and Recreation Department.

The Planning Commission finds that the proposed municipal improvements, as presented, would be generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Nardi

Seconded: Bacchus.

For: Nardi, Bacchus, Pose, O'Donnell and Soares.

Against: None.

Abstain: None.

8. New Business

- a. Application #424 – Blossom Estates Subdivision - 505-545 Redstone Hill Road – Acceptance of bonding for public improvements for Phase 2 (16 lots); Assessor's Map 2, Lots 133-1; 133-3 through 133-17; R-15 (Single-Family Residential) zone; 505-545 Redstone Hill Road, LLC, applicant.

Attorney Andre Dorval, 17 Riverside Ave., representing the applicant, explained the request for the acceptance of bonding for public improvements for an 18-lot subdivision. He explained the conditional approval and the final approval dates. Attorney Dorval explained a majority of the work has been done, which he reviewed. The request this evening was for the bond to be reduced for unfinished items to be completed at \$175,052, which he discussed with the City Engineer and City Planner. If the Commission agreed, a bond would be filed in the immediate future. He requested the application be placed on the April agenda to be discussed with the Commission.

Staff explained he would work with the applicant to prepare the Mylar maps and the final approval. He reviewed the bond amounts that were determined today. He agreed a significant amount of work was done on the property. Ms. Levesque explained the property was reviewed and there were a few modifications. She agreed with the bond amounts. After a bond is filed the applicant they may apply for building permits.

Staff inquiry: Attorney Ziogas explained 16 houses would be constructed.

Commission inquiry: Attorney Ziogas explained most of the infrastructure was constructed.

MOTION: Move that pursuant to Subdivision Regulation 3.01 – Performance Guarantees – a request by the applicant for Application #424 – Blossom Estates Subdivision - 505-545 Redstone Hill Road – To approve the bond amount of bonding for public improvements for Phase 2 (16 lots); Assessor's Map 2, Lots 133-1; 133-3 through 133-17; R-15 (Single-Family Residential) zone; 505-545 Redstone Hill Road, LLC, applicant in the amount of \$175,052 based on the recommendation of the City Engineer. This amount includes the 15% contingency.

By: Nardi

Seconded: Bacchus.

For: Nardi, Bacchus, Pose, O'Donnell and Soares.

Against: None.

Abstain: None.

- b. Application #413 – Laurentide Glen Subdivision – Assessor’s Map 67; R-15/OSD (Single-Family Residential/Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners. Notification of Bond Expiration for public improvements for: 1. Phase 1 (12 lots) – Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street; 2. Phase 2 (11 Lots) – Lots 12 -14, 16 – 22 Wiegert Way; 3. Phase 3 (20 Lots) – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive; 4. Phase 4 (19 Lots) – Lots 38 & 40 Gino Drive and Lots 39-56 Pequabuck Street

Staff explained at the February meeting the Commission approved a bond reduction from \$454,250 to \$260,875. He explained a renewal letter of credit was due on March 28, 2024. He spoke with Attorney Mark Ziogas and discussed that the letter of credit was not able to be obtained. He added this item to the agenda to discuss after he spoke with the Chairman and Vice Chairman.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, explained the bank was having concerns with one of the partners not willing to sign the application for the letter of credit. He explained the closing was on Thursday which would allow the applicant to post a cash bond. He explained this would alleviate the concern. He then explained the process of his escrow account to the Commission.

Attorney Ziogas inquiry: Staff explained if the concern is resolved the cash bond may be replaced with a letter of credit.

Staff explained the Chief Building Official would not issue any permits until a bond was received.

9. Old Business

There was no old business.

10. Staff Reports

- a. Subdivision Status Report
March 2024

Ms. Levesque explained other than the two subdivisions discussed this evening, there was no new activity on any subdivisions. The Great Pyrenees Way Subdivision into Burlington was the next phase. Though, there was no request for road acceptance. The remaining houses would be constructed in Burlington. The Perkins St. Subdivision had applied for two building permits. The Meadowview Farm Subdivision was trying to get the utility infrastructure resolved. She explained the concerns for the bond for Cold Spring Farm Subdivision.

11. Communications

There were no communications.

12. Adjournment

Acting Chairman Soares reminded the Commission the next Regular Meeting of the Planning Commission is Monday, April 22, 2024.

Motion was made by Commissioner Nardi to adjourn.
Motion seconded by Commissioner Bacchus.
Motion carried 5-0.

The meeting adjourned at 6:41 P.M.

These minutes represent the proceedings of the meeting.
This meeting was taped.

Respectfully submitted,
Nancy King

John Soares
Acting Chairman: FOR:

William Veits
Chairman
City Planning Commission



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: May 8, 2024

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Section XII.E.3.a. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Map is hereby referred to the Planning Commission for a report:

Application #2498

Proposal: Change of Zone from R-15 (Single-Family Residential) zone to A (Multi-Family Residential) zone at east of Old Wolcott Road and south of Wolcott Street; Map 7, Lot 45 (Old Wolcott Road) and Assessor's Map 7, Lots 44-2, 44-1 & 44 (Wolcott Street).

Initiated by: Crown Estates, LLC

Tentative Hearing Date: June 10, 2024

City Planner – Robert Flanagan – City of Bristol Land Use Office at 860-584-6225.

Enclosure

For Office Use Only	
APPLICATION NO.	2498
DATE FILED:	5/2/24
DECISION DATE:	
DECISION:	

**BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CHANGE OF ZONE**

The undersigned Applicant hereby petitions the Bristol Zoning Commission to hold a public hearing to hear and consider the proposed zone change requested herein for the Property described below.

Present zone of the Property: R-15 Proposed zone of the Property: A

Address or Location of the Property: east of Old Wolcott Road and south of Wolcott Street

Assessor's Map No.: 7 Assessor's Lot No.(s): Lots 45, 44, 44-1, 44-2

Size of the Property (in acres or square feet): 3.89 Acres Extension of a like zone? ☒ yes [] no

Minimum lot area requirement of the proposed zone: 2 Acres

Reason for the proposed zone change:
In Accordance with the 2018 Plan of Conservation and Development Section 10.3.3 Housing Mix, this application seeks to promote the creation of new modern housing opportunities for young adults and families.

Other comments:

APPLICANT (If more than one, list on Page 2)

Name: Crown Estates LLC

Address: 22 Pine Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 250-7784 E-Mail: laurettico@aol.com

Signature: [Signature] Signature – (Printed/Typed) Mark Lauretti

CHECK ONE: ☒ owner [] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Same as Applicant

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: [Signature] Signature – (Printed/Typed) Mark A. Lauretti

*not applicable for zone changes initiated by the Zoning Commission itself

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2498

Address or location of property: _____ east of Old Wolcott Road and south of Wolcott Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [] owner [] other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street Suite 207 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2498

Address or location of property: _____ east of Old Wolcott Road and south of Wolcott Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

Address: 43 Bellevue Avenue City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 589-4343 E-Mail: tfurey@fureydonovan.com



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: May 8, 2024
TO: Town and City Clerk - Bristol
FROM: Bristol Zoning Commission
Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #2498

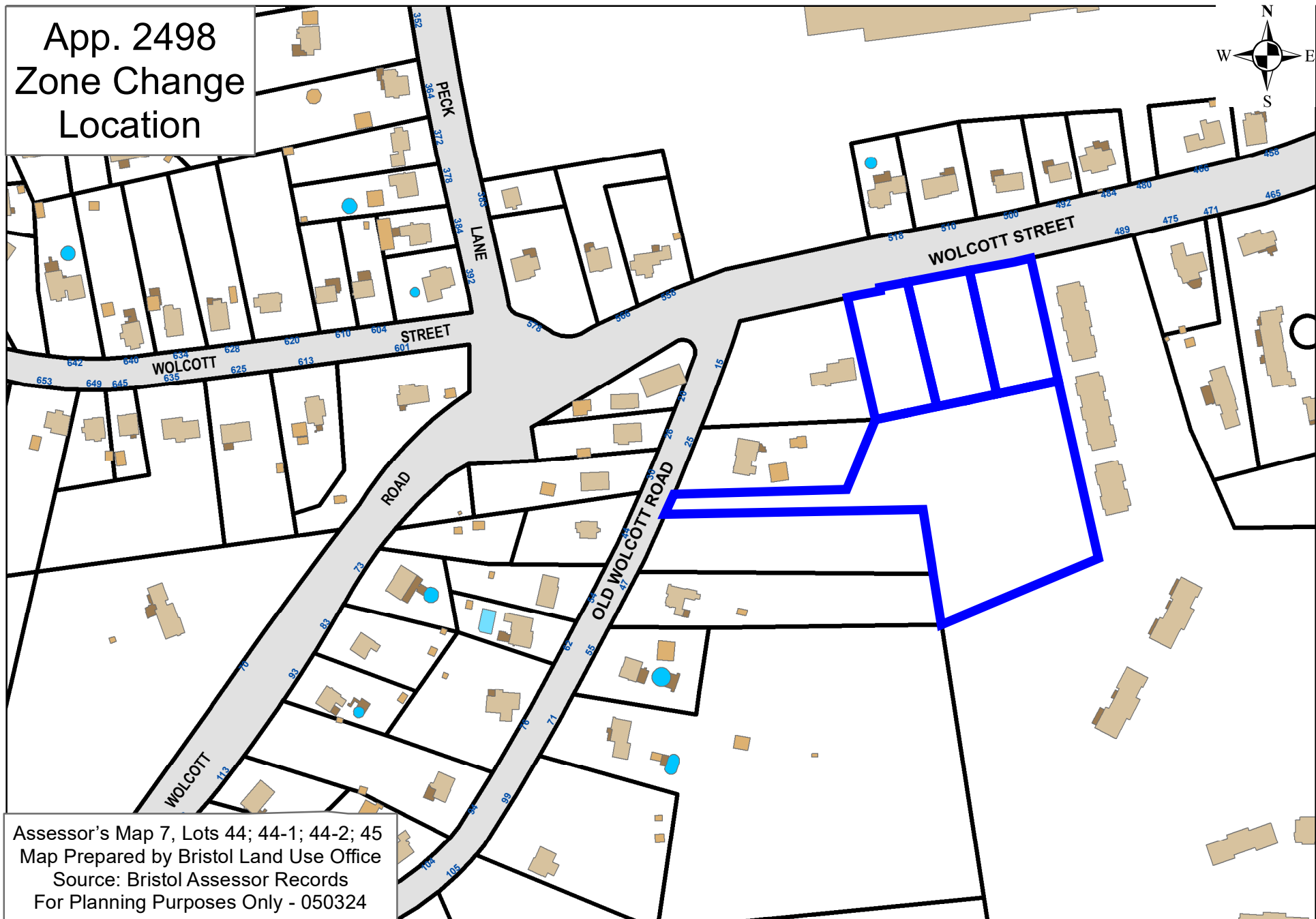
Proposal: Change of Zone from R-15 (Single-Family Residential) zone to A (Multi-Family Residential) zone at east of Old Wolcott Road and south of Wolcott Street; Map 7, Lot 45 (Old Wolcott Road) and Assessor's Map 7, Lots 44-2, 44-1 & 44 (Wolcott Street).

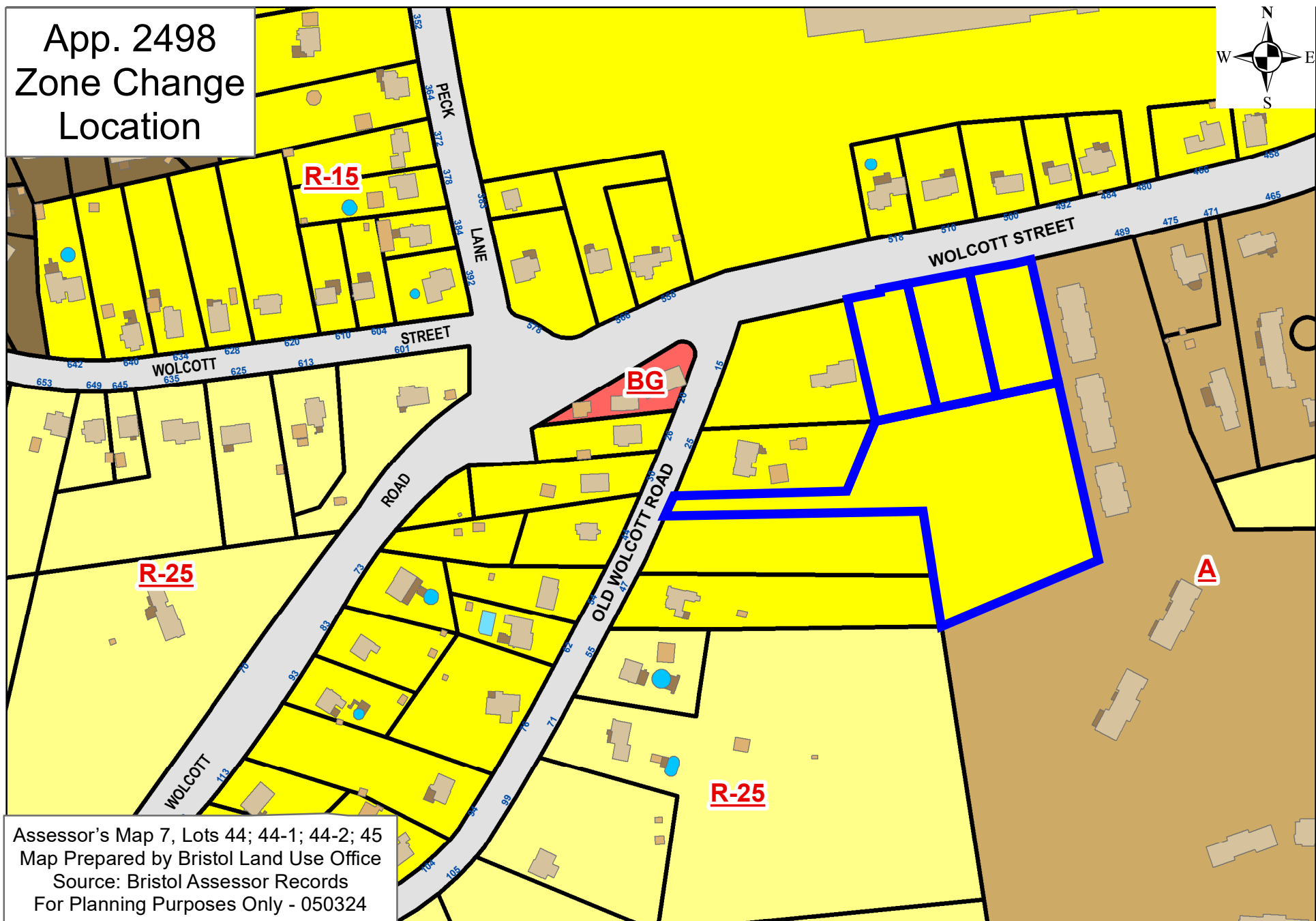
Initiated by: Crown Estates, LLC

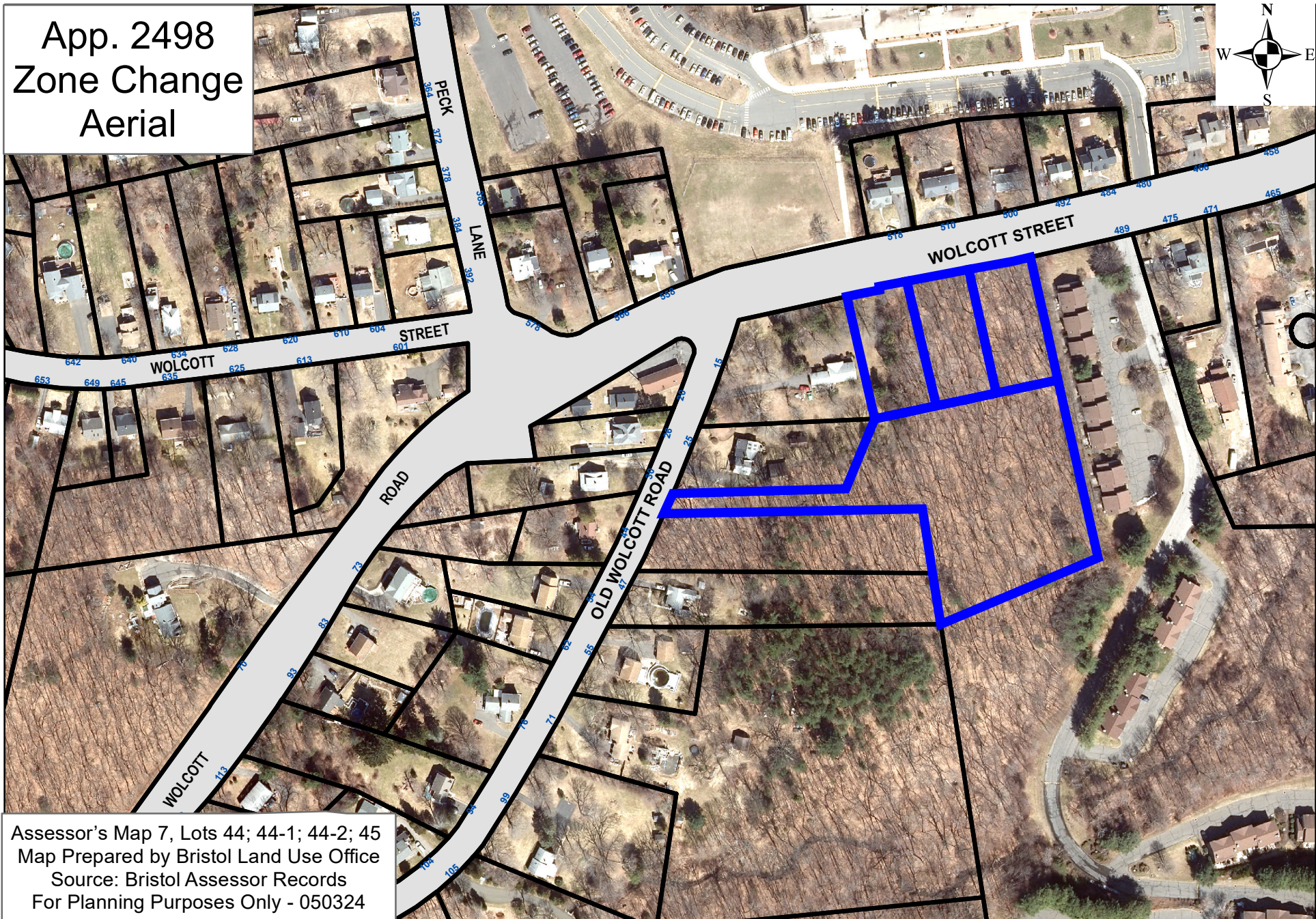
Tentative Hearing Date: June 10, 2024

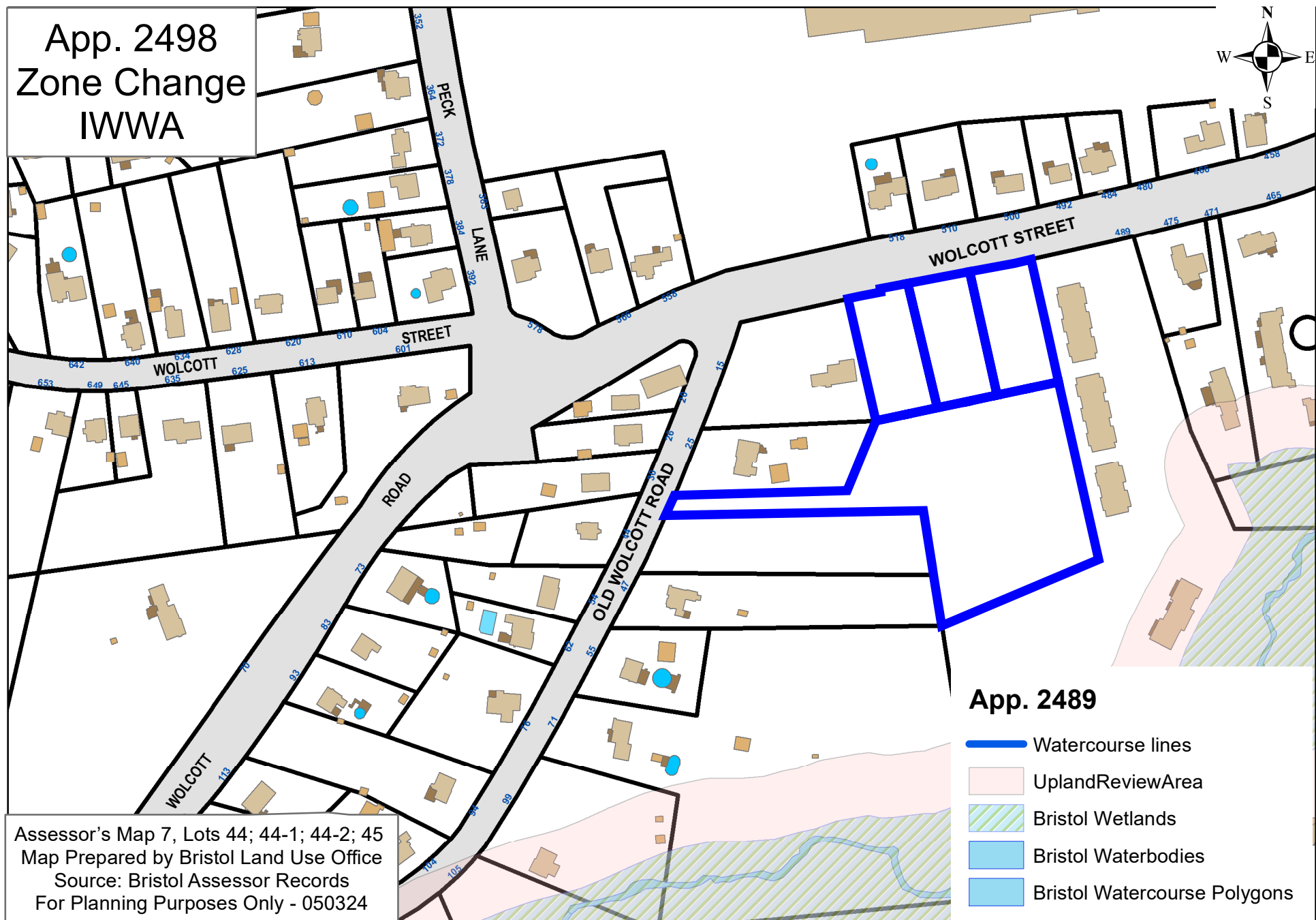
City Planner – Robert Flanagan – City of Bristol Land Use Office at 860-584-6225.

Enclosure

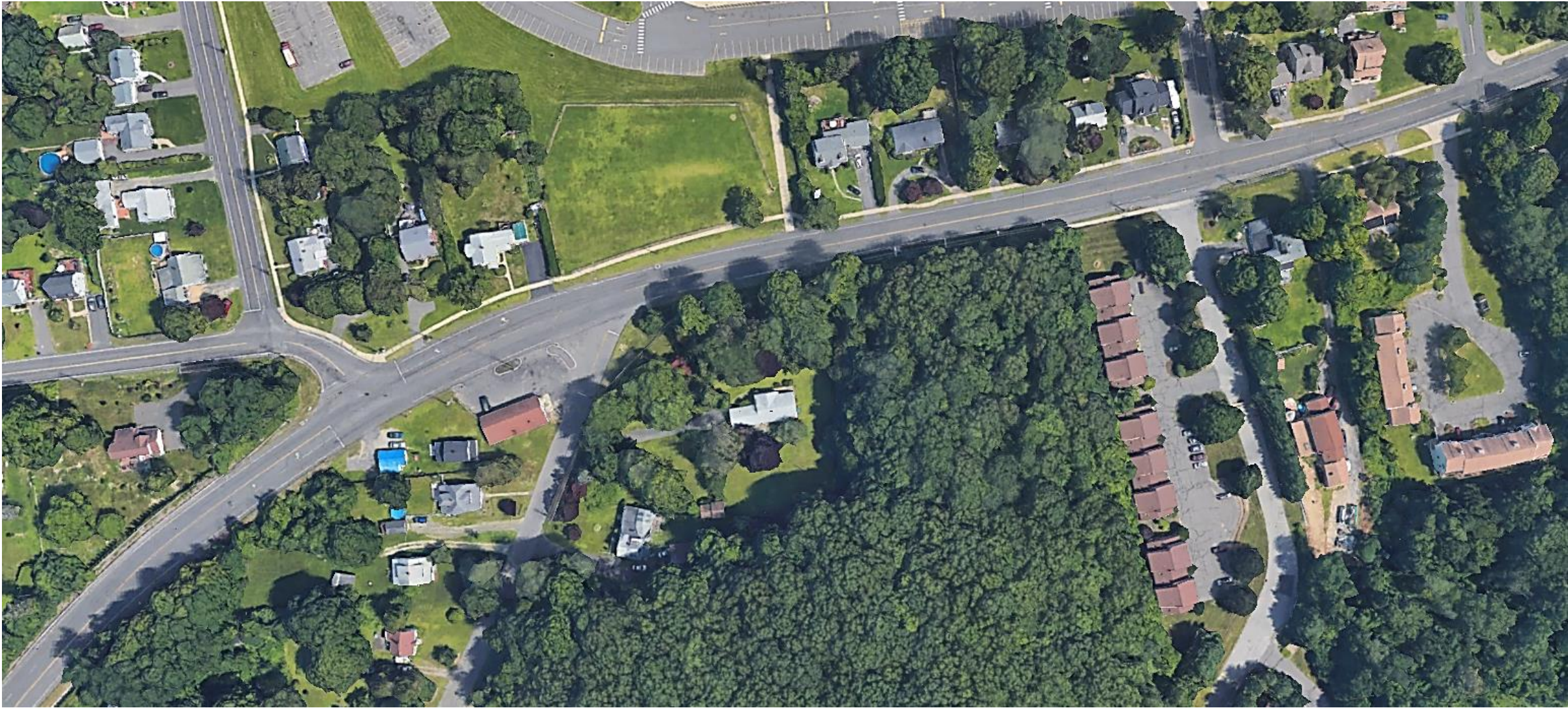


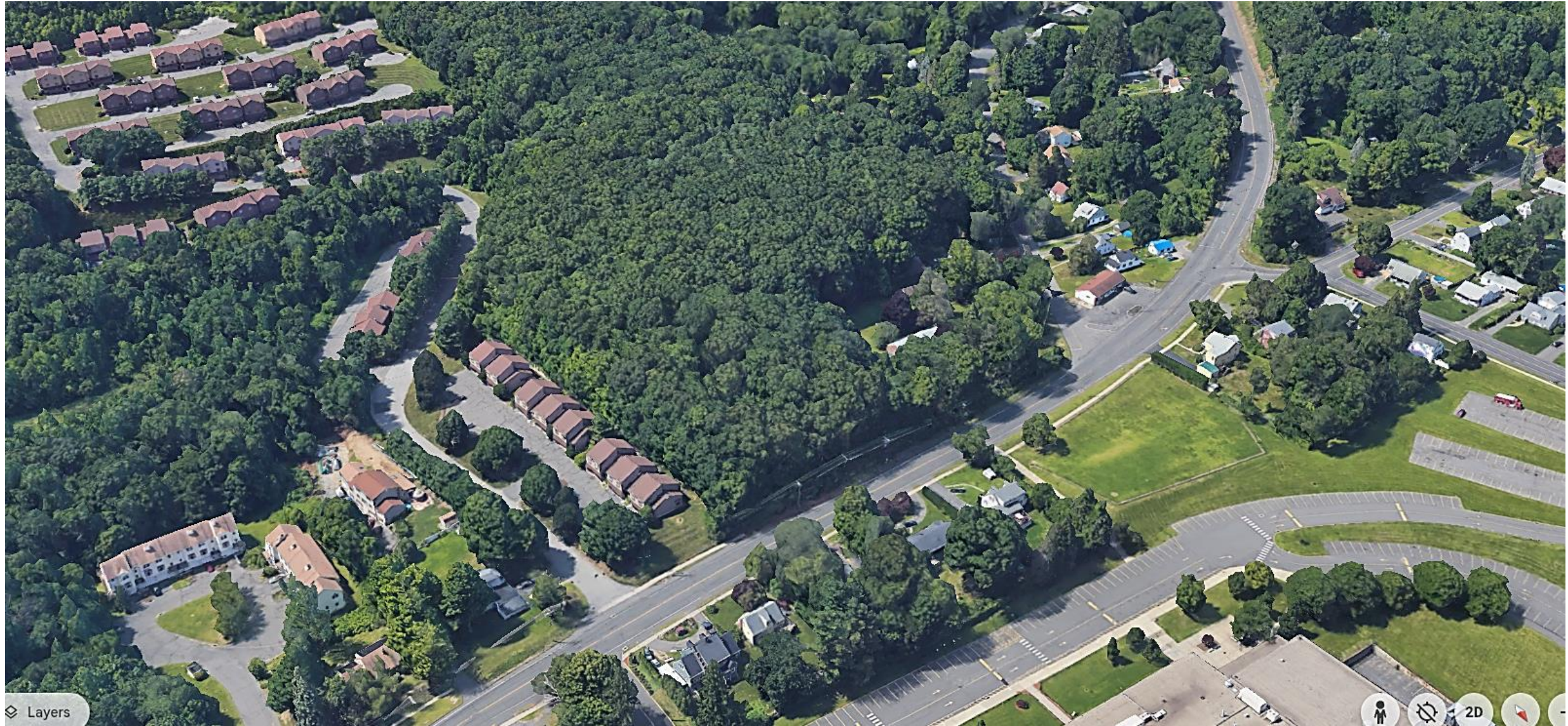






Google Earth

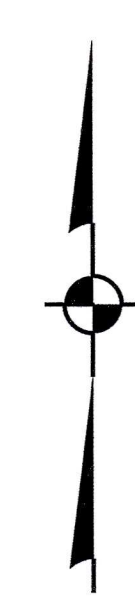
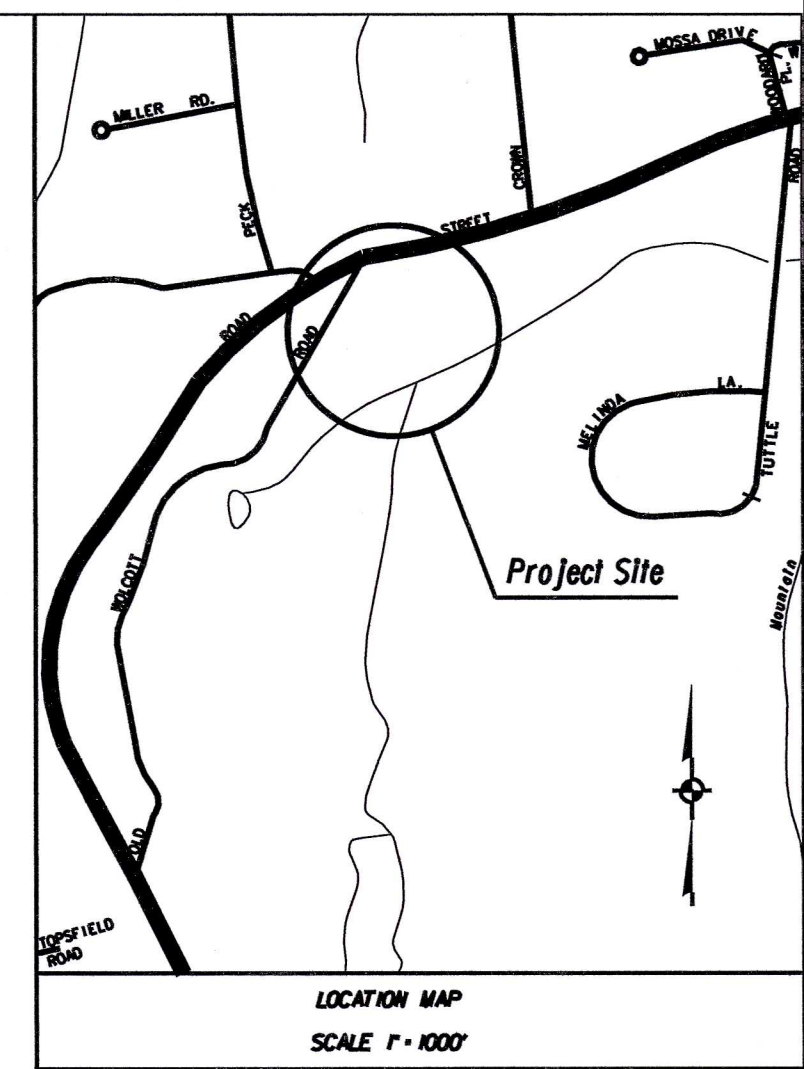
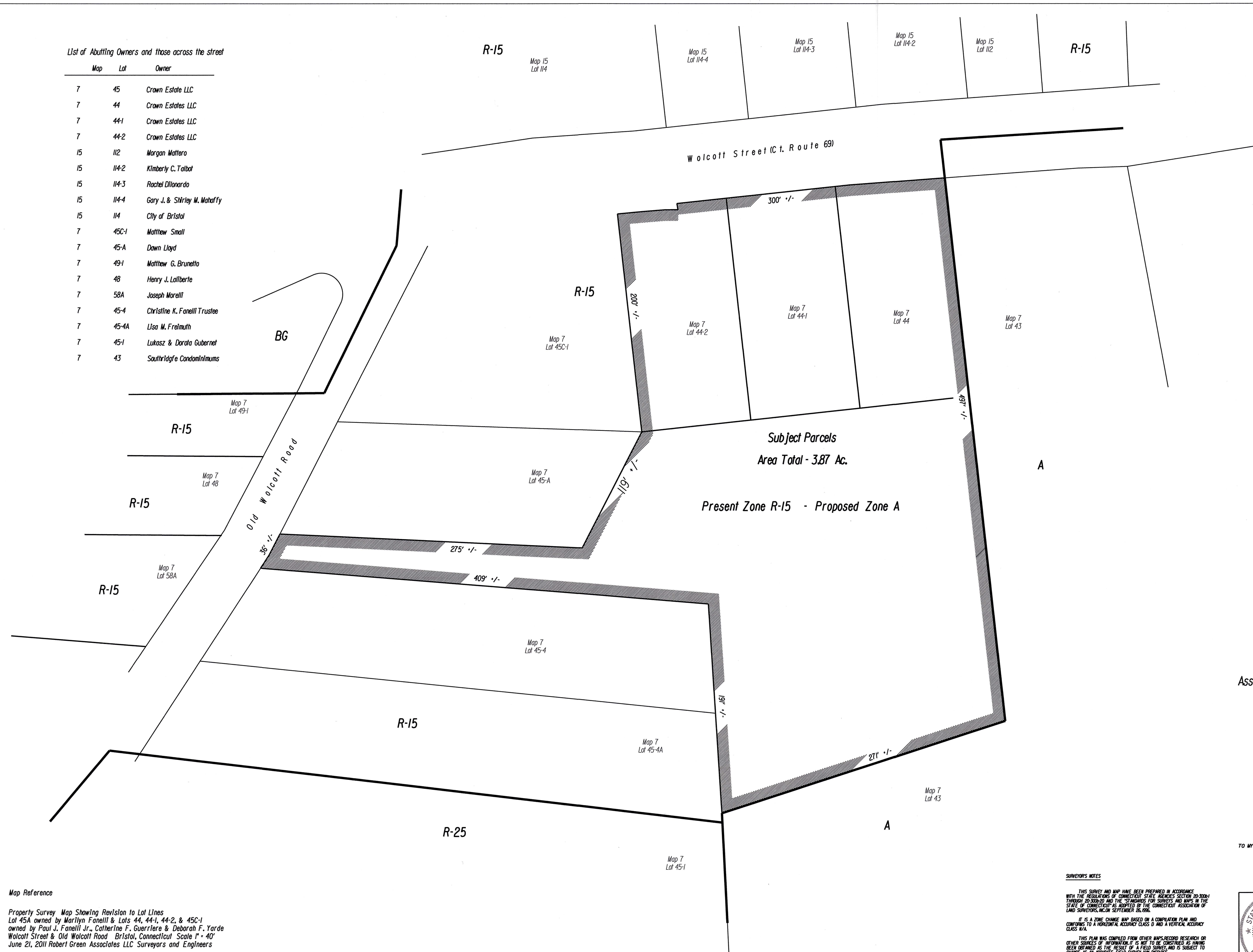




Zone Change Map

List of Abutting Owners and those across the street

Map	Lot	Owner
7	45	Crown Estate LLC
7	44	Crown Estates LLC
7	44-1	Crown Estates LLC
7	44-2	Crown Estates LLC
15	112	Morgan Matterno
15	114-2	Kimberly C. Talbot
15	114-3	Rachel D'Annardo
15	114-4	Gary J. & Shirley M. Mahaffy
15	114	City of Bristol
7	45C-1	Matthew Small
7	45-A	Dawn Lloyd
7	49-1	Matthew G. Brunetto
7	48	Henry J. Lalberte
7	58A	Joseph Morelli
7	45-4	Christine K. Fanelli Trustee
7	45-4A	Lisa M. Frelmuth
7	45-1	Lukasz & Dorota Gubernat
7	43	Southridge Condominiums



Map Reference
Property Survey Map Showing Revision to Lot Lines
Lot 45A owned by Marilyn Fanelli & Lots 44, 44-1, 44-2, & 45C-1
owned by Paul J. Fanelli Jr., Catherine F. Guerriere & Deborah F. Yarde
Wolcott Street & Old Wolcott Road, Bristol, Connecticut Scale 1" = 40'
June 21, 2011 Robert Green Associates LLC Surveyors and Engineers

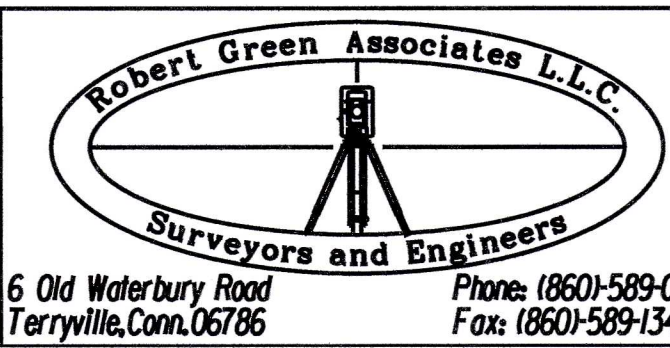
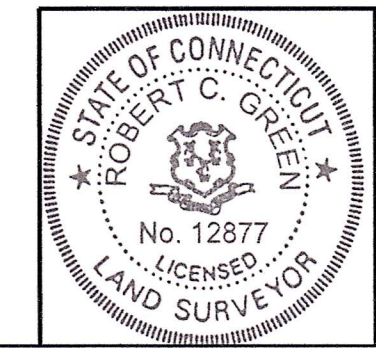
Zone Change Map
R-15 TO A
Assessor Map 7 Lots 45, 44, 44-1, & 44-2
Wolcott Street & Old Wolcott Road
Bristol, Connecticut
Scale 1"=40' April 3, 2024
Rev. April 25, 2024

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert C. Green

SURVEYOR'S NOTES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE RESOURCES SECTION 20-300a THROUGH 20-300d-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IN SEPTEMBER 20, 2006.
IT IS A ZONE CHANGE MAP BASED ON A COMPILED PLAN AND CONFORMS TO A HORIZONTAL ACCURACY CLASS D AND A VERTICAL ACCURACY CLASS B/A.
THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAP DISCLOSE.





111 North Main Street | Bristol, Connecticut 06010 |Phone: 860.584.6130

April 24, 2024

Planning Commission
City Hall
Bristol, CT 06010

Dear Chairman Viets:

At the regular Board of Finance Meeting held on **April 23, 2024** the following motion was passed and referred to the Planning Commission for review:

“To adopt the Capital Budget for fiscal year 2024-2025 totaling \$11,063,910.”

Sincerely,

A handwritten signature in black ink, appearing to read 'Diane M. Waldron'. The signature is fluid and cursive.

Diane M. Waldron
Board of Finance Clerk

2024-2025 CAPITAL BUDGET
CAPITAL IMPROVEMENT & STRATEGIC PLANNING COMMITTEE - APPROVED MARCH 13, 2024
BOARD OF FINANCE APPROVED - APRIL 23, 2024

				2025						FUTURE
Department	Request Title	Project Total	Total To Date	Bonding	Cash	Grants	LOCIP	RIF	Total 2025	YEARS
Education	IAQ Commissioning	\$1,200,000		\$1,200,000					\$1,200,000	
	Security Upgrades District Wide	\$2,000,000	\$1,050,000	\$950,000					\$950,000	
Fire Department	Fire Station 2 Renovations	\$406,000					\$406,000		\$406,000	
Information Systems	Backup Infrastructure Refresh	\$300,000					\$300,000		\$300,000	
Parks & Recreation	Federal Hill Green Upgrades	\$150,000					\$150,000		\$150,000	
	Park Safety Improvements	\$45,000					\$45,000		\$45,000	
	Park Maintenance Building	\$90,000					\$90,000		\$90,000	
Public Works	Renovation of Senior Center Facility - BBHD Office Space	\$2,638,910		\$2,638,910					\$2,638,910	
	Lake Ave Culvert at Mix Brook	\$1,900,000	\$125,000	\$825,000		\$950,000			\$1,775,000	
	Burlington Ave (CT Route 69) - Replacement of Asphalt Sidewalks	\$1,460,000			\$160,000				\$160,000	\$1,300,000
	Osullivan Storm Drainage	\$748,000	\$28,000					\$720,000	\$720,000	
	Public Buildings Projects - Various	\$126,000					\$126,000			
Total Funding Sources		\$11,063,910	\$1,203,000	\$5,613,910	\$160,000	\$950,000	\$1,117,000	\$720,000	\$8,434,910	\$1,300,000

IAQ Commissioning

Total Capital Cost: \$1,200,000.00

Department: Education
Type: Capital Improvement

Timeline: 07/01/2024 to 06/30/2026

Request description:

Due to the forecasted legislation, this is an unfunded mandate. As a result of this legislation passing, we will need a comprehensive commissioning on all the mechanical equipment every 5 years. The BOE will need to adhere to this mandate otherwise we may face the possibility of not receiving funds for other projects from the state.

Capital Costs	FY2025	Total
Planning		\$0.00
Design		\$0.00
Engineering		\$0.00
Repairs/Improvements	\$1,200,000.00	\$1,200,000.00
Construction/Maintenance		\$0.00
Furniture & Fixtures		\$0.00
Other		\$0.00
Total	\$1,200,000.00	\$1,200,000.00

Funding Source	FY2025	Total
Cash		\$0.00
Bonding	\$1,200,000.00	\$1,200,000.00
LOCIP		\$0.00
Grants		\$0.00
RIF		\$0.00
Total	\$1,200,000.00	\$1,200,000.00

Additional Information

Type of Project: Other

Benefit to the Community: Due to the State of CT mandate, the school districts are required to monitor the indoor air quality in our schools. The IAQ Commissioning will improve energy performance, ensure good indoor environmental quality, and improve the operation and maintenance of the facilities. In addition, this could lead to a higher quality of life and reduce risk of various chronic conditions.

Security Upgrades District Wide

Project Number: 24C01
Total Capital Cost: \$2,000,000.00

Department: Education
Type: Capital Improvement

Timeline: 07/01/2024 to 06/30/2025

Request description:

Round 2 of security upgrades throughout the district. Install new cameras and access controls in all schools to include interconnectivity within the district.

Capital Costs	To Date	FY2025	Total
Planning			\$0.00
Design	\$40,000.00		\$40,000.00
Engineering			\$0.00
Repairs/Improvements			\$0.00
Construction/Maintenance	\$750,000.00	\$750,000.00	\$1,500,000.00
Furniture & Fixtures	\$260,000.00	\$200,000.00	\$460,000.00
Other			\$0.00
Total	\$1,050,000.00	\$950,000.00	\$2,000,000.00

Funding Source	To Date	FY2025	Total
Cash			\$0.00
Bonding	\$1,050,000.00	\$950,000.00	\$2,000,000.00
LOCIP			\$0.00
Grants			\$0.00
RIF			\$0.00
Total	\$1,050,000.00	\$950,000.00	\$2,000,000.00

Additional Information

Type of Project: Other
Benefit to the Community: Addressing the security issues in our schools will help keep students, staff, and visitors safe. This could also promote pro-social behaviors. Improving these features will also make individuals feel more secure in these spaces.

Fire Station 2 Renovations

Total Capital Cost: \$406,000.00

Department: Fire Department
Type: Capital Improvement

Timeline: 07/01/2024 to 10/01/2024

Request description:

The renovation/updating of Station 2 is long overdue. This firehouse has had little in the way of updating since its construction in 1968 and is extremely dated. Station 2 had its HVAC system upgraded 3 years ago, but the bathroom and bunk room were not touched. The bunk room needs to have individual rooms constructed due to the hiring of females, the bathroom needs updating from the original construction and expansion to accommodate females, and the kitchen needs upgrading.

Station 2 is 3,699 sq.'

Capital Costs

	FY2025	Total
Planning		\$0.00
Design	\$15,000.00	\$15,000.00
Engineering		\$0.00
Repairs/Improvements		\$0.00
Construction/Maintenance	\$391,000.00	\$391,000.00
Furniture and Fixtures		\$0.00
Other		\$0.00
Total	\$406,000.00	\$406,000.00

Funding Source

	FY2025	Total
Bonding		\$0.00
Cash		\$0.00
Grants		\$0.00
LOCIP	\$406,000.00	\$406,000.00
RIF		\$0.00
Other		\$0.00
Total	\$406,000.00	\$406,000.00

Additional Information

Type of Project Refurbishment

Benefit to the Community By maintaining and updating our critical infrastructure to 2024 standards, we are prolonging the serviceable lifespan beyond 60-70 years of our firehouses. This has an impact on future construction needs, thus reducing the burden on the taxpaying community. Alleviating the need to bond in excess of \$10 million for the construction of new firehouses is a fiscally and operationally prudent action to take. The community can take pride in knowing the City is worthwhile caretakers of their money.

Backup Infrastructure Refresh

Total Capital Cost: \$300,000.00

Department: Information Systems
Type: Capital Equipment

Request description:

The current backup infrastructure, namely the storage hardware, is extremely aged by industry reliability standards. There is also a lack of a Cloud Storage component for backups, another industry standard. To address both issues, a 3-year purchase (paid out by the year) of a modern/next generation backup system which will include new storage hardware, cloud storage, and modernized control software that will better fit the existing virtual server infrastructure is proposed. Most, if not all, of these solutions come with added benefits such as additional Ransomware scanning, Disaster Recovery assistance teams, playbook writing staff, etc... which will further increase the resiliency of Bristol's Information Systems. A new backup system will also allow for recovery from a ransomware attack much faster (within 24 hours) than currently. All offerings include immutable backups, which will be a requirement for Cyber Insurance. Still waiting on estimates for another solution called "Cohesity".

Capital Costs

	FY2025	Total
Equipment	\$300,000.00	\$300,000.00
Installation		\$0.00
Other		\$0.00
Total	\$300,000.00	\$300,000.00

Funding Source

	FY2025	Total
Bonding		\$0.00
Cash		\$0.00
LOCIP	\$300,000.00	\$300,000.00
Grants		\$0.00
RIF		\$0.00
Other		\$0.00
Total	\$300,000.00	\$300,000.00

Additional Information

New Purchase or Replacement Replacement
Benefit to the Community Greatly decreases the time it would take the City to recover from a Ransomware attack or Natural Disaster, allowing City Departments to remain operational and available to the Citizens.

Federal Hill Green Upgrades

Total Capital Cost: \$150,000.00

Department: Parks & Recreation
Type: Capital Improvement

Timeline: 09/02/2024 to 12/31/2024

Request description:

Federal Hill Green (2 acres) is Bristol's oldest public park. This neighborhood park contains a playground, gazebo, and open field space. The goal of this project is to secure appropriations to achieve park improvements and upgrades to make the park safe, attractive, and accessible. Federal Hill playground is aging and requires an equipment upgrade. Playgrounds offer many physical, social and emotional benefits to kids. As playgrounds age they become unsafe and it can be difficult to purchase replacement parts when elements of the playground become damaged. ADA improvements at Federal Hill include the installation of an accessible route to the gazebo and playground, as well as, ADAAG compliant curb cuts. ADA improvements at Federal Hill Green are necessary to complete the Department's ADA Transition Plan.

This Capital Improvement Project is directly linked to improvements recommended in the Parks, Recreation, Youth & Community Services 2020 Master Plan (pg. 215-221): Master Plan - BPRYCS - PROJECT PORTAL (constantcontactsites.com). The master plan was created with community input including stakeholder focus groups, interviews, online surveys, statistically valid survey mailed to Bristol residents, site analysis, market analysis, and additional needs assessment tools to help set department priorities over the next 5-10 years.

Capital Costs

	FY2025	Total
Planning		\$0.00
Design		\$0.00
Engineering	\$25,000.00	\$25,000.00
Repairs/Improvements		\$0.00
Construction/Maintenance	\$25,000.00	\$25,000.00
Furniture and Fixtures	\$100,000.00	\$100,000.00
Other		\$0.00
Total	\$150,000.00	\$150,000.00

Funding Source

	FY2025	Total
Bonding		\$0.00
Cash	\$0.00	\$0.00
Grants		\$0.00
LOCIP	\$150,000.00	\$150,000.00
RIF		\$0.00
Other		\$0.00
Total	\$150,000.00	\$150,000.00

Additional Information

Type of Project: New Construction
Benefit to the Community: The existing playground has reached its life expectancy and requires an upgrade. The playground will enhance Federal Hill Green and the ADA updates will provide a more inclusive park to all residents.

Park Safety Improvements

Total Capital Cost: \$45,000.00

Department: Parks & Recreation
Type: Capital Improvement

Timeline: 07/01/2024 to 07/01/2025

Request description:

Funds to support the purchase of required safety playground mulch needed for every playground for fall safety. Funds are also used for emergency tree removals for dead, dying and dangerous trees across the park system

Capital Costs

	FY2025	Total
Planning		\$0.00
Design		\$0.00
Engineering		\$0.00
Repairs/Improvements		\$0.00
Construction/Maintenance	\$45,000.00	\$45,000.00
Furniture & Fixtures		\$0.00
Other	\$0.00	\$0.00
Total	\$45,000.00	\$45,000.00

Funding Source

	FY2025	Total
Cash		\$0.00
Bonding		\$0.00
LOCIP	\$45,000.00	\$45,000.00
Grants		\$0.00
RIF		\$0.00
Total	\$45,000.00	\$45,000.00

Additional Information

Type of Project: Other
Benefit to the Community: Improved public safety for trees in dangerous roadways or parking lots. Improved public safety and reduced liability for proper playground safety surfacing

Rockwell Park Maintenance Building Improvements

Total Capital Cost: \$90,000.00

Department: Parks & Recreation
Type: Capital Improvement

Timeline: 09/02/2024 to 04/04/2025

Request description:

Improvements to the Rockwell Park maintenance building to improve working conditions for the crew. Funds will be used to upgrade bathrooms, gathering areas, lockers, and lighting.

Capital Costs

	FY2025	Total
Planning		\$0.00
Design		\$0.00
Engineering		\$0.00
Repairs/Improvements	\$45,000.00	\$45,000.00
Construction/Maintenance		\$0.00
Furniture and Fixtures	\$45,000.00	\$45,000.00
Other		\$0.00
Total	\$90,000.00	\$90,000.00

Funding Source

	FY2025	Total
Bonding		\$0.00
Cash		\$0.00
Grants		\$0.00
LOCIP	\$90,000.00	\$90,000.00
RIF		\$0.00
Other		\$0.00
Total	\$90,000.00	\$90,000.00

Additional Information

Type of Project: Refurbishment
Benefit to the Community: Improved working conditions for the crew results in better morale and work ethic from the crew which translates to better maintained parks and customer service

Renovation of Senior Center Facility - BBHD Office Space

Total Capital Cost: \$2,638,910.00

Department: Public Works
Type: Capital Improvement

Timeline: 07/01/2024 to 11/28/2025

Request description:

Renovate the existing BOE classroom space located at the Senior Center for Health Department use. The 10,500 s.f. classroom space would be renovated into office space utilizing the existing classroom configuration with supplemental walls. The project would consist of interior renovation, constructing an office entrance, converting existing student bathrooms to adult visitors' bathrooms, renovating existing bathrooms for staff, constructing private offices, meeting rooms and office break room. Work will include installation of AC, a generator to support vaccine storage and some specialized equipment/ venting system. DPW is currently working with Colliers Inc. to prepare a formal estimate. The current estimate is \$2,648,910 (\$160,000 design)

Capital Costs

	FY2025	Total
Planning		\$0.00
Design	\$150,000.00	\$150,000.00
Engineering		\$0.00
Repairs/Improvements		\$0.00
Construction/Maintenance	\$2,488,910.00	\$2,488,910.00
Furniture and Fixtures		\$0.00
Other		\$0.00
Total	\$2,638,910.00	\$2,638,910.00

Funding Source

	FY2025	Total
Bonding	\$2,638,910.00	\$2,638,910.00
Cash		\$0.00
Grants		\$0.00
LOCIP		\$0.00
RIF		\$0.00
Other		\$0.00
Total	\$2,638,910.00	\$2,638,910.00

Additional Information

Type of Project	Refurbishment
Benefit to the Community	Bristol Burlington Health is the City's regional health dept that services the City of Bristol. They are currently located within the Senior Center facility. They have outgrown their existing space to the point that they share offices, lack required file storage and privacy to perform health-related functions. Relocating the Health Dept to the BOE section of the Senior Center Building, adjacent to the Probate Court, will provide adequate office space for the Health Dept., allowing them to stay close to their current location and allow the Senior Center to re-use the Health Dept's current space to accommodate their increased space needs. Relocating the Health Dept will also improve existing senior parking by freeing up parking adjacent to the center's exterior doors.

Lake Ave Culvert at Mix Brook

Project Number: 24C05
Total Capital Cost: \$1,900,000.00

Department: Public Works
Type: Capital Improvement

Timeline: 08/23/2023 to 11/27/2025

Request description:

Replace the existing 7 ft. wide stone culvert with a new precast concrete structure. The existing structure has a deficiency rating of 57% due to the poor condition of the substructure, superstructure, deck and culvert geometry. Construction will also require formulizing easements. In addition to addressing current structural issues, the replacement project will improve culvert hydraulics to mitigate flooding. The project is eligible for the State/Local bridge program that provides 50% cost reimbursement (design & construction).

Capital Costs	To Date	FY2025	Total
Planning			\$0.00
Design	\$125,000.00		\$125,000.00
Engineering			\$0.00
Land/Right-of-way			\$0.00
Construction/Maintenance		\$1,775,000.00	\$1,775,000.00
Other			\$0.00
Total	\$125,000.00	\$1,775,000.00	\$1,900,000.00

Funding Source	To Date	FY2025	Total
Bonding	\$125,000.00	\$825,000.00	\$950,000.00
Cash			\$0.00
LOCIP			\$0.00
Grants		\$950,000.00	\$950,000.00
RIF			\$0.00
Other			\$0.00
Total	\$125,000.00	\$1,775,000.00	\$1,900,000.00

Additional Information

Benefit to Community This project will improve the structural integrity of the roadway and culvert to ensure safe travel on Lake Ave. The proposed culvert replacement will also improve hydraulics and mitigate roadway flooding.

Type of Project Other

Burlington Ave (CT Route 69) Sidewalk - Replacement of Deteriorated Asphalt Sidewalks

Total Capital Cost: \$1,460,000.00

Department: Public Works
Type: Capital Improvement

Timeline: 08/14/2024 to 09/09/2027

Request description:

Reconstruct existing asphalt sidewalk on the portion of Burlington Ave (Ct Route 69) from the area north of Lardner to Glendale (approx. 2,300 LF). Asphalt sidewalks do not comply with City standards. In accordance with DOT policy, sidewalks are not the responsibility of the State of Connecticut.

Capital Costs	FY2025	FY2027	Total
Planning			\$0.00
Design			\$0.00
Engineering	\$160,000.00		\$160,000.00
Land/Right-of-way			\$0.00
Construction/Maintenance		\$1,300,000.00	\$1,300,000.00
Other			\$0.00
Total	\$160,000.00	\$1,300,000.00	\$1,460,000.00

Funding Source	FY2025	FY2027	Total
Bonding			\$0.00
Cash	\$160,000.00		\$160,000.00
LOCIP			\$0.00
Grants		\$1,300,000.00	\$1,300,000.00
RIF			\$0.00
Other			\$0.00
Total	\$160,000.00	\$1,300,000.00	\$1,460,000.00

Additional Information

Benefit to Community Existing sidewalks along Burlington Ave (2,300 LF) from the area north of Lardner to Glendale are asphalt sidewalks and are currently in a deteriorated state (in need of replacement). In accordance with City ordinance, sidewalks are the responsibility of property owners. However, the sidewalks do not meet City standards (asphalt) and they cross the property of approx 30 residents. Due to the condition and grade of the sidewalks, they cannot be replaced individually by each property owner. The sidewalks have to be replaced as a single project to allow construction to comply with City sidewalk standards (grade). Burlington Ave is classified as a collector street and is therefore eligible for regional LOTCIP grant funds that cover 100% of construction. The City is responsible for 100% of design cost.

Type of Project Other

Osullivan Storm Drainage

Total Capital Cost: \$748,000.00

Department: Public Works
Type: Capital Improvement

Timeline: 07/01/2024 to 06/06/2025

Request description:

Extension of the Brace Ave storm drainage project to include Osullivan Drive. Residents on Osullivan are currently experiencing flooding during intense rain events.

The proposed project is an extension of the Brace Ave Storm drainage funding with RIF FY2022-23 \$750,000 (account 3063019 570300 23C01)

Capital Costs	To Date	FY2025	Total
Planning			\$0.00
Design			\$0.00
Engineering	\$28,000.00		\$28,000.00
Land/Right-of-way			\$0.00
Construction/Maintenance		\$720,000.00	\$720,000.00
Other			\$0.00
Total	\$28,000.00	\$720,000.00	\$748,000.00

Funding Source	To Date	FY2025	Total
Bonding			\$0.00
Cash			\$0.00
LOCIP			\$0.00
Grants			\$0.00
RIF	\$28,000.00	\$720,000.00	\$748,000.00
Other			\$0.00
Total	\$28,000.00	\$720,000.00	\$748,000.00

Additional Information

Benefit to Community Existing storm drainage on O'Sullivan is undersized, resulting in runoff from City streets entering private property. DPW CIP request is to extend the previously approved Brace Ave storm drainage to O'Sullivan. DPW proposes to fund the project utilizing RIF (state funding). The project design is currently being completed (funded \$28,000 account 306301957030023C01).

Type of Project Other

Public Buildings Improvements - Various

Total Capital Cost: \$126,000.00

Department: Expenditures
Type: Capital Improvement

Timeline: 07/01/2024 to 06/30/2025

Request description:

Includes the following Public Building projects: Fire Headquarters - Parking Lot Upgrades & Paving - Address deteriorating parking lot surfaces and Apparatus ramps
Fire House #2 - Concrete Apron Repairs - Repair of cracked concrete aprons at Appartus Bay entrances
Manross Library - Upper Window Repairs/Replacement - Repair or replacement of upper windows with water infiltration

Capital Costs	FY2025	Total
Planning		\$0.00
Design		\$0.00
Engineering		\$0.00
Repairs/Improvements		\$0.00
Construction/Maintenance	\$126,000.00	\$126,000.00
Furniture and Fixtures		\$0.00
Other		\$0.00
Total	\$126,000.00	\$126,000.00

Funding Source	FY2025	Total
Bonding		\$0.00
Cash		\$0.00
Grants		\$0.00
LOCIP	\$126,000.00	\$126,000.00
RIF		\$0.00
Other		\$0.00
Total	\$126,000.00	\$126,000.00

Additional Information

Type of Project Replacement
Benefit to the Community Necessary building repairs.



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut
(860)584-6200

May 15, 2024

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on May 14, 2024 it was voted to refer the lease of 63 parking spaces within 500 ft. of the Wheeler Clinic Inc. building located at 1 Hope Street, Lot 30-4, to the Planning Commission for a C.G.S. §8-24 Report at the request of the Public Works Department for the purpose of complying with City zoning requirements. The lease shall be for the approximate time period of July 2024 to May 2025.

Very truly yours,

A handwritten signature in cursive script that reads "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Raymond A. Rogozinski, Dir. of P.W.



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: May 8, 2024 rev

TO: Mayor Jeffrey Caggiano
Board of Public Works

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: **DPW – WHEELER CLINIC INC. LEASING OF CITY PROPERTY FOR
TEMPORARY PARKING (PLANNING COMMISSION REFERRAL)**

RECEIVED
2024 MAY - 8 PM 4:13
TOWN AND CITY CLERK
BRISTOL, CT

As previously presented to the City Council, Board of Public Works and the Zoning Commission a portion of Wheeler's required parking will be provided within the Hope Street parking garage. It was recognized and planned on to utilize the City parcel located to the south (Lot 3) of Wheeler Clinic temporarily as a surface parking lot until the construction of the City's Hope Street Parking Garage was complete.

Wheeler is scheduled to occupy the building starting July 30, 2024 and the Hope Street parking garage is scheduled for completion in April 2025, therefore the City will lease 63 parking spaces to Wheeler. In accordance with Wheeler's site plan approval, leased parking shall be within 500 ft. of the Wheeler building.

In order for the City to enter into a lease agreement of City property the Department of Public Works requests the following City Council action:

Submit a referral to the City's Planning Commission in accordance with State Statute 8-24 requesting a positive referral for the City to lease 63 parking spaces to Wheeler Clinic Inc. (1 Hope St Lot 30-4) for the purpose of complying with City zoning requirements. Said parking shall be located within 500 ft. of the Wheeler Clinic Inc.'s building and the lease shall be for the approximate time period of July 2024 to May 2025.

Please feel free to contact me with any questions or concerns at 860-584-6113.

From: Jeffrey Steeg
Sent: Monday, May 13, 2024 11:17 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: CGS Section 8-24 referrals

Hi Robert: Supplementing my email of January 22, 2024 (copy attached), below are some additional comments along with some comments on new referrals I see going to Planning Commission this month which meets next Monday, May 20th:

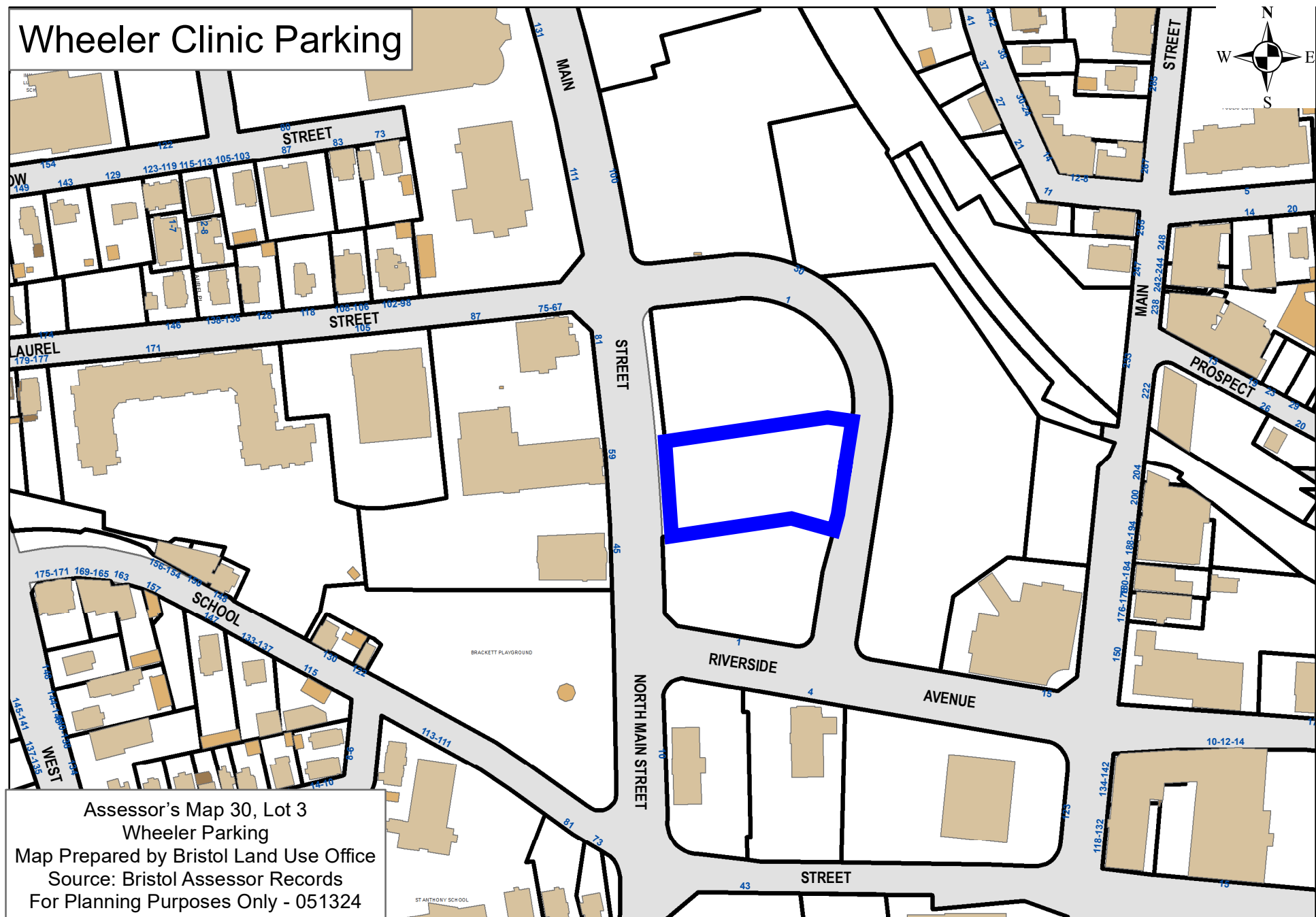
1. City owned property known as Lot 129-2 Violet Drive – currently being encroached by property known as 127 Daisy Circle. This city owned property has a pond which could be a liability issue if someone were to get hurt. This lot was established as open space subject to a reversionary clause if the property was used for any other purpose then for open space, then it would revert back to Cadwell Hoerle or his successors. The Hoerle heirs have waived the reversionary clause. The city is now considering options to remedy the encroachment, one option would be to sell the city owned lot to the encroaching neighbor;
2. City owned property known as Lot 120-9 Candlewood Drive – again, open space from Cadwell Hoerle. There are a number of neighbors on Candlewood Drive who are encroaching. The city is considering either selling or doing a boundary line adjustment with the encroaching neighbors;
3. City owned property known as 163 Church Avenue (Map 43, Lot 16 – new proposed Forestville firehouse) – a neighbor's property known as 64 Washington Street is encroaching the city owned lot. City would do a boundary line adjustment of approximately 5,124.7 square feet. The boundary line adjustment does not affect the construction of the new proposed firehouse.

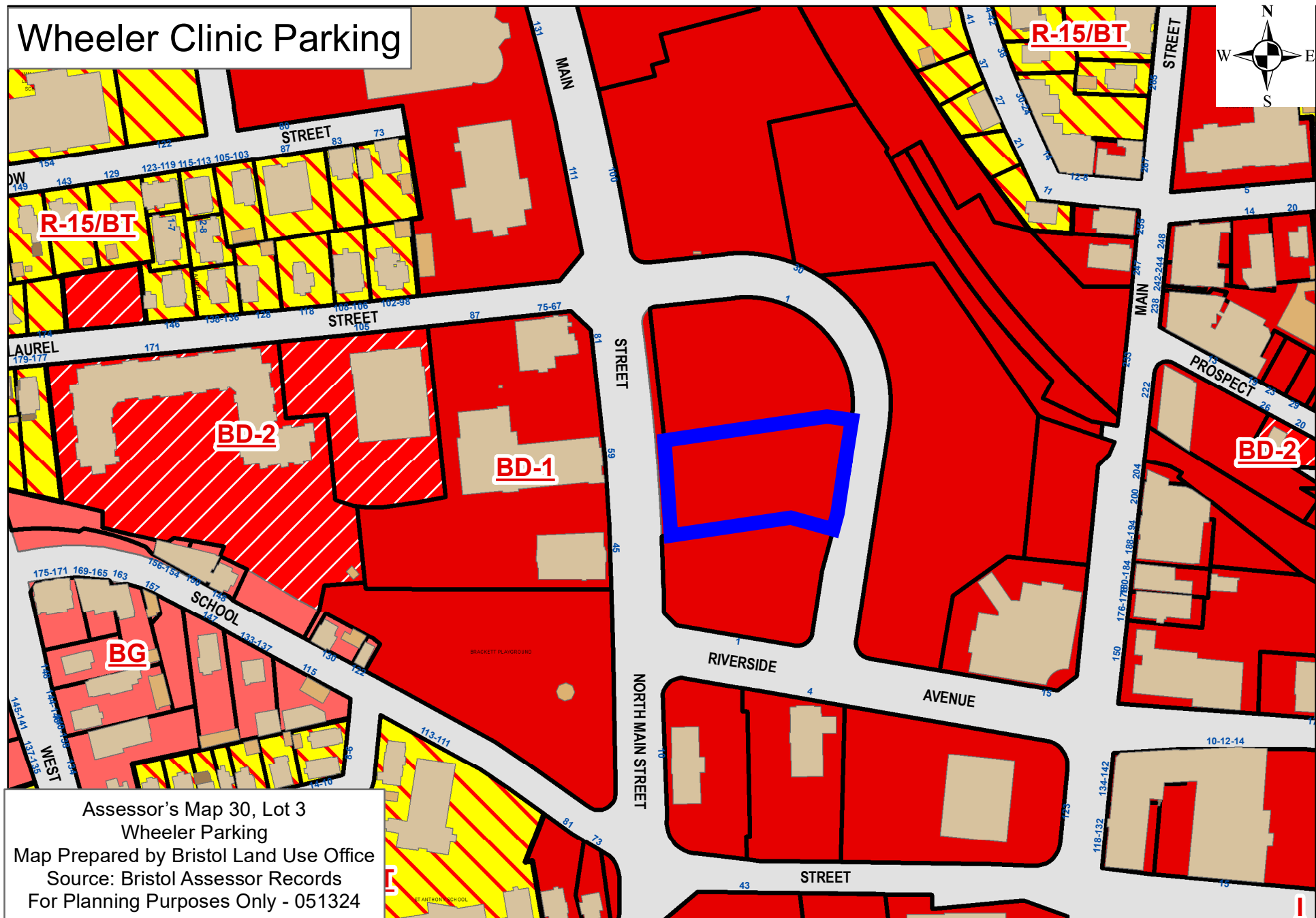
Other CGS Section 8-24 referrals;

1. Public Works referral of Lot 34-93 Downs Street for the purpose of granting an easement to Yankee Gas Service Company dba Eversource Energy to install utilities;
2. Public Works request to 1 Hope Street (Lot 30-4) to lease 63 parking spaces within 500 feet of Wheeler Clinic Inc.;
3. From ECD, to execute a Purchase & Sale Agreement for Southeast Bristol Business Park property for Lot #10 and Lot #11.

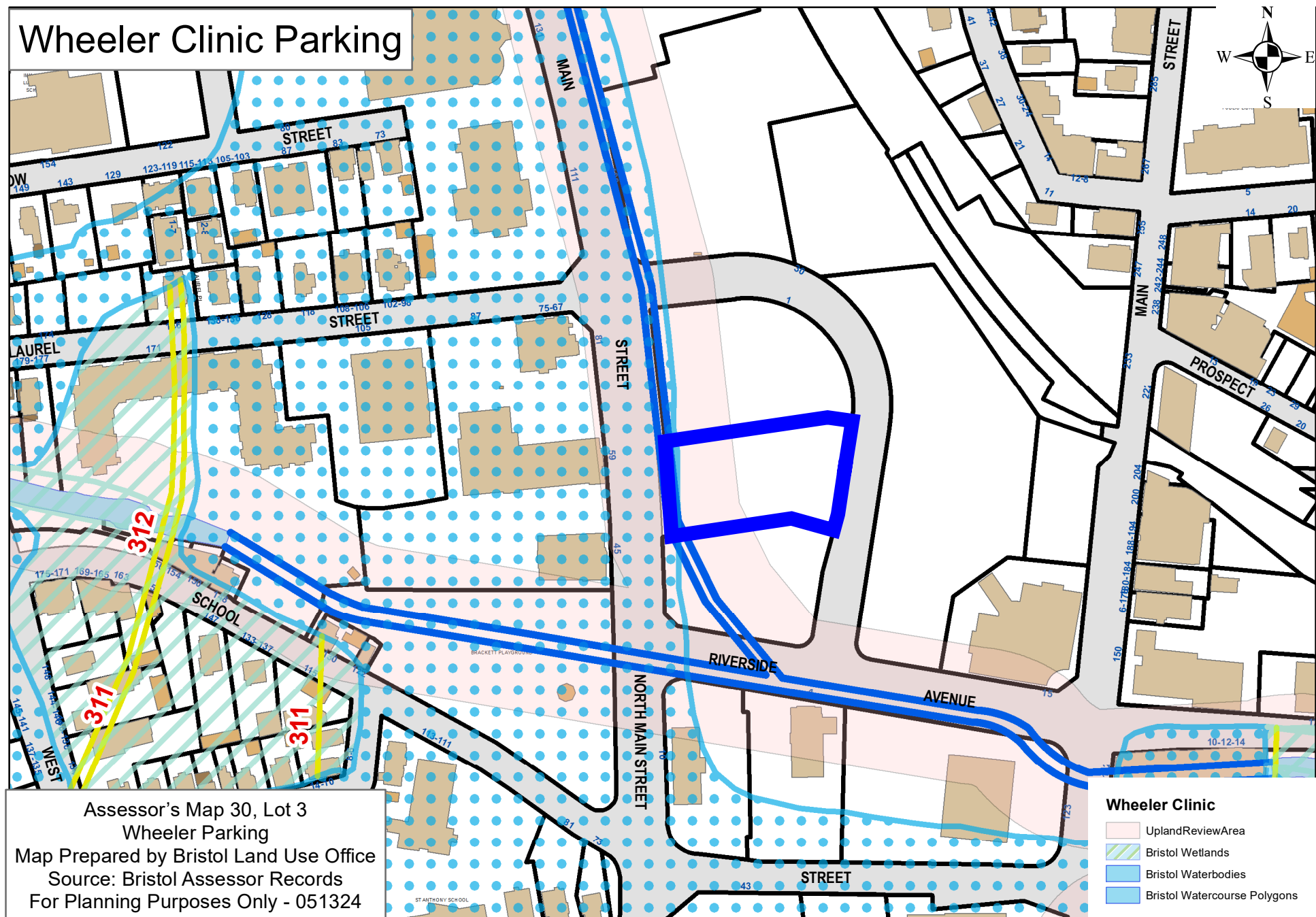
I will be here until Thursday, starting my vacation on Friday, May 17th in case you have any questions or concerns. By separate email, I will send you a copy of the map for 64 Washington Street.

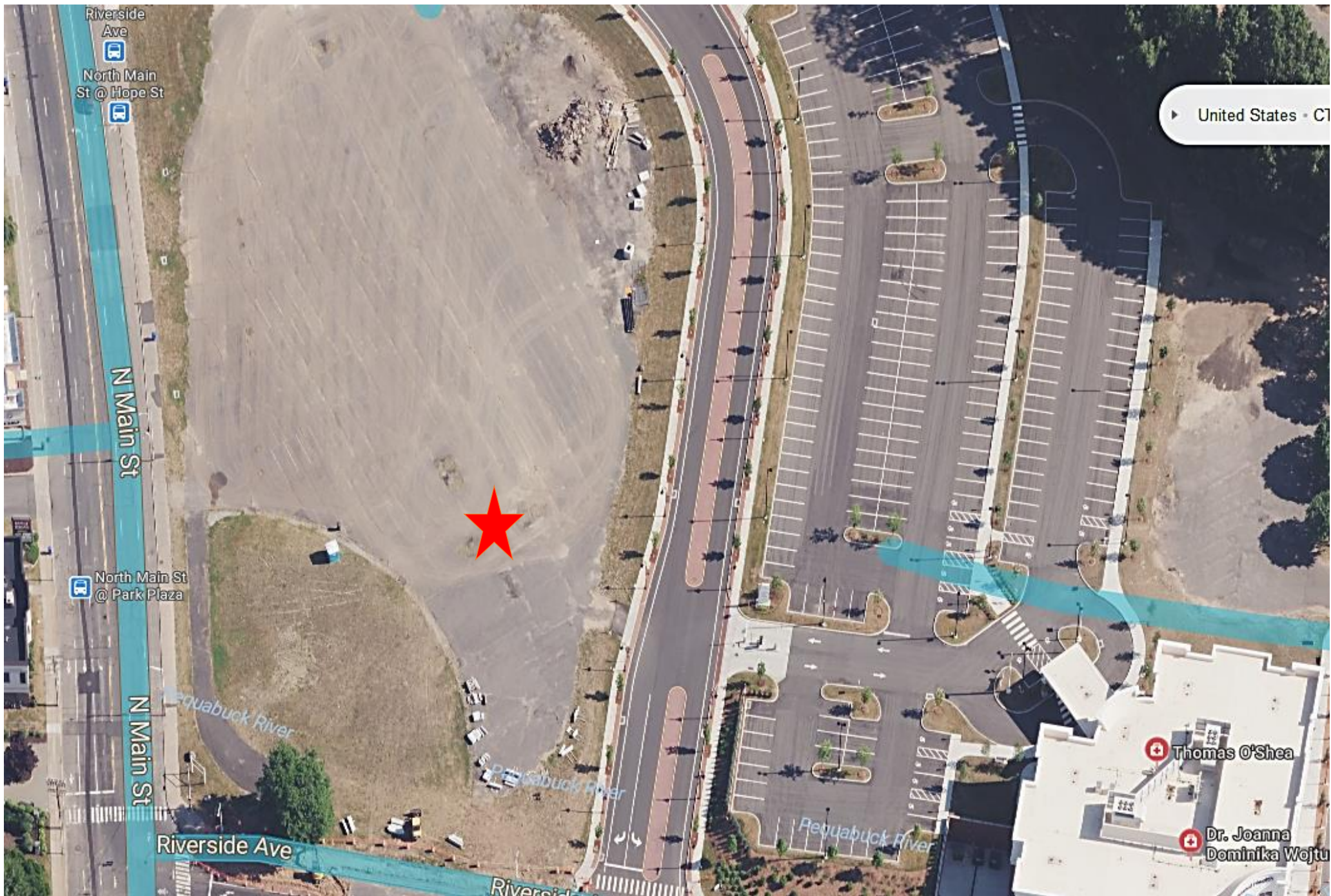
Jeff













City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut
(860)584-6200

May 15, 2024

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on May 14, 2024 it was voted to refer Lot 34-93 Downs Street to the Planning Commission for a C.G.S. §8-24 Report at the request of the Public Works Department for the purpose of granting an easement to Yankee Gas Service Company dba Eversource Energy for installing utilities.

Very truly yours,

A handwritten signature in cursive script that reads "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Raymond A. Rogozinski, Dir. of P.W.



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: May 6, 2024

TO: Mayor Jeffrey Caggiano
Board of Public Works

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: **DPW DOWNS STREET BRIDGE – EVERSOURCE EASEMENT**

RECEIVED
2024 MAY -7 PM 2:27
TOWN AND CITY CLERK
BRISTOL, CT

The Department of Public Works is scheduled to replace the Downs Street Bridge, and is currently finalizing design and environmental permitting associated with the proposed construction. Relocation of Eversource gas is required to facilitate construction. The gas main is currently fastened to the bridge, and in order to prepare for construction, the gas main has been installed via directional boring under the Pequabuck River (15 ft.).

A map of the proposed easement is attached. As indicated, the easement is located within the zoning front yard setback of the City parcel, and therefore, will not impede future development. In addition, the use of directional boring does not require excavation or disturbance of the property.

The Department of Public Works requests the following City Council action:

Submit a referral to the City's Planning Commission in accordance with State Statute 8-24 requesting a positive referral for the City to grant an easement to Yankee Gas Service Company dba Eversource Energy for the purpose of installing utilities on Lot 34-93 Downs Street.

Please feel free to contact me with any questions or concerns at 860-584-6113.

From: Jeffrey Steeg
Sent: Monday, May 13, 2024 11:17 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: CGS Section 8-24 referrals

Hi Robert: Supplementing my email of January 22, 2024 (copy attached), below are some additional comments along with some comments on new referrals I see going to Planning Commission this month which meets next Monday, May 20th:

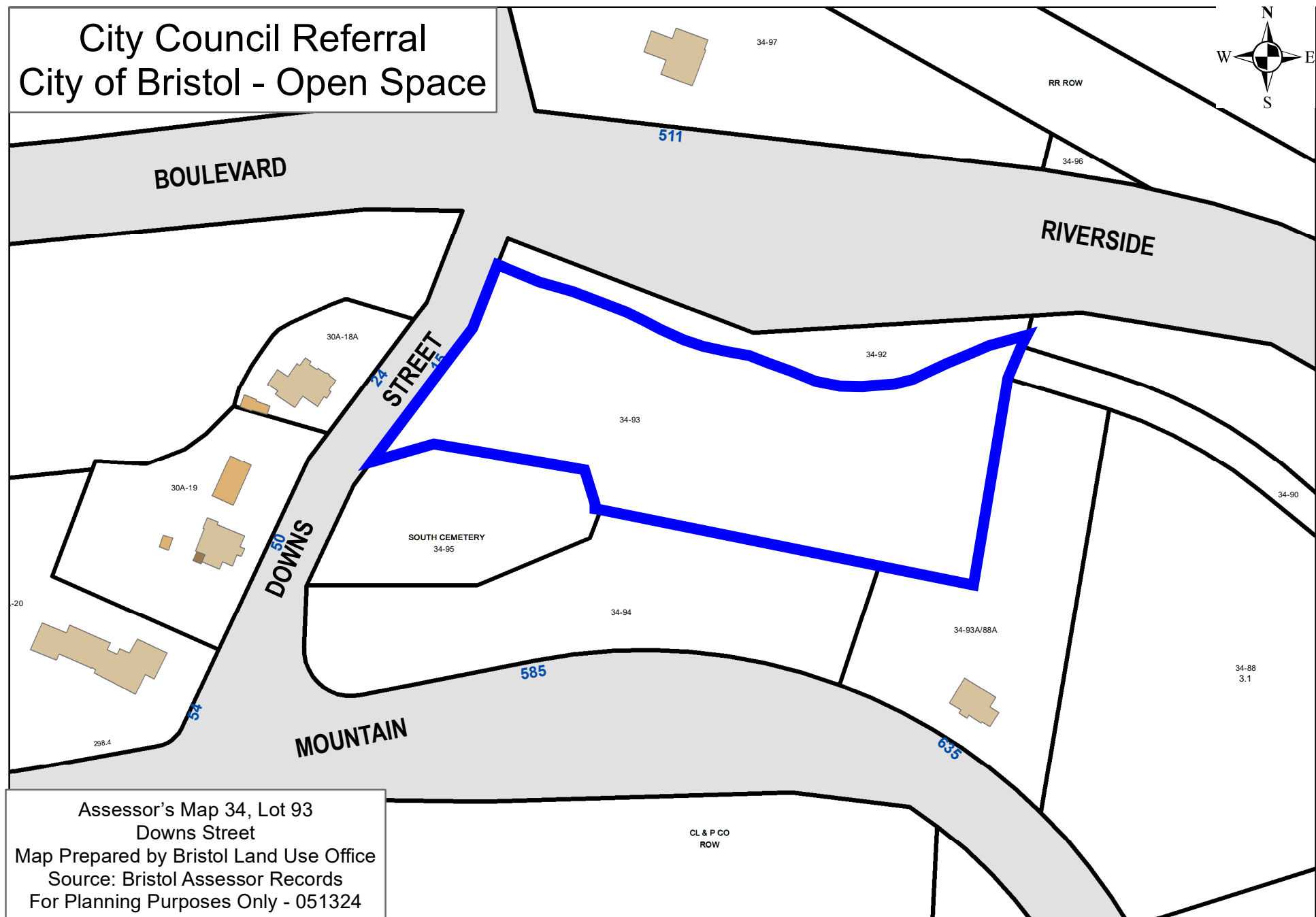
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3. City owned property known as 163 Church Avenue (Map 43, Lot 16 – new proposed Forestville firehouse) – a neighbor's property known as 64 Washington Street is encroaching the city owned lot. City would do a boundary line adjustment of approximately 5,124.7 square feet. The boundary line adjustment does not affect the construction of the new proposed firehouse.

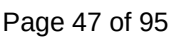
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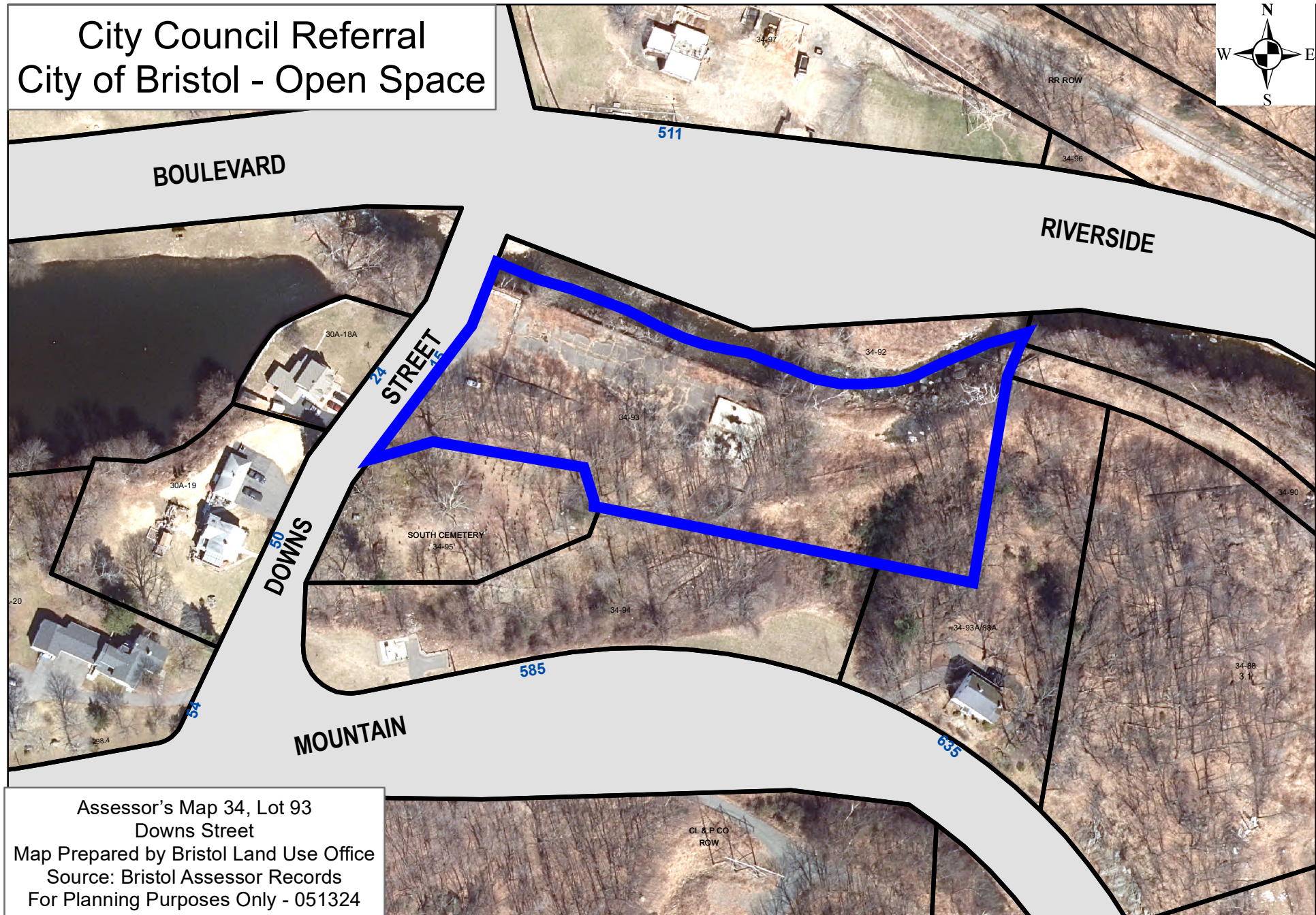
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Jeff





City Council Referral City of Bristol - Open Space

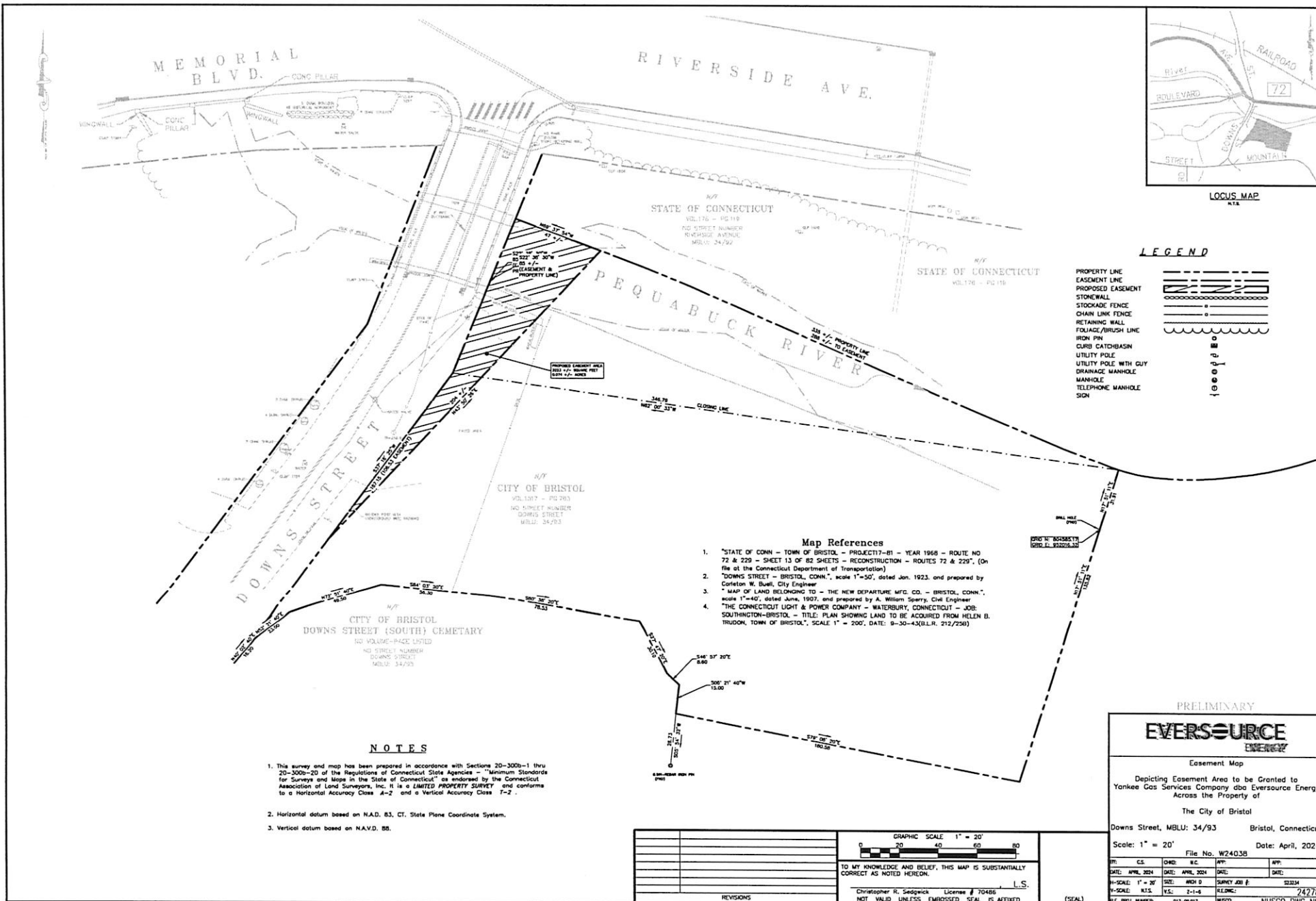


Assessor's Map 34, Lot 93
Downs Street

Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 051324









City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut
(860)584-6200

May 15, 2024

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on May 14, 2024 it was voted to refer the city owned property known as 163 Church Avenue (new proposed firehouse in Forestville, Map 43, Lot 16) to the Planning Commission for a C.G.S. §8-24 Report. Specifically, to address a lot line boundary adjustment of approximately 5,124.7 square feet with the property known as 64 Washington Street.

Very truly yours,

A handwritten signature in black ink, reading "Erica Cabiya". The signature is fluid and cursive, with the first name "Erica" being more prominent than the last name "Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Susan Tyler, Chairwoman

From: Jeffrey Steeg
Sent: Monday, May 13, 2024 11:17 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: CGS Section 8-24 referrals

Hi Robert: Supplementing my email of January 22, 2024 (copy attached), below are some additional comments along with some comments on new referrals I see going to Planning Commission this month which meets next Monday, May 20th:

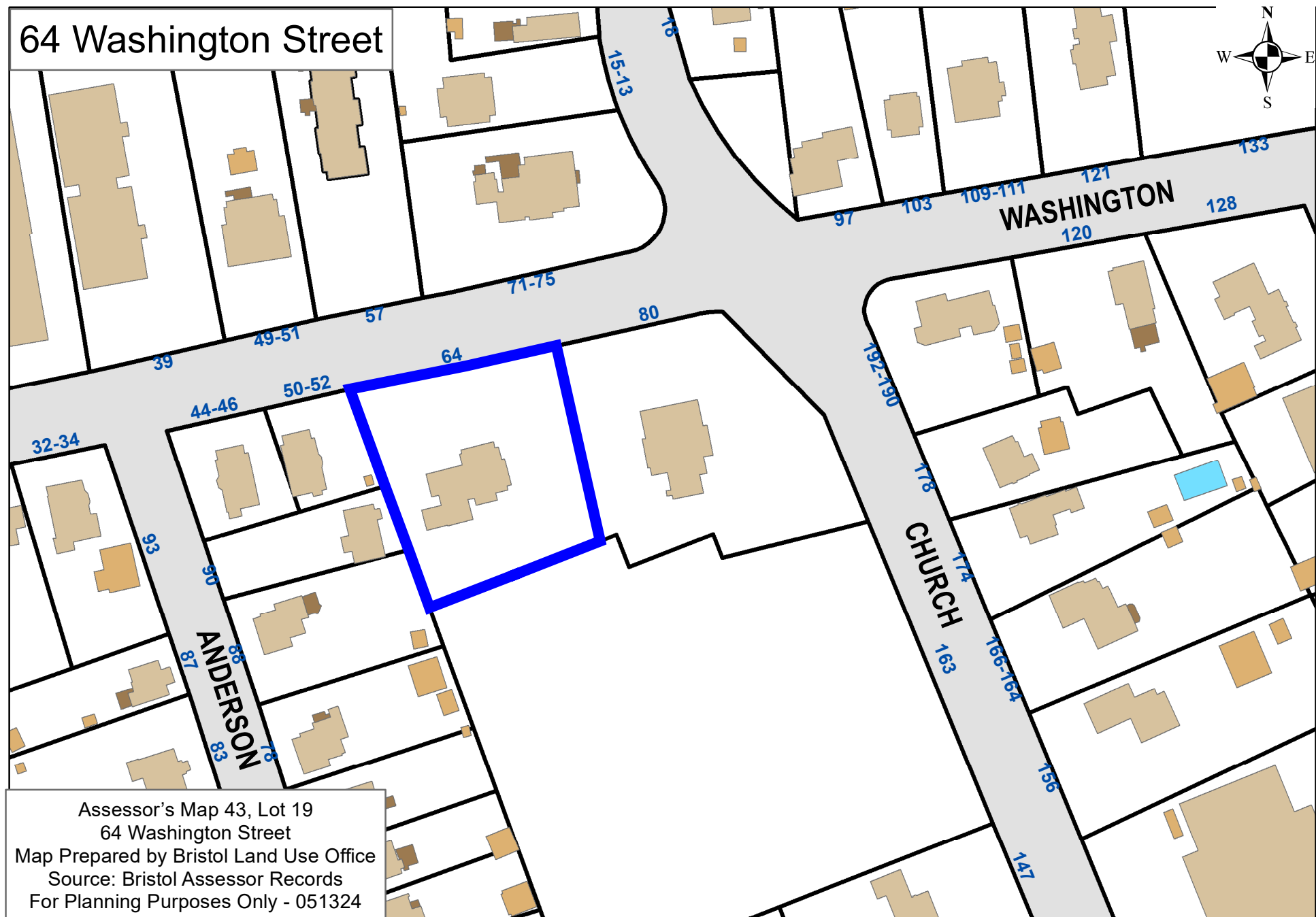
1. City owned property known as Lot 129-2 Violet Drive – currently being encroached by property known as 127 Daisy Circle. This city owned property has a pond which could be a liability issue if someone were to get hurt. This lot was established as open space subject to a reversionary clause if the property was used for any other purpose then for open space, then it would revert back to Cadwell Hoerle or his successors. The Hoerle heirs have waived the reversionary clause. The city is now considering options to remedy the encroachment, one option would be to sell the city owned lot to the encroaching neighbor;
2. City owned property known as Lot 120-9 Candlewood Drive – again, open space from Cadwell Hoerle. There are a number of neighbors on Candlewood Drive who are encroaching. The city is considering either selling or doing a boundary line adjustment with the encroaching neighbors;
3. City owned property known as 163 Church Avenue (Map 43, Lot 16 – new proposed Forestville firehouse) – a neighbor's property known as 64 Washington Street is encroaching the city owned lot. City would do a boundary line adjustment of approximately 5,124.7 square feet. The boundary line adjustment does not affect the construction of the new proposed firehouse.

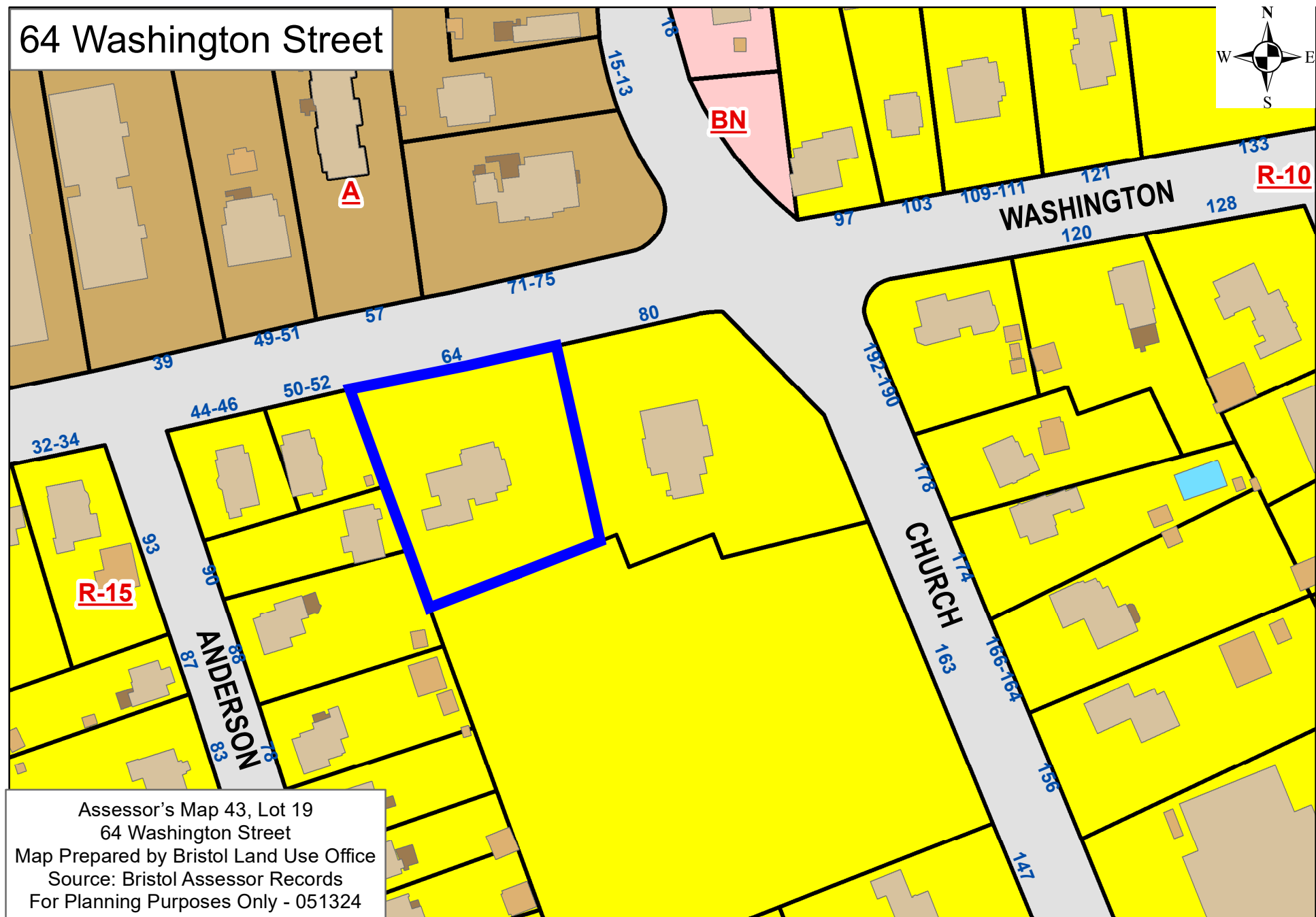
Other CGS Section 8-24 referrals;

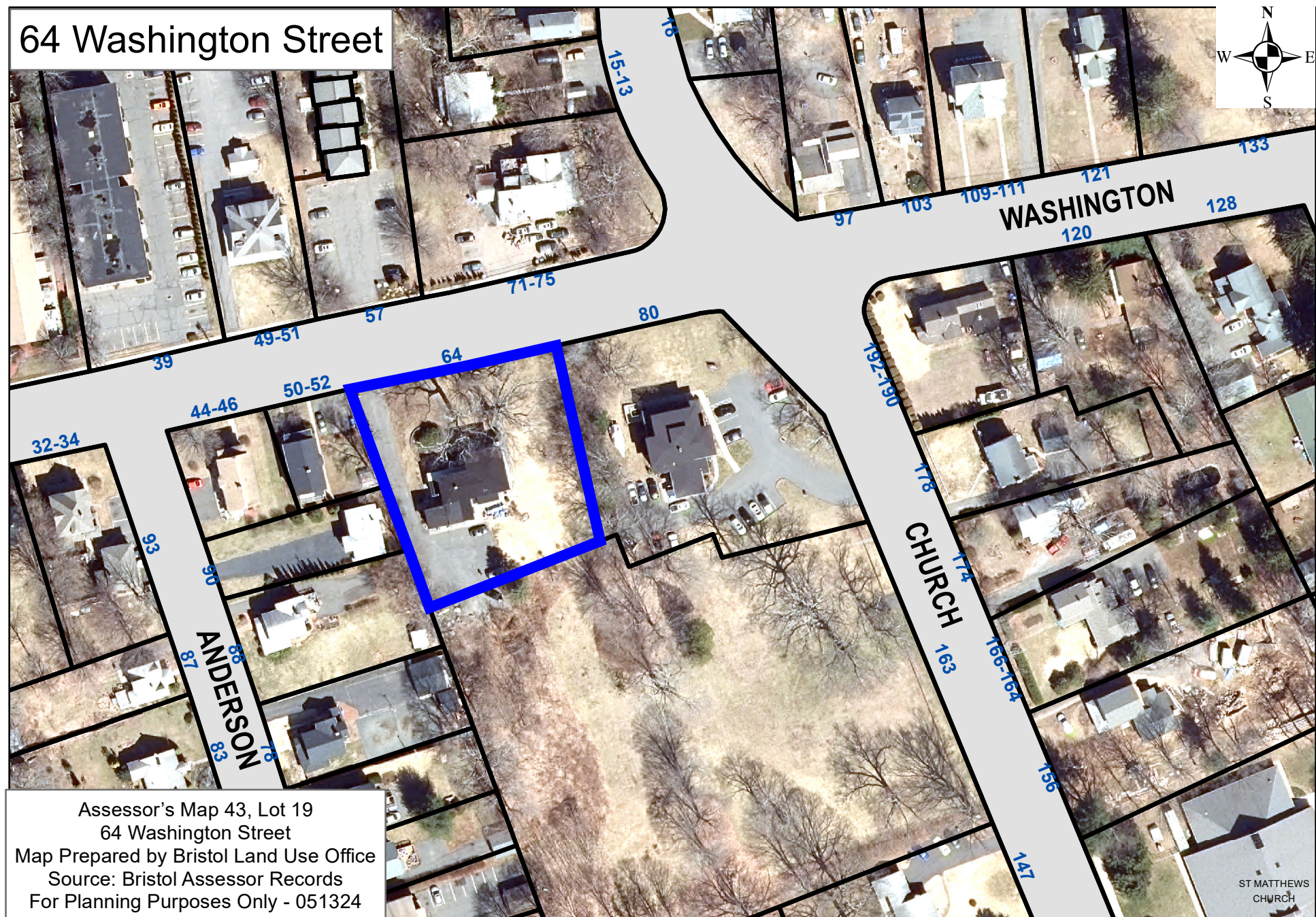
1. Public Works referral of Lot 34-93 Downs Street for the purpose of granting an easement to Yankee Gas Service Company dba Eversource Energy to install utilities;
2. Public Works request to 1 Hope Street (Lot 30-4) to lease 63 parking spaces within 500 feet of Wheeler Clinic Inc.;
3. From ECD, to execute a Purchase & Sale Agreement for Southeast Bristol Business Park property for Lot #10 and Lot #11.

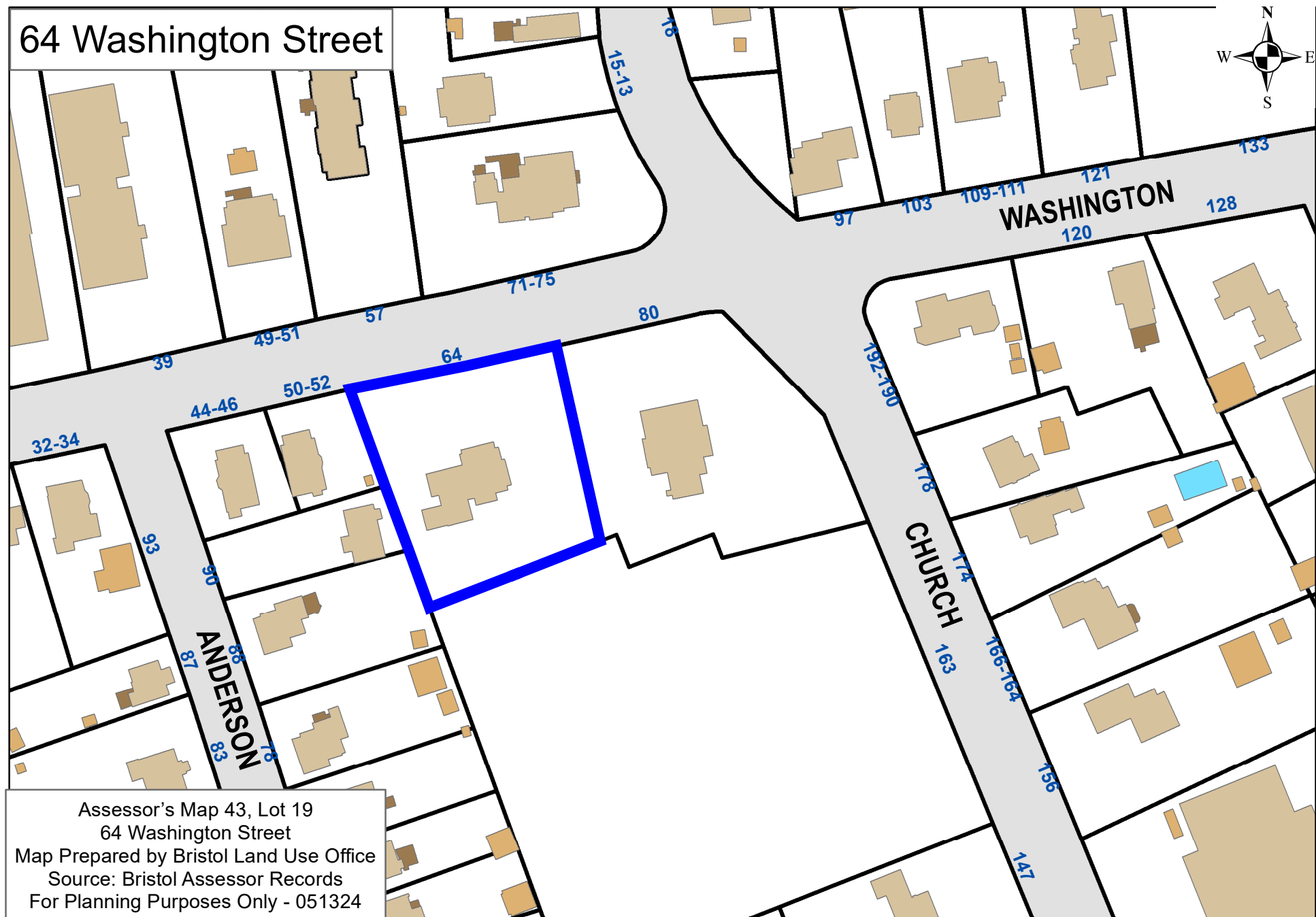
I will be here until Thursday, starting my vacation on Friday, May 17th in case you have any questions or concerns. By separate email, I will send you a copy of the map for 64 Washington Street.

Jeff



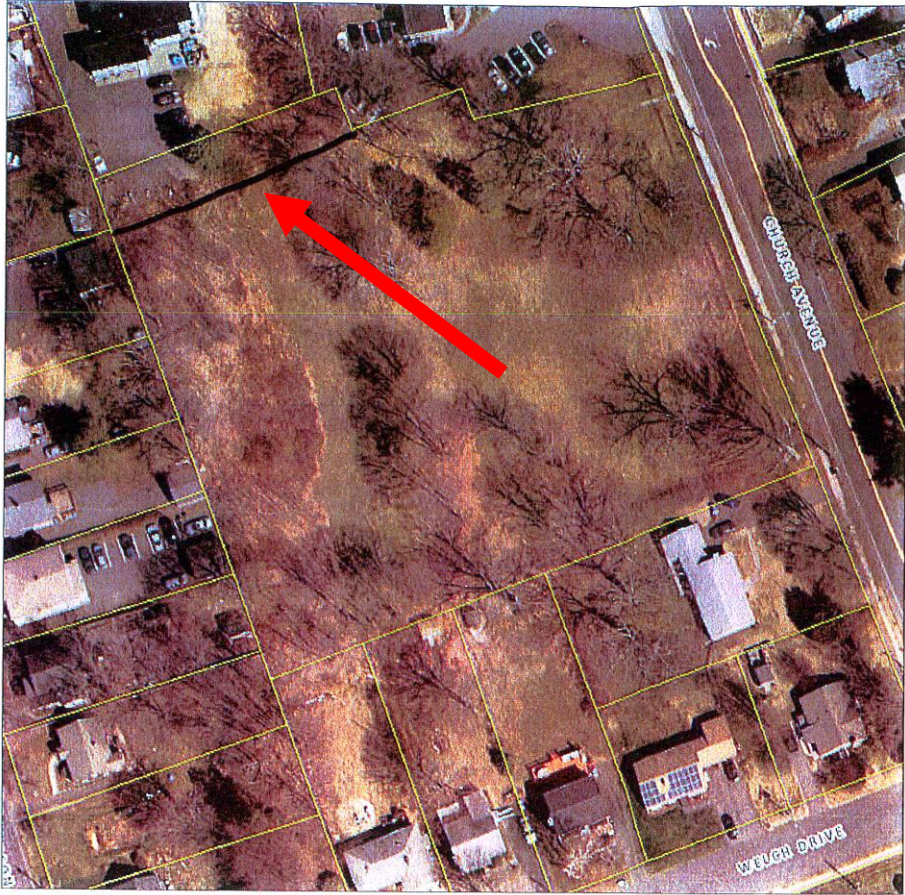








Date Printed: 4/15/2024



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 80 feet





GENERAL NOTES

1. EXISTING INFORMATION BASED UPON THE FOLLOWING DOCUMENTS:
1.1. "BOUNDARY-TOPOGRAPHIC SURVEY", PREPARED FOR CITY OF BRISTOL, FIRE STATION #3, CHURCH AVENUE, BRISTOL, CONNECTICUT, DATED JULY 2023, AND PREPARED BY BENESCH.
2. NO WETLANDS HAVE BEEN IDENTIFIED ON SITE.
3. THE SITE IS LOCATED WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM MAP 09003C0467F.

SIGN LEGEND

STOP
31-0552*

2
PARKING
31-0662P
31-0448

AUTHORIZED VEHICLES ONLY
31-1790

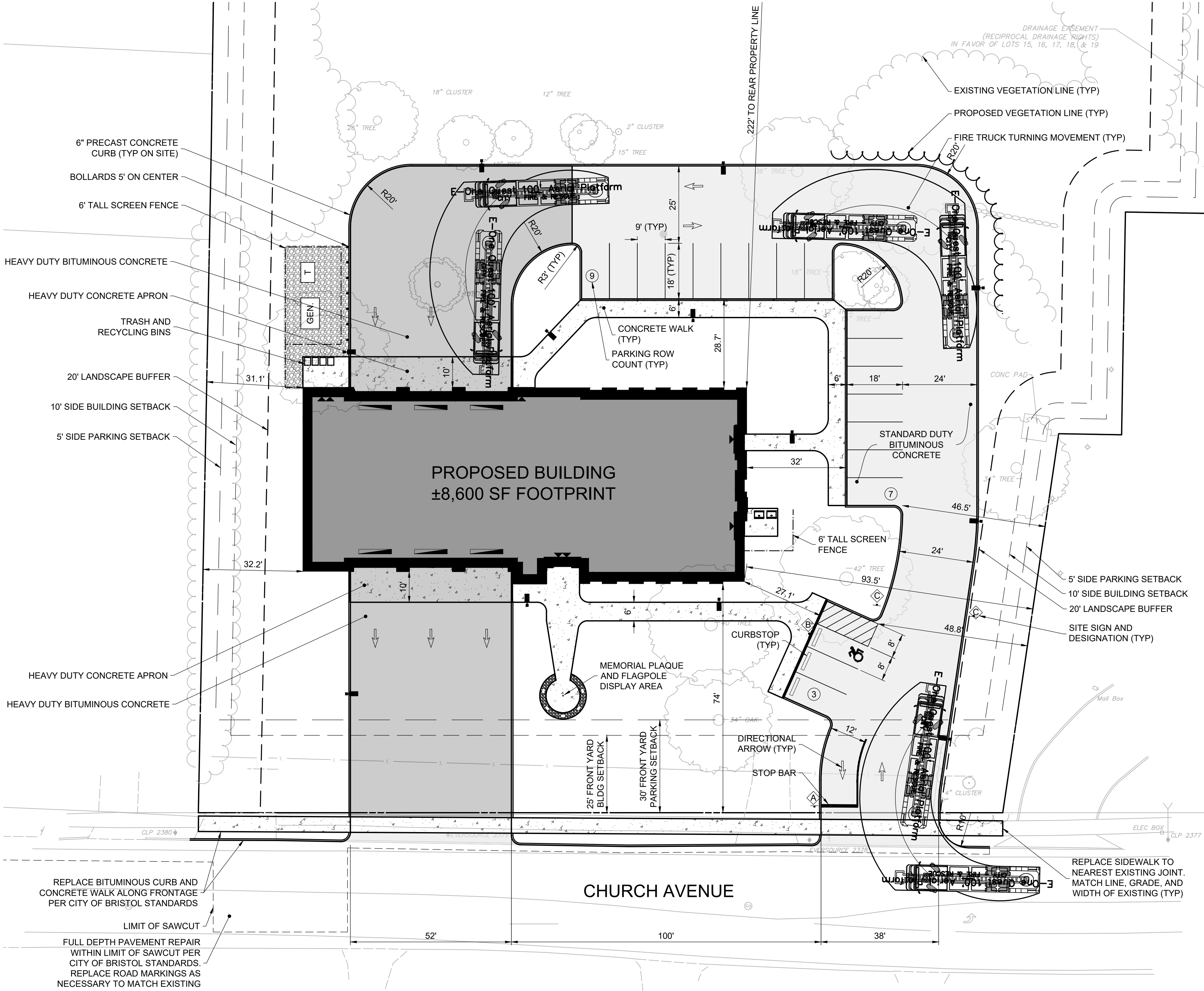
NOTE: ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CTDOT SIGN CATALOG, OR AS SHOWN.
*SIGN MOUNTED ON BREAKAWAY POST

LEGEND

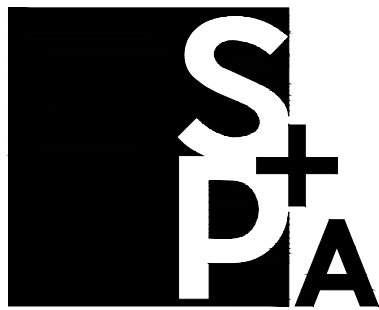
ITEM	EXISTING	PROPOSED
PROPERTY LINE		---
BUILDING LINE	=====	=====
BUILDING MAN DOOR		◀
BUILDING OVERHEAD DOOR		---
SAWCUT		---
BITUMINOUS PAVEMENT		=====
HEAVY DUTY BITUMINOUS PAVEMENT		=====
CONCRETE		=====
HEAVY DUTY CONCRETE		=====
CURB	=====	=====
FLUSH CURB		=====
SIGN AND DESIGNATION		◀
BOLLARD		•

ZONING CHART				
ZONE: SINGLE FAMILY RESIDENTIAL (R-15), PRINCIPAL USE: CIVIC FACILITY (SPECIAL PERMIT)				
	ITEM	REQUIREMENT	PROPOSED	REFERENCE
BUILDING	MIN. LOT AREA [SF]	15000	107,572	7.1(A)
	MIN. LOT FRONTAGE [FT]	100	260	7.1(B)
	MIN. FRONT YARD [FT]	25	74	7.1(C)
	MIN. SIDE YARD [FT]	10	31	7.1(D)
	MIN. REAR YARD [FT]	25	222	7.1(E)
	MAX. BUILDING HEIGHT [FT]	35	26	7.1(F)
	MAX. BUILDING COVERAGE [%]	30	8	7.1(G)
	MAX. IMPERVIOUS COVERAGE [%]	70	28	7.1(H)
PARKING	NUMBER OF PARKING SPACES	TBD ¹	19	13.2.D.
	REQUIRED ADA SPACES	1 ²	1	ADA REQ'S
	MIN. PARKING FRONT YARD [FT]	30	30	13.7.1.A.1.
	MIN. PARKING SIDE/REAR YARD [FT]	5	46	13.7.1.A.2.
	MIN. PARKING/BUILDING SEPARATION [FT]	6	27	13.7.1.A.3.
	MIN. PARKING SPACE DIMENSIONS [FT X FT]	9 X 18	9 X 18	13.7.2.A.
	MIN. ACCESS AISLE WIDTH W/PARKING [FT]	24	24	13.7.2.A.
	MIN. ACCESS AISLE WIDTH W/O PARKING [FT]	20	24	13.7.2.D.
	MAX. NUMBER OF DRIVEWAYS [#]	3 ³	2	13.11.A.
	MIN. DRIVEWAY SEPARATION [FT]	100	100	13.11.B.
	MAX. DRIVEWAY WIDTH [FT]	30 ⁴	52	13.11.E.

- NOTES:
- MINIMUM NUMBER OF PARKING SPACES FOR PUBLIC OR SEMI-PUBLIC USES NOT OTHERWISE LISTED ARE AS DETERMINED BY THE COMMISSION.
THE 16 PRIVATE PARKING SPACES ARE PROPOSED TO ACCOMMODATE THE ANTICIPATED NUMBER OF EMPLOYEES ON SITE DURING A SHIFT CHANGE.
THE 3 PUBLIC SPACES ARE PROPOSED TO ACCOMMODATE THE ANTICIPATED VISITOR POPULATION.
 - PER ADA STANDARDS, WHEN THE TOTAL NUMBER OF PARKING SPACES PROVIDED ARE 1-25, 1 SPACE SHALL BE ACCESSIBLE.
 - MAXIMUM DRIVEWAYS CALCULATED PER THE FOLLOWING:
260 LF FRONTAGE * 1 DRIVEWAY / 85 LF FRONTAGE ALLOWED = 3 DRIVEWAYS
 - PER SECTION 13.11.E.2, A DRIVEWAY WIDTH IN EXCESS OF 30FT MAY BE ALLOWED BY THE COMMISSION IN ORDER TO ACCOMMODATE SERVICE VEHICLES.

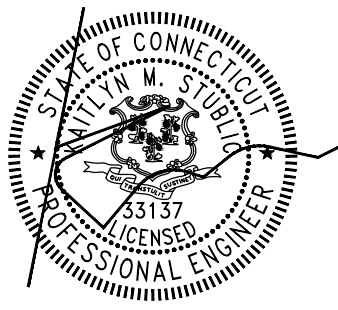


Project Title:
BRISTOL FIREHOUSE #3
MAP 43, BLOCK 16,
163 CHURCH AVENUE
BRISTOL, CT 06010

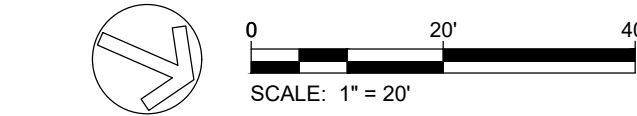


SILVER PETRUCCELLI + ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

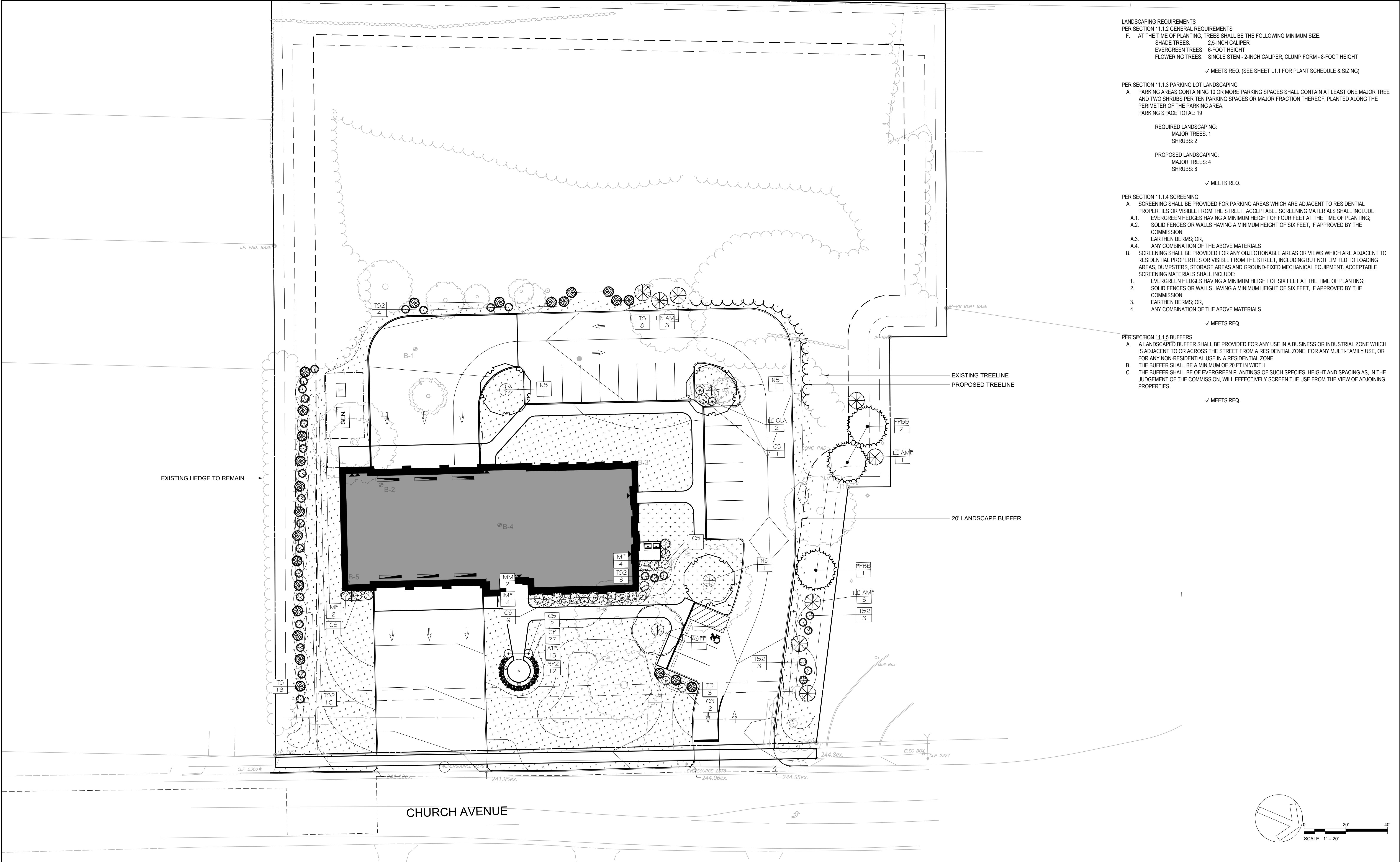
Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	



Drawing Title:
SITE PLAN



Date: MARCH 28, 2024
Scale: 1"=20'
Drawn By: KMS
Project Number: 70895.00
Drawing Number: **C1.0**



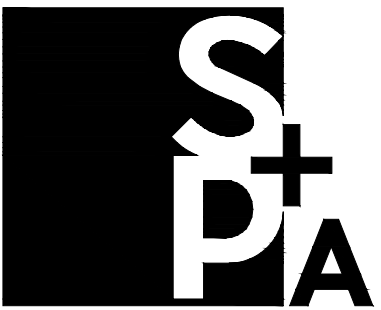
LANDSCAPING REQUIREMENTS
PER SECTION 11.1.2 GENERAL REQUIREMENTS
F. AT THE TIME OF PLANTING, TREES SHALL BE THE FOLLOWING MINIMUM SIZE:
SHADE TREES: 2.5-INCH CALIPER
EVERGREEN TREES: 6-FOOT HEIGHT
FLOWERING TREES: SINGLE STEM - 2-INCH CALIPER, CLUMP FORM - 8-FOOT HEIGHT
✓ MEETS REQ. (SEE SHEET L1.1 FOR PLANT SCHEDULE & SIZING)

PER SECTION 11.1.3 PARKING LOT LANDSCAPING
A. PARKING AREAS CONTAINING 10 OR MORE PARKING SPACES SHALL CONTAIN AT LEAST ONE MAJOR TREE AND TWO SHRUBS PER TEN PARKING SPACES OR MAJOR FRACTION THEREOF, PLANTED ALONG THE PERIMETER OF THE PARKING AREA.
PARKING SPACE TOTAL: 19
REQUIRED LANDSCAPING:
MAJOR TREES: 1
SHRUBS: 2
PROPOSED LANDSCAPING:
MAJOR TREES: 4
SHRUBS: 8
✓ MEETS REQ.

PER SECTION 11.1.4 SCREENING
A. SCREENING SHALL BE PROVIDED FOR PARKING AREAS WHICH ARE ADJACENT TO RESIDENTIAL PROPERTIES OR VISIBLE FROM THE STREET, ACCEPTABLE SCREENING MATERIALS SHALL INCLUDE:
A.1. EVERGREEN HEDGES HAVING A MINIMUM HEIGHT OF FOUR FEET AT THE TIME OF PLANTING;
A.2. SOLID FENCES OR WALLS HAVING A MINIMUM HEIGHT OF SIX FEET, IF APPROVED BY THE COMMISSION;
A.3. EARTHEN BERMS; OR
A.4. ANY COMBINATION OF THE ABOVE MATERIALS
B. SCREENING SHALL BE PROVIDED FOR ANY OBJECTIONABLE AREAS OR VIEWS WHICH ARE ADJACENT TO RESIDENTIAL PROPERTIES OR VISIBLE FROM THE STREET, INCLUDING BUT NOT LIMITED TO LOADING AREAS, DUMPSTERS, STORAGE AREAS AND GROUND-FIXED MECHANICAL EQUIPMENT. ACCEPTABLE SCREENING MATERIALS SHALL INCLUDE:
1. EVERGREEN HEDGES HAVING A MINIMUM HEIGHT OF SIX FEET AT THE TIME OF PLANTING;
2. SOLID FENCES OR WALLS HAVING A MINIMUM HEIGHT OF SIX FEET, IF APPROVED BY THE COMMISSION;
3. EARTHEN BERMS; OR
4. ANY COMBINATION OF THE ABOVE MATERIALS.
✓ MEETS REQ.

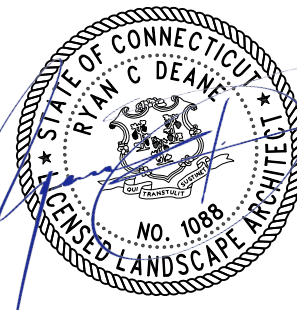
PER SECTION 11.1.5 BUFFERS
A. A LANDSCAPED BUFFER SHALL BE PROVIDED FOR ANY USE IN A BUSINESS OR INDUSTRIAL ZONE WHICH IS ADJACENT TO OR ACROSS THE STREET FROM A RESIDENTIAL ZONE, FOR ANY MULTI-FAMILY USE, OR FOR ANY NON-RESIDENTIAL USE IN A RESIDENTIAL ZONE
B. THE BUFFER SHALL BE A MINIMUM OF 20 FT IN WIDTH
C. THE BUFFER SHALL BE OF EVERGREEN PLANTINGS OF SUCH SPECIES, HEIGHT AND SPACING AS, IN THE JUDGEMENT OF THE COMMISSION, WILL EFFECTIVELY SCREEN THE USE FROM THE VIEW OF ADJOINING PROPERTIES.
✓ MEETS REQ.

Project Title:
BRISTOL FIREHOUSE #3
MAP 43, BLOCK 16,
163 CHURCH AVENUE
BRISTOL, CT 06010



SILVER PETRUCELLI + ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:	Description:	Date:	Revised By:
1	RESPONSE TO COMMENTS	05/08/2024	



Drawing Title:
PLANTING PLAN

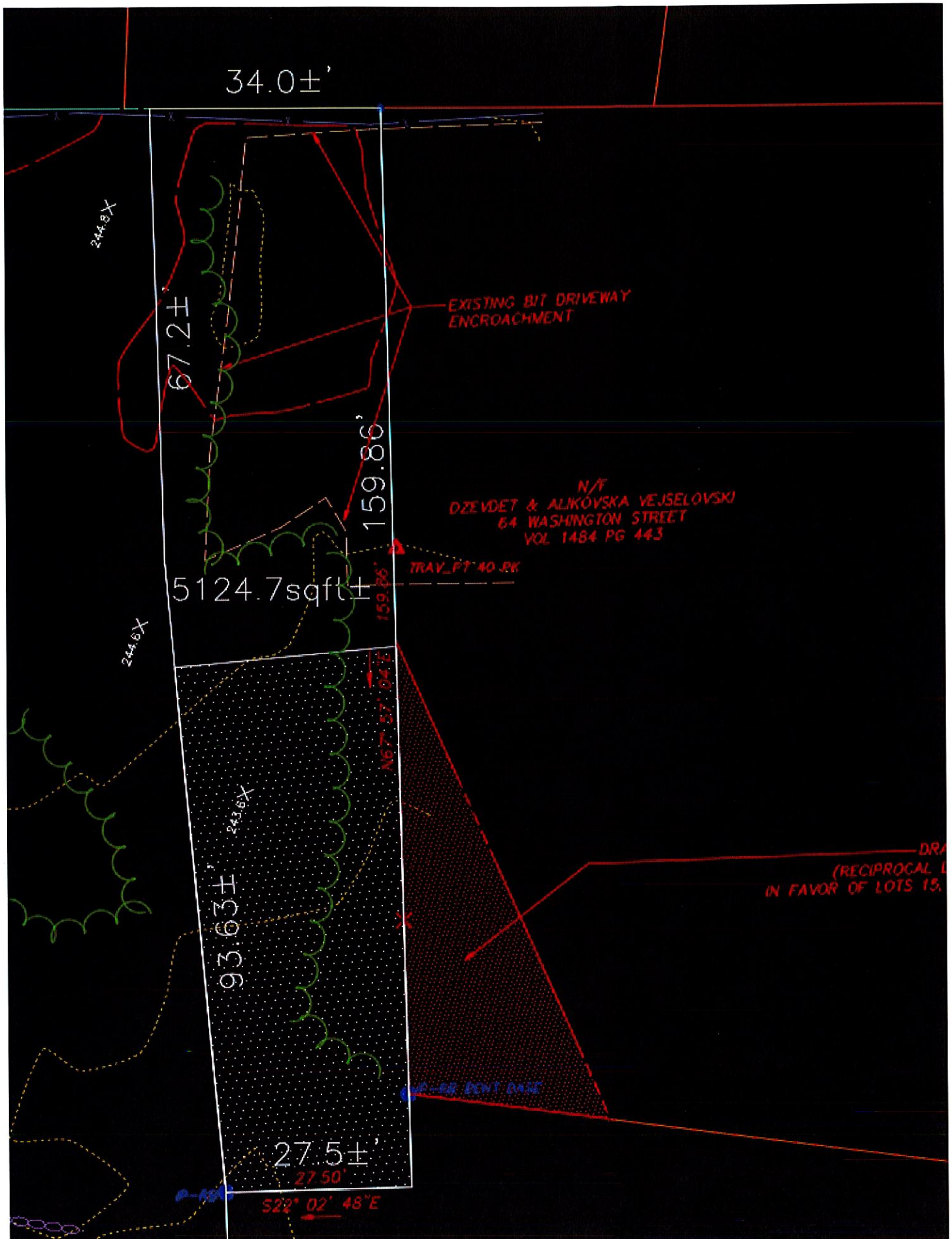
Date:
MARCH 28, 2024

Scale:
1" = 20'

Drawn By:
DEP

Project Number:
70895.00

Drawing Number:
L1.0





City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut
(860)584-6200

May 15, 2024

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on May 14, 2024 it was voted to authorize the Mayor Jeffrey Caggiano, or Acting Mayor, to execute a Purchase and Sale Agreement and to complete the property transaction, subject to the approval of Corporation Counsel, with Business Park Avenue, LLC, doing business as Allstate Commercial Driver Training School, for the sale of the Southeast Bristol Business Park property known as "Lot #10 and Lot #11" as reflected on the map known as *Boundary Survey* from Dufour Surveying LLC dated May 6, 2022 and *Lot Line Revision Map Lots 10, 11, and 12* dated February 26, 2015 for the purchase price of \$275,000.

It was further voted that this matter be referred to the Planning Commission for completion of a C.G.S. 8-24 Report, and to the City Council Real Estate Committee for completion of a C.G.S. 7-163e Public Hearing for the sale of municipally owned property.

Very truly yours,

A handwritten signature in cursive script, reading "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Justin Malley, Exec. Dir. of ECD



13c
RECEIVED
2024 MAY - 6 AM 11:46
TOWN AND CITY CLERK
BRISTOL, CT

DATE: May 6, 2024

TO: Mayor Jeffrey Caggiano
City Council Members

FROM: Justin Malley, Economic and Community Development (ECD)

RE: Purchase and Sale Agreement Lot #10 and Lot #11, Southeast Bristol Business Park

Background

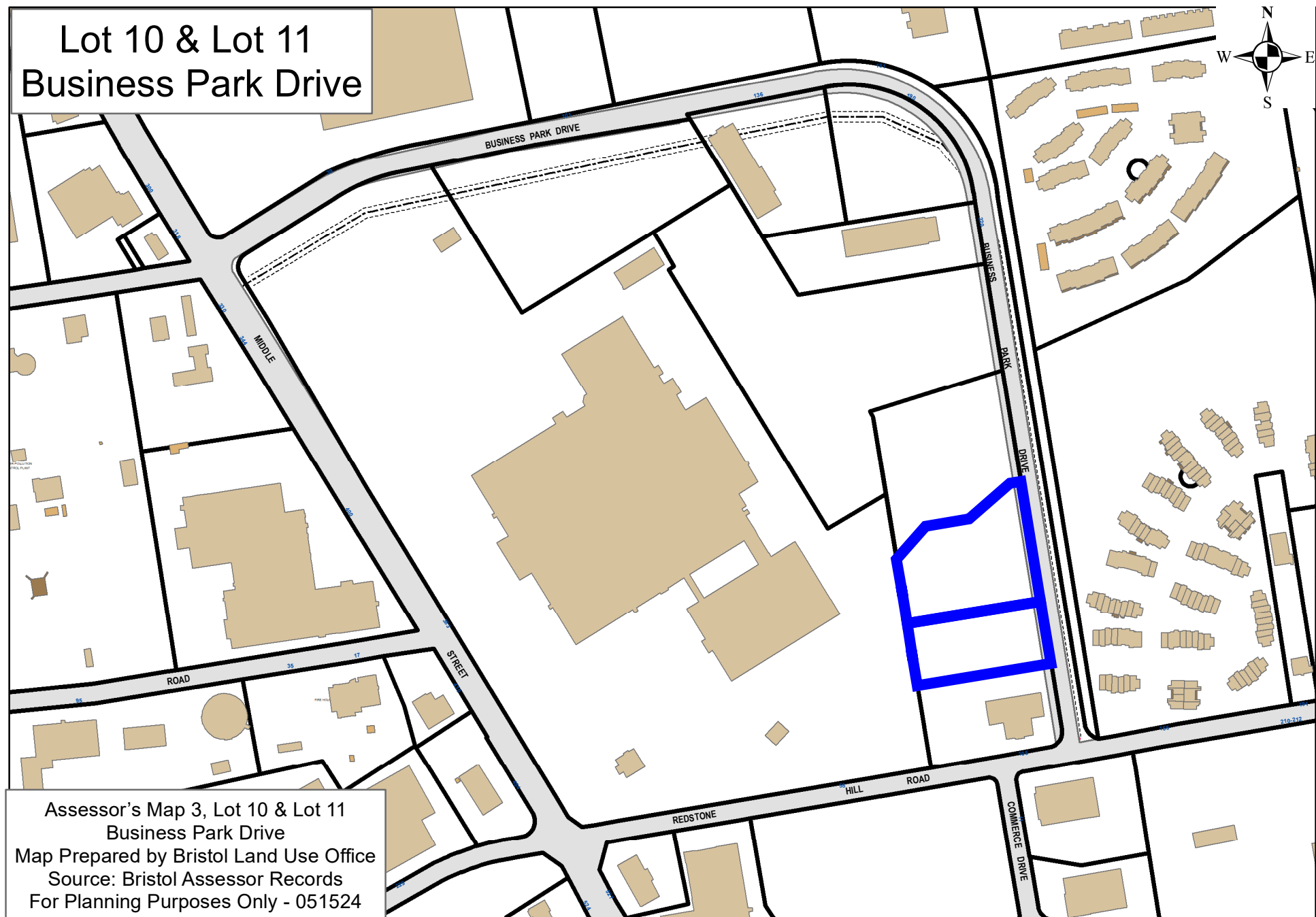
Allstate Commercial Driver Training School is interested in purchasing and developing Lot #10 and Lot #11 in the Southeast Bristol Business Park. As a CDL training provider, Allstate seeks to build classroom and office space with an outdoor “training field” which is a paved area with cones to simulate driving maneuvers for students. Students work one-on-one with instructors, with 3-4 instructors training approximately 15-25 students over the course of one day. Classes are conducted seven days per week from 7:30 am to 5:30 pm. Allstate has operated since 1975 and looks forward to a new campus in Bristol to train the area’s next generation of CDL drivers, with the potential of additional training offerings in the future.

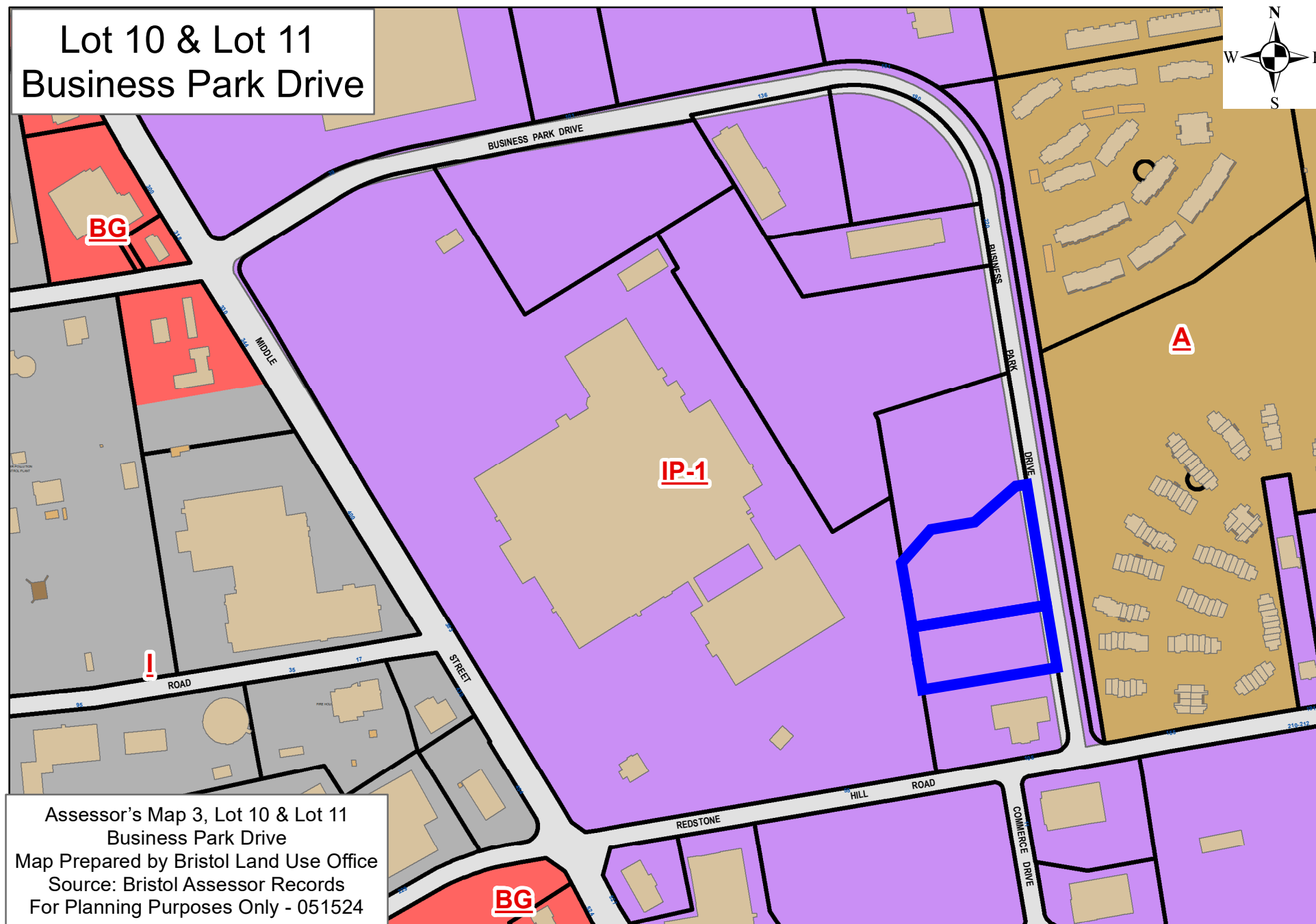
The ECD Board has approved the sale of Lot #10 and Lot #11 to Allstate. Please see attached materials detailing Lot #10/11 as well as a site plan concept for Allstate’s proposed development.

Proposed Motion

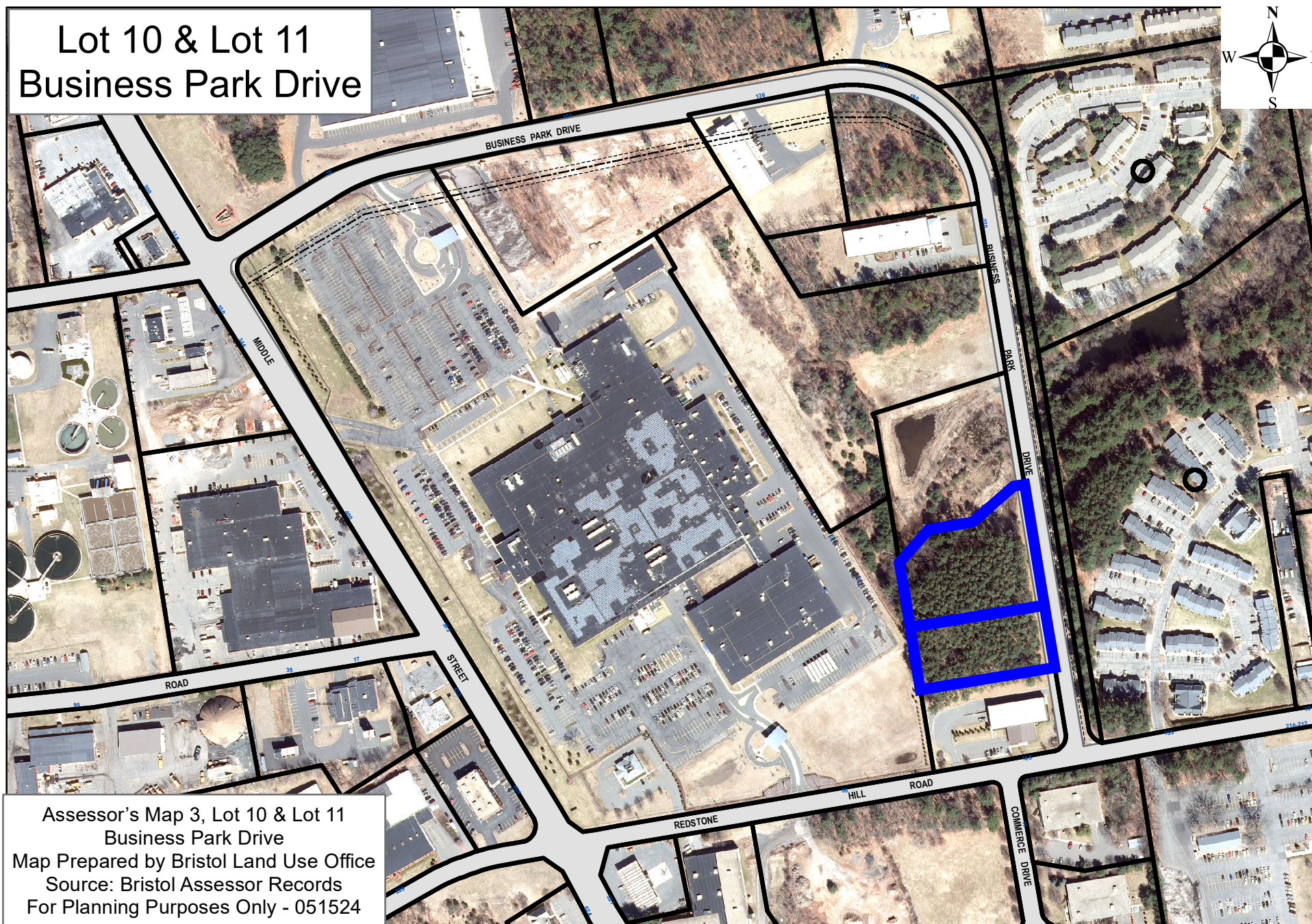
Motion to authorize Mayor Jeffrey Caggiano, or Acting Mayor, to execute a Purchase and Sale Agreement and to complete the property transaction, subject to the approval of Corporation Counsel, with Business Park Avenue, LLC, doing business as Allstate Commercial Driver Training School, for the sale of the Southeast Bristol Business Park property known as “Lot #10 and Lot #11” as reflected on the map known as *Boundary Survey* from Dufour Surveying LLC dated May 6, 2022 and *Lot Line Revision Map Lots 10, 11, and 12* dated February 26, 2015 for the purchase price of \$275,000.

I further move that this matter be referred to the Planning Commission for completion of a C.G.S. 8-24 Report, and to the City Council Real Estate Committee for completion of a C.G.S. 7-163e Public Hearing for the sale of municipally owned property.

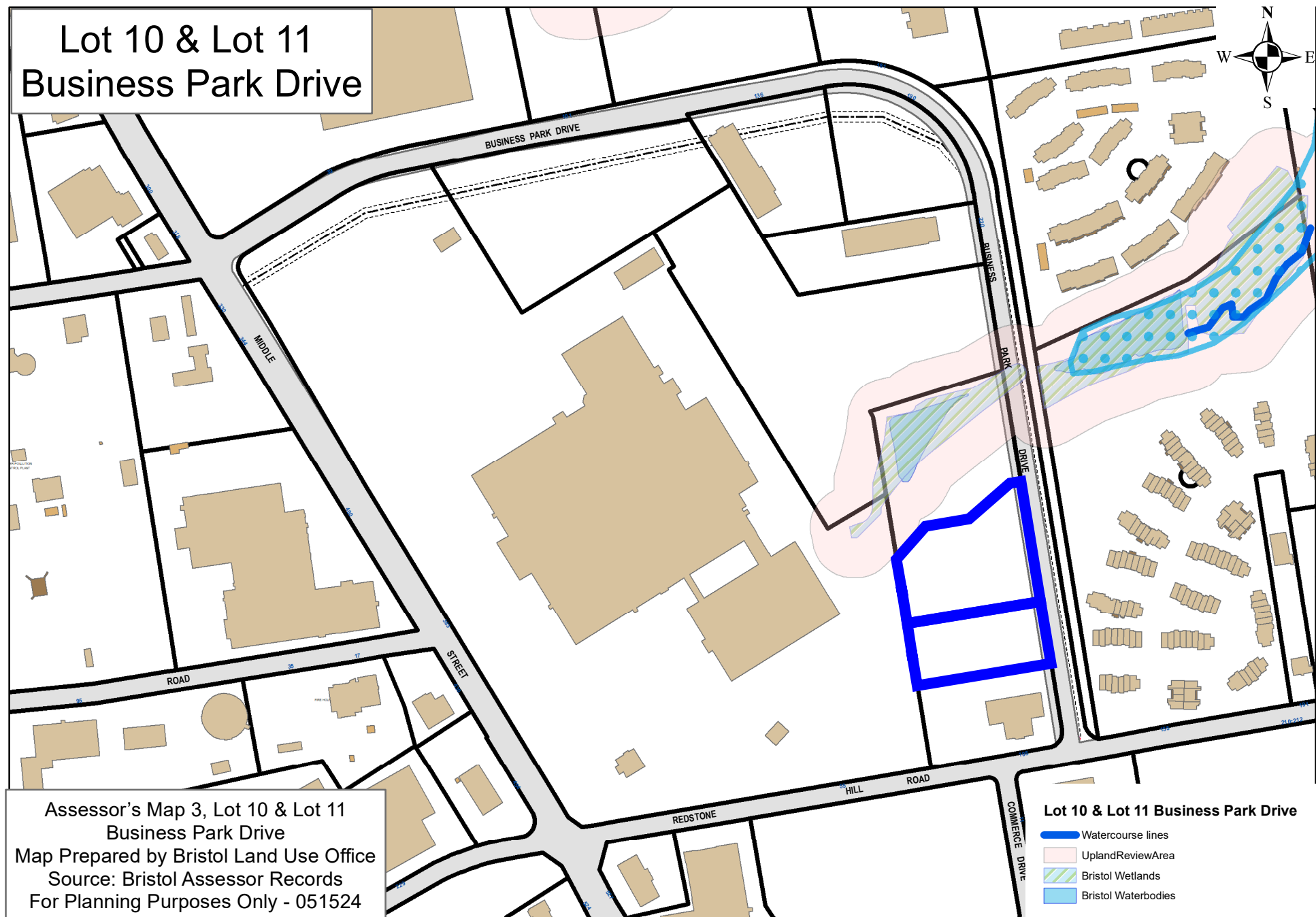




Lot 10 & Lot 11 Business Park Drive



Assessor's Map 3, Lot 10 & Lot 11
Business Park Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 051524





LEGEND

BOUNDARY LINE
PROPOSED LOT LINE
LOT LINE TO BE REMOVED
WATERBODY
CHAIN LINK FENCE
OLD FENCE LINE
IRON PIN
SURVEY MONUMENT
UTILITY POLE
UTILITY POLE WITH GUY
WATER GATE VALVE
HYDRANT
SANITARY MANHOLE
CURB CATCHBASIN
MONITORING WELL

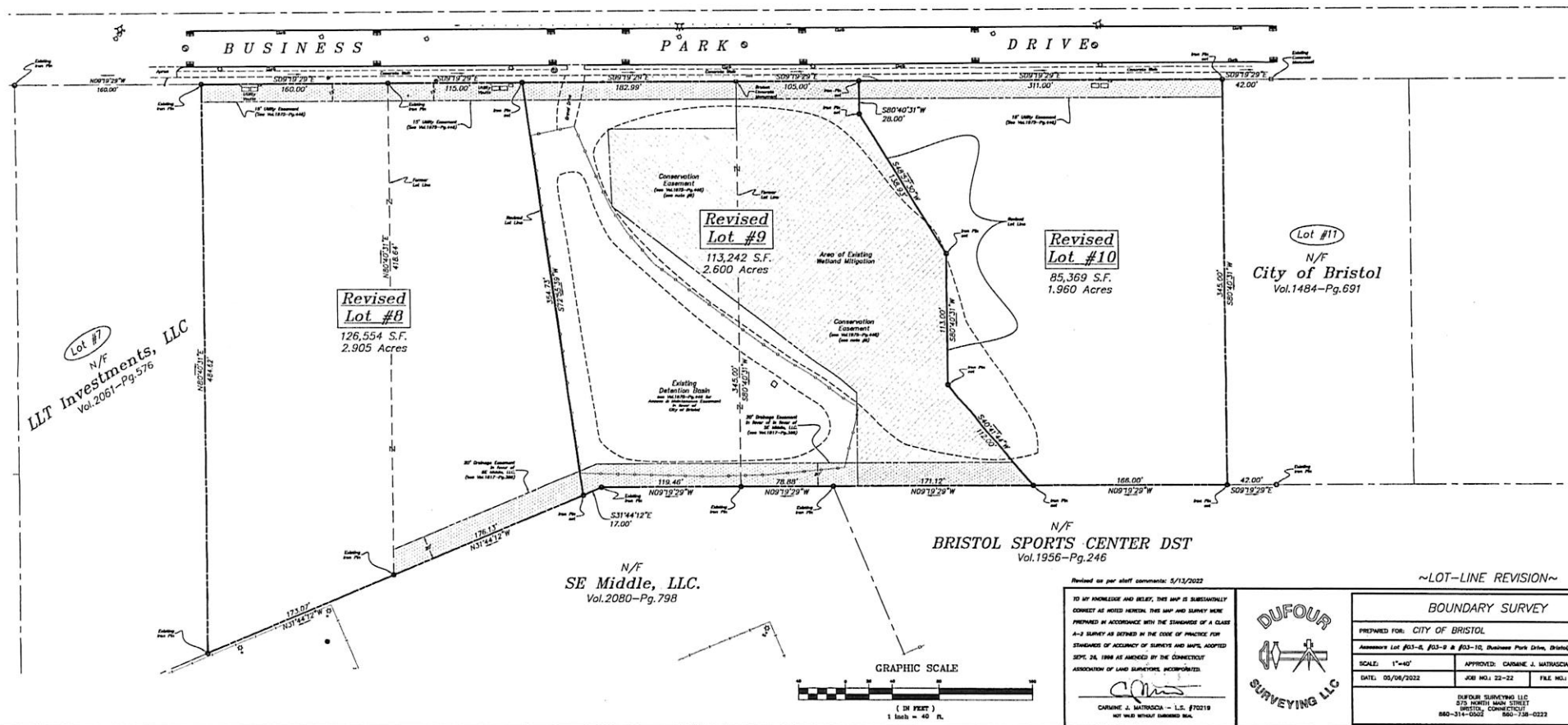


MAP REFERENCES :

- "RESUBDIVISION PLAN, PLAN PREPARED FOR WE 383 MISSILE STREET, LLC, 90 BUSINESS PARK DRIVE / 383 MIDDLE STREET (CONN. RTE 229), BRISTOL, CONN.", scale: 1"=100', dated 04-30-2008, revised 07-11-2008, prepared by Maehon & Goodin, Engineers - Surveyors, Map #0-84 Bristol Land Records.
- "SUBDIVISION MAP, FOR, CITY OF BRISTOL, SOUTHEAST BUSINESS PARK, BRISTOL, CT, ZONE #P-1", scale: 1"=100', dated September, 2005, revised 09/06, Sheet #2, prepared by AN Consulting Engineers Inc. Map #0-84 Bristol Land Records.
- "SUBDIVISION MAP, FOR, CITY OF BRISTOL, SOUTHEAST BUSINESS PARK, BRISTOL, CONNECTICUT", scale: 1"=40', dated September, 2005, revised 09/06, Sheet #3, 1 of 4, prepared by AN Consulting Engineers Inc. Map #0-85 Bristol Land Records.
- "SUBDIVISION MAP, FOR, CITY OF BRISTOL, SOUTHEAST BUSINESS PARK, BRISTOL, CONNECTICUT", scale: 1"=40', dated September, 2005, revised 09/06, Sheet #4, 2 of 4, prepared by AN Consulting Engineers Inc. Map #0-86 Bristol Land Records.
- "LOT LINE REVISION MAP, LOTS 10, 11 & 12, SOUTHEAST BUSINESS PARK, PREPARED FOR, CITY OF BRISTOL, BRISTOL, CONN.", scale: 1"=40', dated 2-28-15, prepared by Aeschliman Land Surveying, P.C. Map #0-219 Bristol Land Records.
- "EASEMENT MAP, MAP SHOWING EASEMENT AREA TO BE GRANTED TO, THE CONNECTICUT LIGHT AND POWER COMPANY, ACROSS PROPERTY OF, THE CITY OF BRISTOL, SOUTHEAST BUSINESS PARK, BRISTOL, CONNECTICUT", scale: 1"=100', dated October 25, 2007, revised 5-23-2008, prepared by James K. O'Brien, P.L.C., L.S. Map #0-28 Bristol Land Records.

NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-30B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1986.
- TYPE OF SURVEY - LIMITED PROPERTY SURVEY
- BOUNDARY DETERMINATION CATEGORY - RESURVEY
- OWNERS OF RECORD - "Lot #8, #9 & #10" - The City of Bristol (Vol.1484-Pg.691)
- AREA - Proposed Lot #8 - 126,554 S.F. or 2.905 Acres
Proposed Lot #9 - 113,242 S.F. or 2.600 Acres
Proposed Lot #10 - 85,369 S.F. or 1.960 Acres
- ZONE - #P-1
- UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED IN PART FROM RECORDED MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455
- Refer to Vol.1975-Pg.446 for Easements and Restrictions on Lots #8, #9 & #10



NOTES:
 1. THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND IN ACCORDANCE WITH THE "STANDARDS FOR SURVEYS AND SUGGESTED PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 28, 2019 AND IS INTENDED TO BE USED FOR REGULATORY REVIEW. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY BE OBTAINED.

TYPE OF SURVEY: COMPILED PLAN

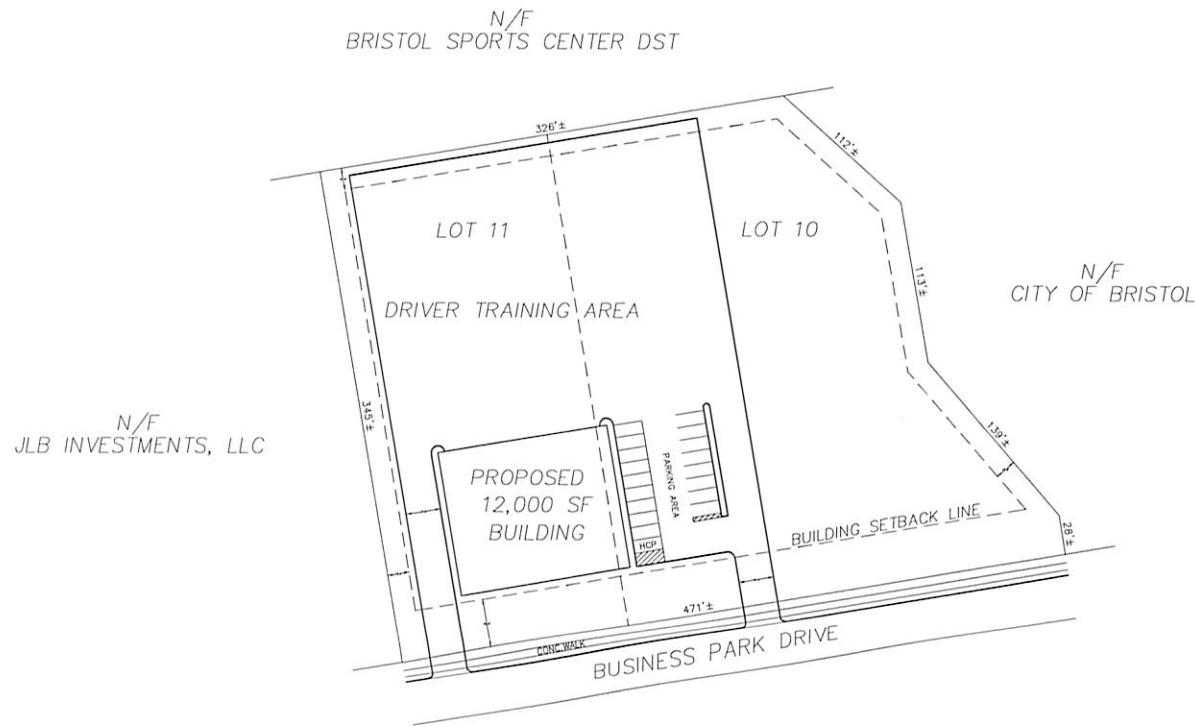
BOUNDARY DETERMINATION CATEGORY: N/A

2. CERTIFICATION OF THIS MAP IS BASED ON EXISTING CONDITIONS AS OF THE LATEST DATE DEPICTED HEREON, AND APPLIES ONLY TO THAT DATE. EXISTING CONDITIONS OF THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY MAY BE WARRANTED TO ACCURATELY DEPICT CURRENT CONDITIONS.

3. TOTAL AREA OF THE PROPERTY IS 3.23 ACRES ±.

4. THIS PARCEL IS LOCATED WITHIN AN SP-1 ZONE.

5. THE PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AS THEY MAY APPEAR.



REFERENCE MAP

A. LOT LINE REVISION -- BOUNDARY SURVEY PREPARED FOR THE CITY OF BRISTOL,
 SCALE: 1"=40', DATED: 05/05/2022, REVISED TO 5/15/2022 BY OUTDOOR SURVEYING, LLC.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Wayne J. Ziroli

WAYNE J. ZIROLI, P.E. & L.S., No. 13297

THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH THE LIVE STAMP OF THE SIGNATORY.
 COPIES, REPRODUCTIONS, OR ANY OTHER REPRESENTATIONS OF THIS DOCUMENT ARE UNAUTHORIZED, EXCEPT AS VERIFIED ABOVE.



GRAPHIC SCALE



THIS PLAN PREPARED FOR
 CHRIS MAIORANO
 ALLSTATE COMMERCIAL
 DRIVER TRAINING SCHOOL
 249 PEARL STREET
 SETMOUR, CT 06883

DESIGNED BY: W.J.Z.
 DATED BY: W.J.Z.
 CHECKED BY: W.J.Z.
 SCALE: 1"=40'
 DATE: March 4, 2024
 PROJ. NO. 0361

REVISIONS

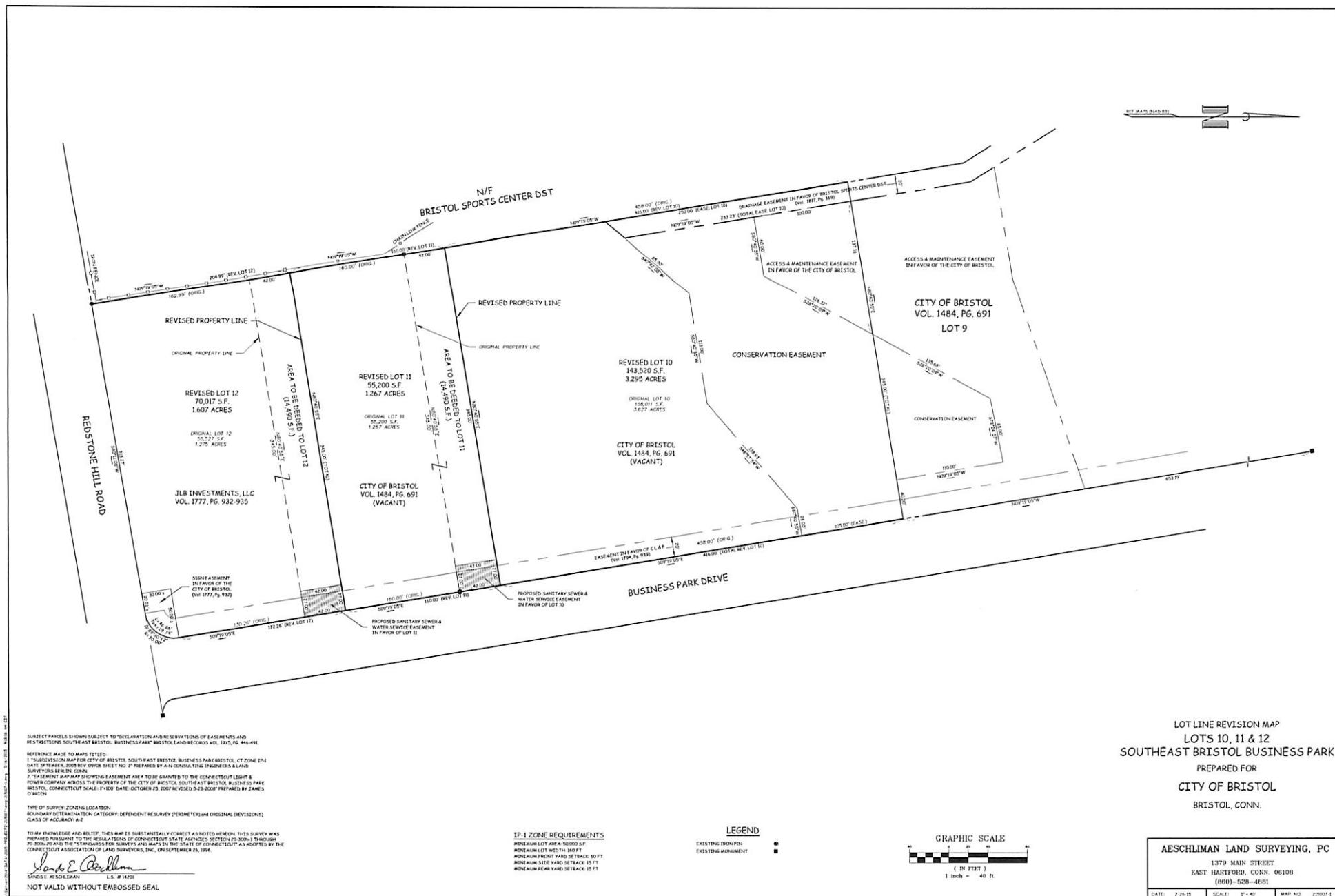
WAYNE J. ZIROLI, P.E. & L.S.
 ENGINEERING & SURVEYING
 405 BRAD STREET
 LITCHFIELD, CT 06759
 Email: wjz@engineering-surveying.net

PRELIMINARY SITE PLAN
 LOTS 10 & 11
 LOCATED ON
 BUSINESS PARK DRIVE
 BRISTOL, CONNECTICUT

DRAWING NO.

PSP-1

JOB NO. 0361





City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut
(860)584-6200

April 10, 2024

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on April 9, 2024 it was voted to refer Map 02, Lot 129-2 Violet Drive to the Planning Commission for a C.G.S. §8-24 Report. It was also voted to refer this matter to Public Works to assess the pond on the lot. It was further voted to refer this matter to the Corporation Counsel to prepare and/or review any necessary documents and that the Mayor or acting Mayor be authorized to execute any necessary documents to effectuate the same.

Very truly yours,

A handwritten signature in black ink, reading "Erica Cabiya". The signature is fluid and cursive, with the first name "Erica" being more prominent than the last name "Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Susan Tyler, Chairwoman

From: Jeffrey Steeg
Sent: Monday, May 13, 2024 11:17 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: CGS Section 8-24 referrals

Hi Robert: Supplementing my email of January 22, 2024 (copy attached), below are some additional comments along with some comments on new referrals I see going to Planning Commission this month which meets next Monday, May 20th:

1. City owned property known as Lot 129-2 Violet Drive – currently being encroached by property known as 127 Daisy Circle. This city owned property has a pond which could be a liability issue if someone were to get hurt. This lot was established as open space subject to a reversionary clause if the property was used for any other purpose then for open space, then it would revert back to Cadwell Hoerle or his successors. The Hoerle heirs have waived the reversionary clause. The city is now considering options to remedy the encroachment, one option would be to sell the city owned lot to the encroaching neighbor;
2. City owned property known as Lot 120-9 Candlewood Drive – again, open space from Cadwell Hoerle. There are a number of neighbors on Candlewood Drive who are encroaching. The city is considering either selling or doing a boundary line adjustment with the encroaching neighbors;
3. City owned property known as 163 Church Avenue (Map 43, Lot 16 – new proposed Forestville firehouse) – a neighbor's property known as 64 Washington Street is encroaching the city owned lot. City would do a boundary line adjustment of approximately 5,124.7 square feet. The boundary line adjustment does not affect the construction of the new proposed firehouse.

Other CGS Section 8-24 referrals;

1. Public Works referral of Lot 34-93 Downs Street for the purpose of granting an easement to Yankee Gas Service Company dba Eversource Energy to install utilities;
2. Public Works request to 1 Hope Street (Lot 30-4) to lease 63 parking spaces within 500 feet of Wheeler Clinic Inc.;
3. From ECD, to execute a Purchase & Sale Agreement for Southeast Bristol Business Park property for Lot #10 and Lot #11.

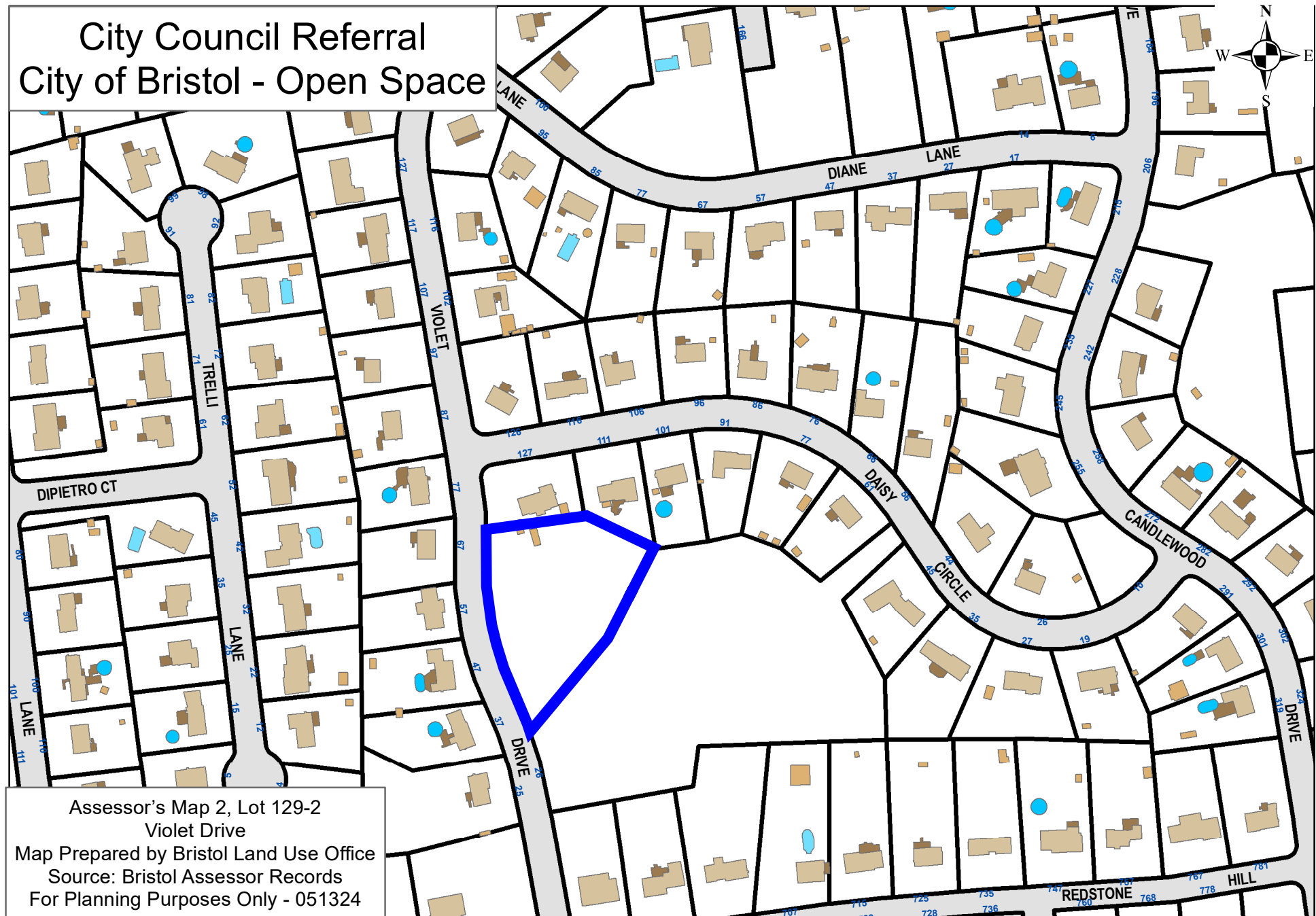
I will be here until Thursday, starting my vacation on Friday, May 17th in case you have any questions or concerns. By separate email, I will send you a copy of the map for 64 Washington Street.

Jeff

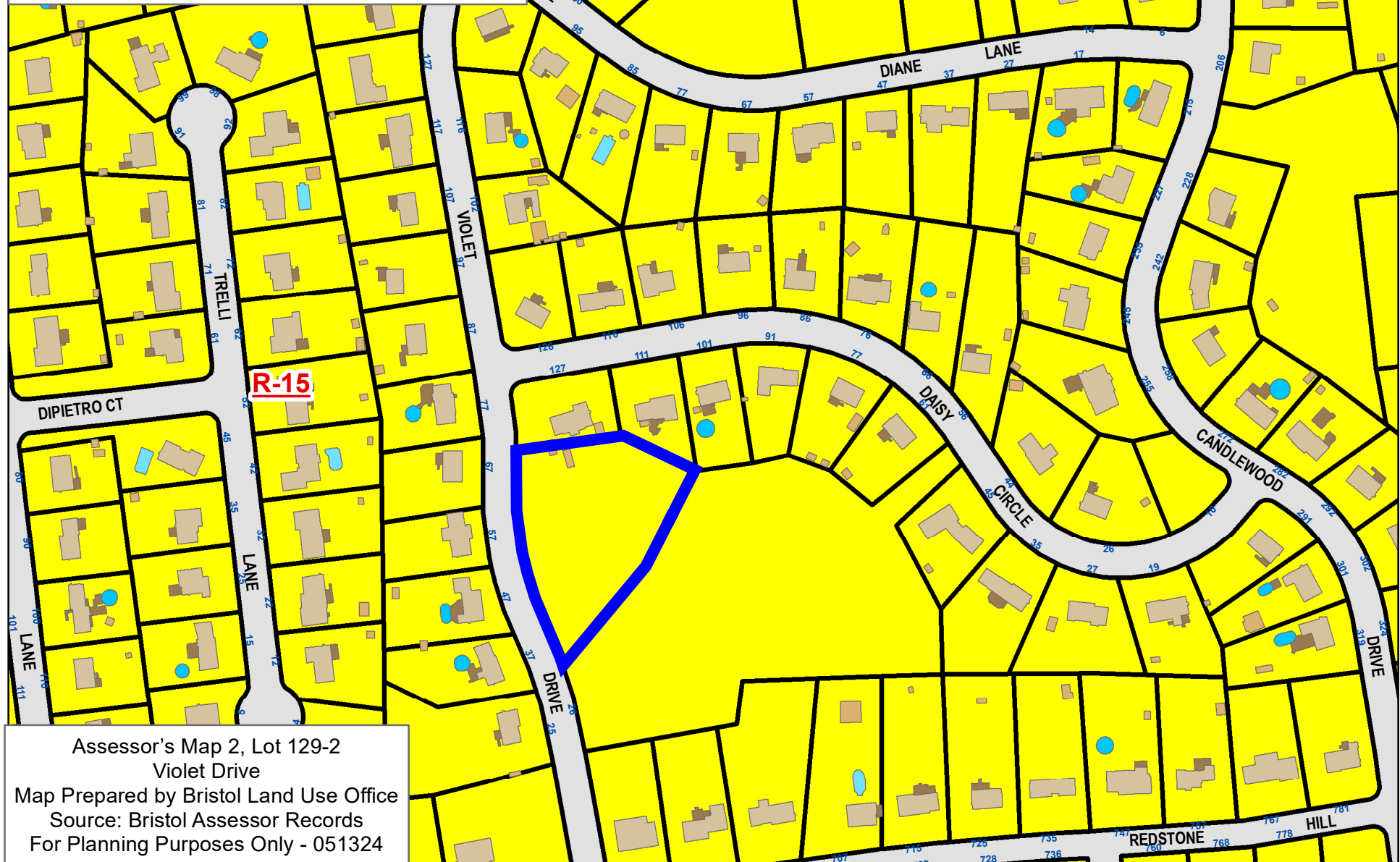
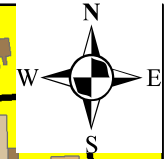
Supporting Information:

[https://www.bristolct.gov/DocumentCenter/View/46754/Supporting-Info Open-Space-Encroach](https://www.bristolct.gov/DocumentCenter/View/46754/Supporting-Info%20Open-Space-Encroach)

City Council Referral City of Bristol - Open Space



City Council Referral City of Bristol - Open Space

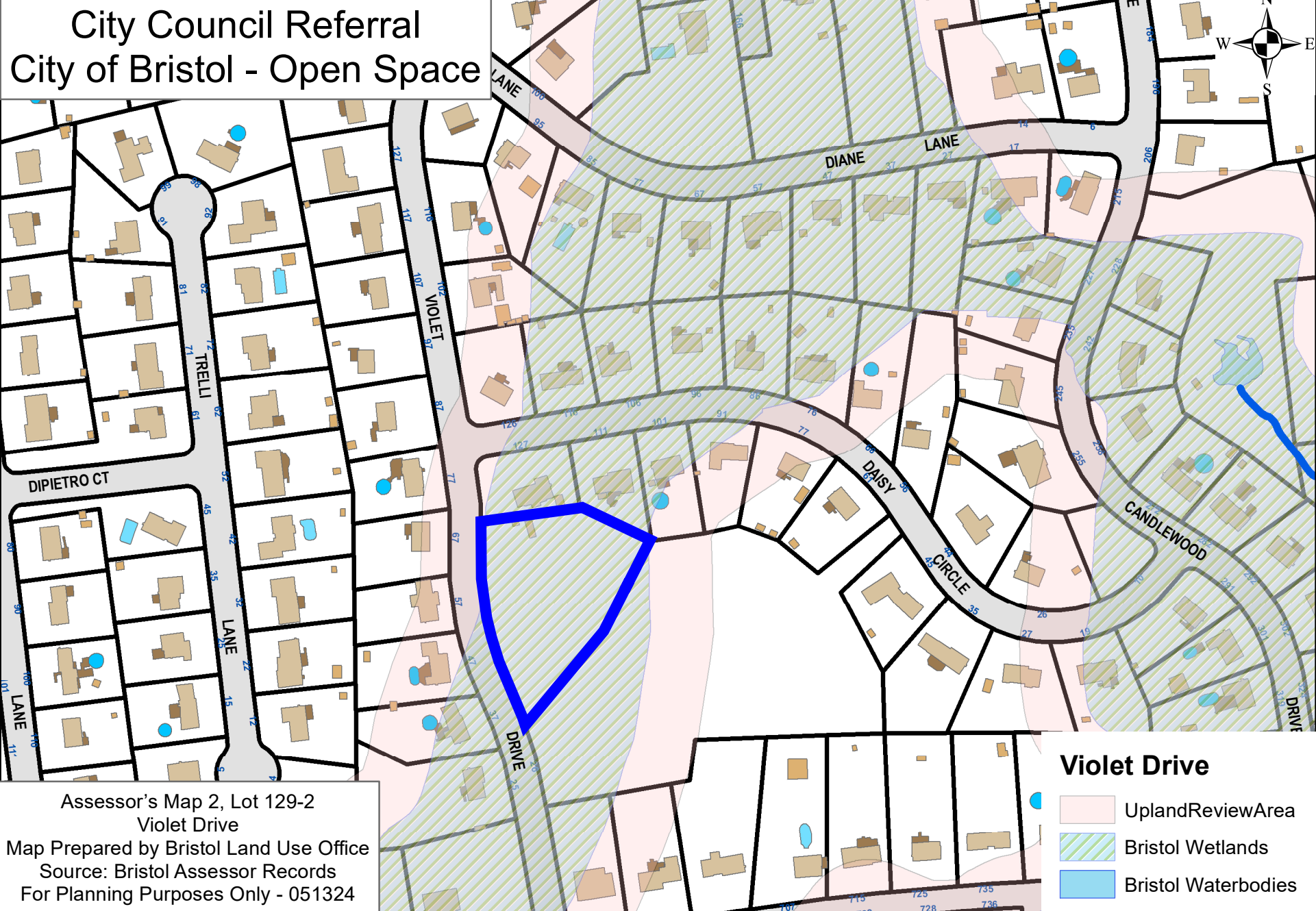


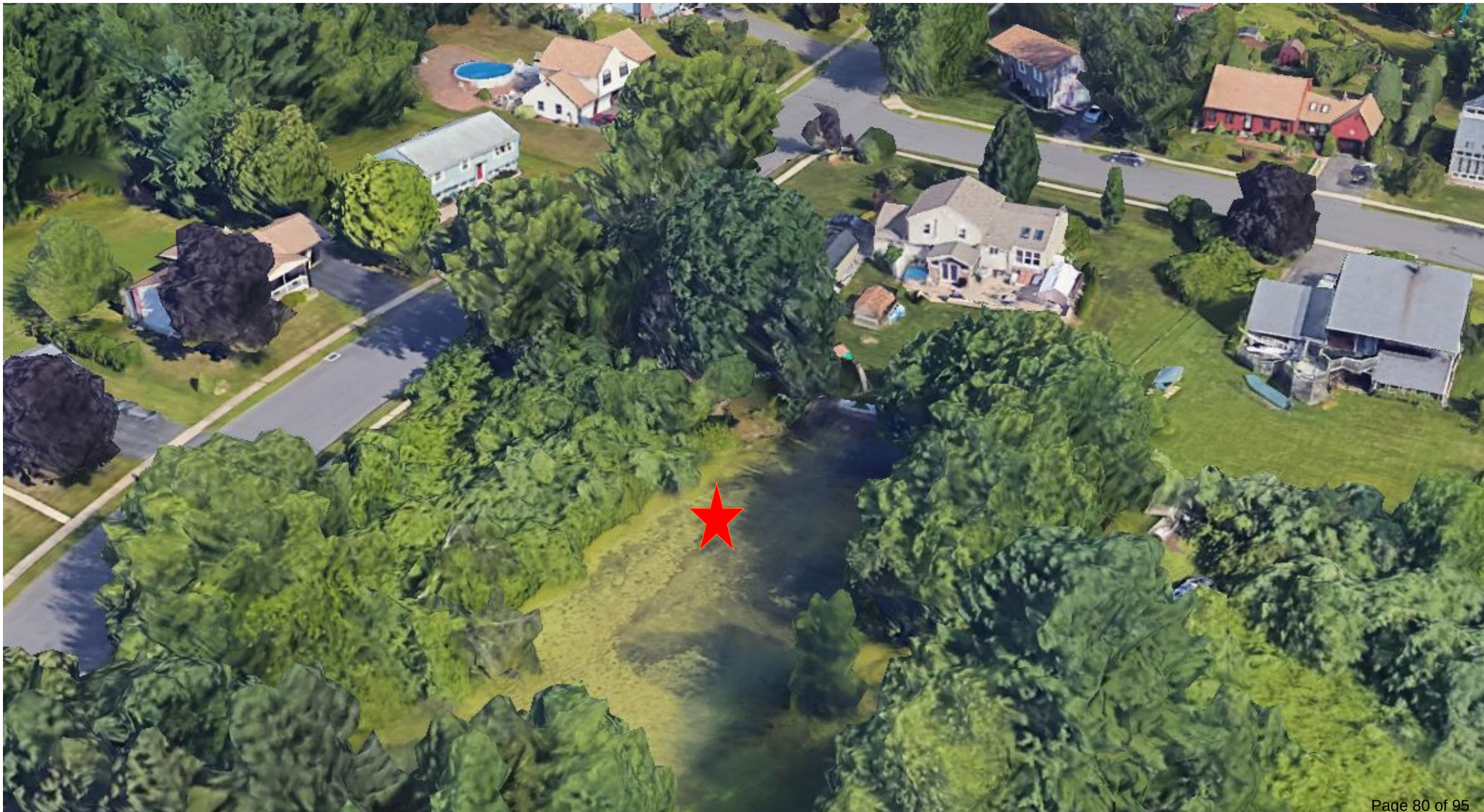
City Council Referral City of Bristol - Open Space

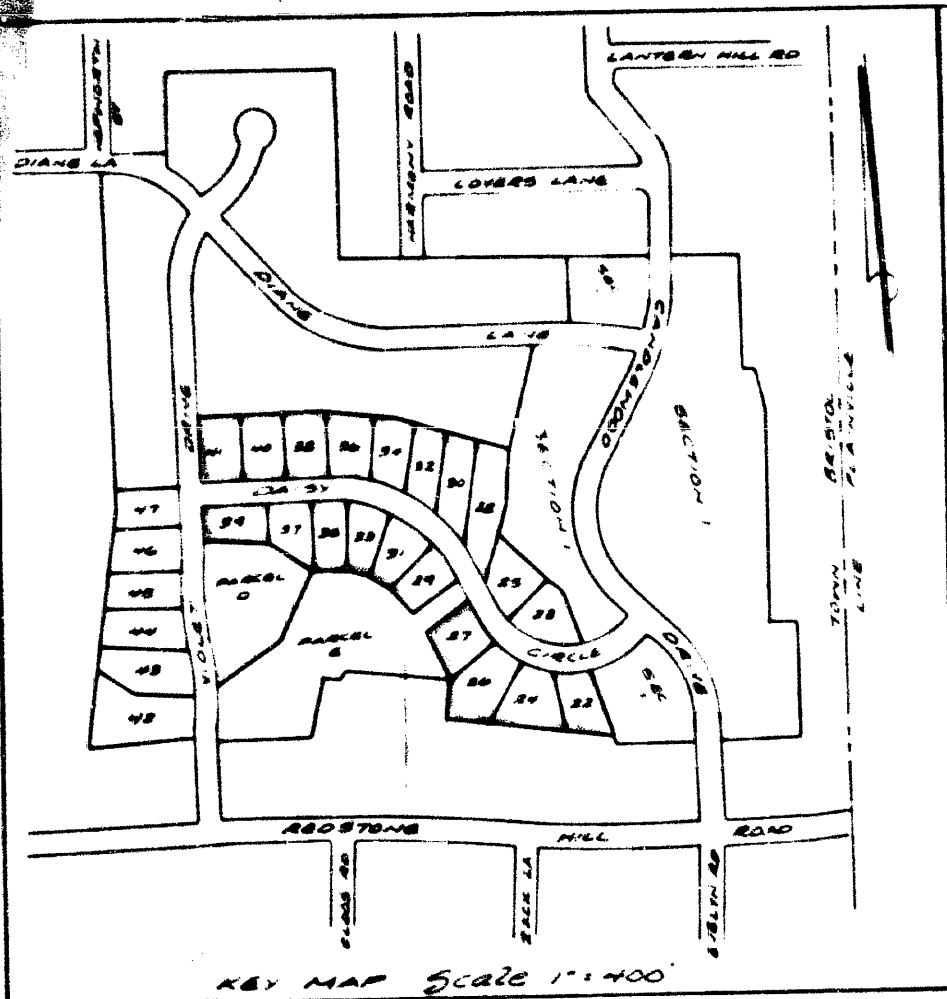


Assessor's Map 2, Lot 129-2
Violet Drive

Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 051324







SUBDIVISION

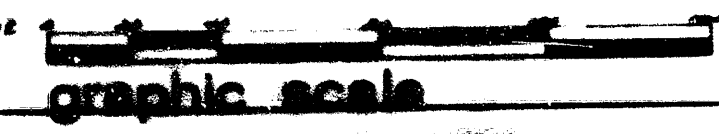
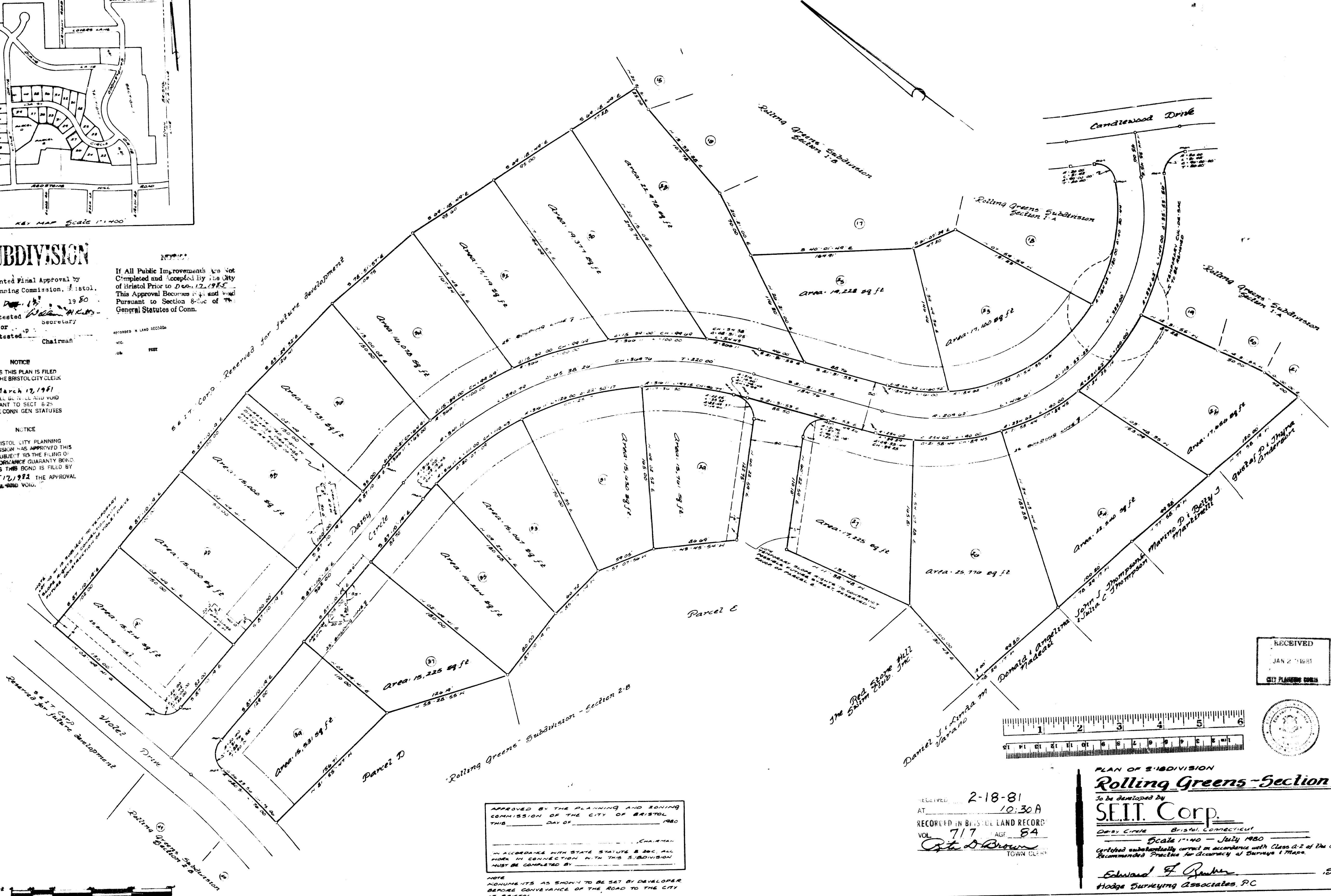
Plan Granted Final Approval by
City Planning Commission, Bristol,
Conn. **March 12, 1981**
Attested: *[Signature]* Secretary
OF: *[Signature]* Chairman

NOTICE
UNLESS THIS PLAN IS FILED
WITH THE BRISTOL CITY CLERK
ON **March 12, 1981**
@ SMALL, U.S. & LAND RECORD
PURSUANT TO SEC. 6-21
OF THE CONN. GEN. STATUTES

NOTICE
THE BRISTOL CITY PLANNING
COMMISSION HAS APPROVED THIS
PLAN SUBJECT TO THE FILING OF
A PERFORMANCE GUARANTEE BOND
UNLESS THIS BOND IS FILED BY
SEPTEMBER 12, 1981. THE APPROVAL
IS VOID WITHOUT BOND.

If All Public Improvements Are Not
Completed and Accepted by the City
of Bristol Prior to Dec. 12, 1982,
This Approval Becomes Void and Void
Pursuant to Section 8-6 of the
General Statutes of Conn.

APPROVED BY THE PLANNING AND ZONING
COMMISSION OF THE CITY OF BRISTOL
THIS _____ DAY OF _____ 1980



APPROVED BY THE PLANNING AND ZONING
COMMISSION OF THE CITY OF BRISTOL
THIS _____ DAY OF _____ 1980

IN ACCORDANCE WITH STATE STATUTE 8-20C, ALL
TAXES IN CONNECTION WITH THIS SUBDIVISION
MAY BE COMPLETED BY _____

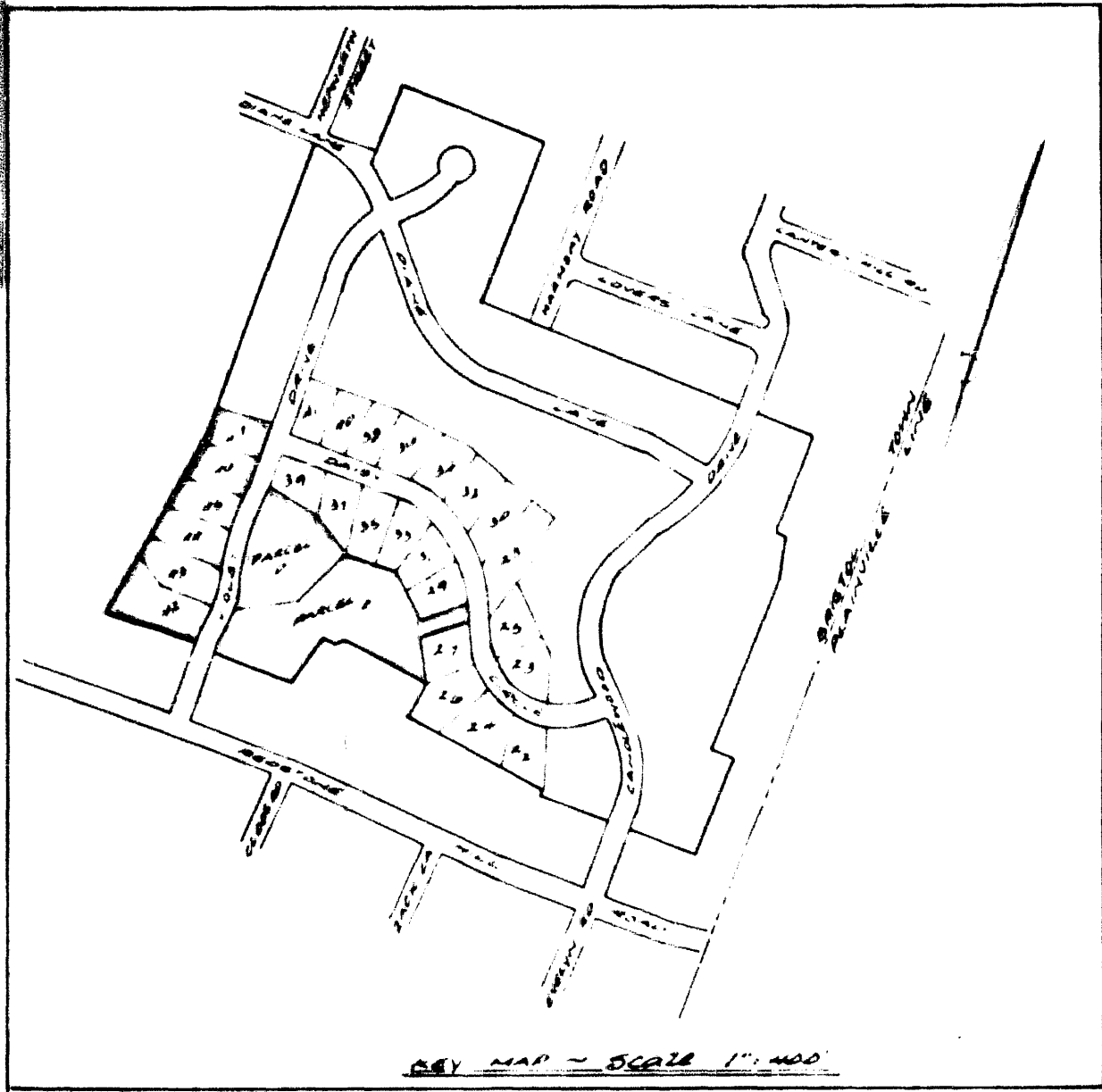
NOTE: ADJUSTMENTS AS SHOWN TO BE SET BY DEVELOPER
BEFORE CONVEYANCE OF THE ROAD TO THE CITY
OF BRISTOL

RECEIVED 2-18-81
AT 10:30 A
RECORDED IN BRISTOL LAND RECORD
VOL. 717 AGT. 84
[Signature] TOWN CLERK

PLAN OF SUBDIVISION
Rolling Greens - Section 2A
To be developed by
SEIT, Corp.
Bristol, Connecticut
Scale 1"=40' - July 1980
Certified substantially correct in accordance with Class 12.2 of the Code of
Recommended Practice for Accuracy of Surveys & Maps.
[Signature] Surveyor
Hodge Surveying Associates, P.C.

RECEIVED
JAN 27 1981
CITY PLANNING COM.





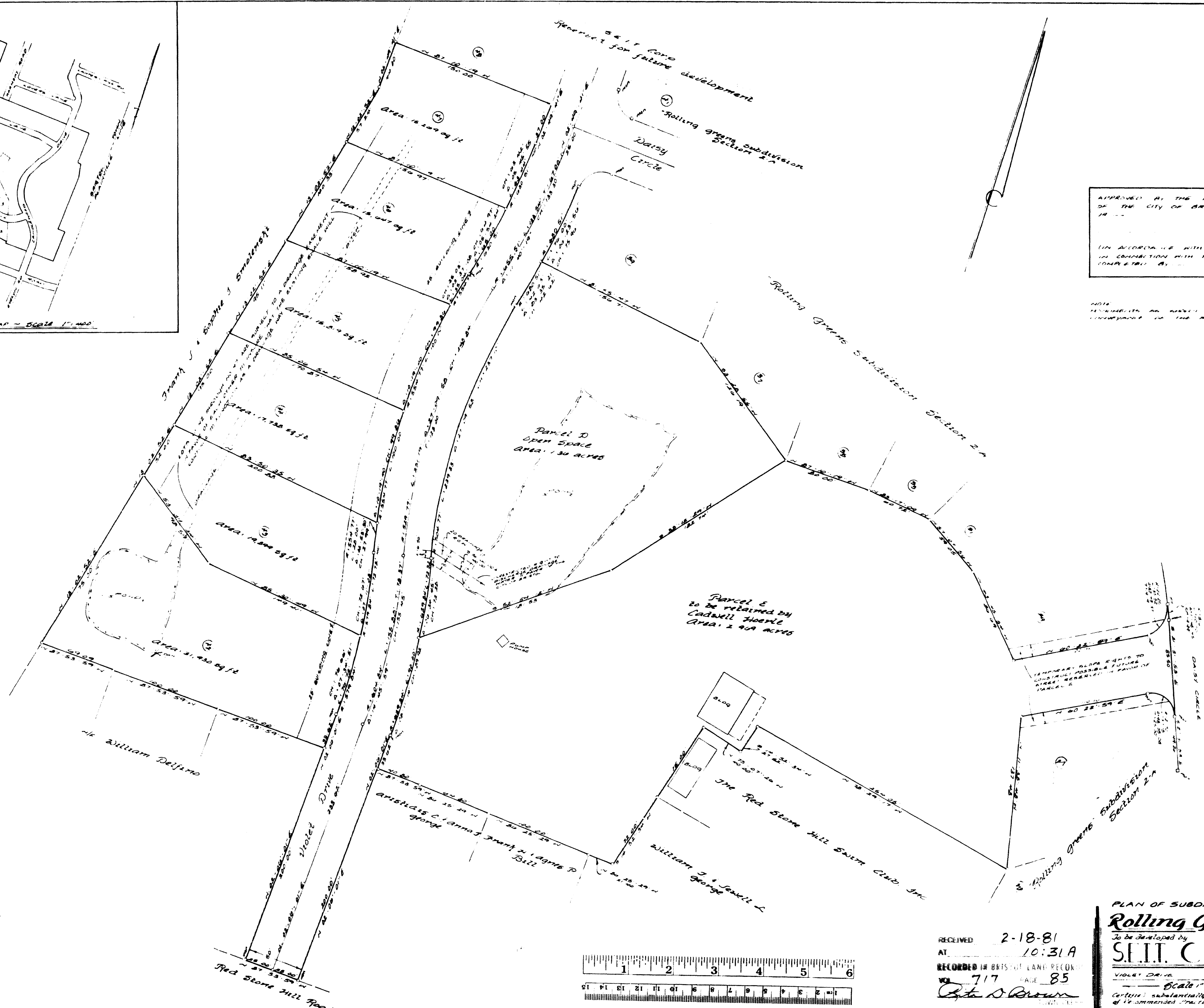
SUBDIVISION

Plan Granted Final Approval by
City Planning Commission, Bristol,
Conn. DEC. 17, 1980
Attested *William H. Koser*
Secretary
or
Attested _____
Chairman

NOTICE
UNLESS THIS PLAN IS FILED
WITH THE BRISTOL CITY CLERK
BY March 17, 1981
IT SHALL BE NULL AND VOID
PURSUANT TO SECT. 8-25
OF THE CONN. GEN. STATUTES

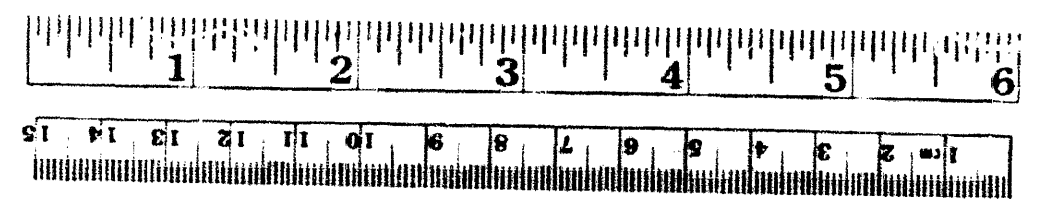
NOTICE
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COMMISSION HAS APPROVED THIS
PLAN SUBJECT TO THE FILING OF
A PERFORMANCE GUARANTEE BOND
UNLESS THIS BOND IS FILED
SEPTEMBER 17, 1981. THE APPROVAL
IS NULL AND VOID.

NOTICE
If All Public Improvements are Not
Completed and Accepted by the City
of Bristol Prior to Dec 17, 1983,
This Approval Becomes Null and Void
Pursuant to Section 8-26 of The
General Statutes of Conn.



APPROVED BY THE PLANNING AND ZONING COMMISSION
OF THE CITY OF BRISTOL THIS 17th DAY OF
DEC 1980
IN ACCORDANCE WITH STATE STATUTE 8-25, ALL WORK
IN CONNECTION WITH THIS SUBDIVISION MUST BE
COMPLETED BY _____

NOTE:
RECORDING OF THIS PLAN IS THE RESPONSIBILITY OF THE DEVELOPER. FAILURE
TO RECORD THIS PLAN WITHIN THE TIME FRAME TO THE CITY OF BRISTOL



RECEIVED 2-18-81
AT 10:31 A
RECORDED IN BRISTOL LAND RECORDS
VOLUME 717 PAGE 85
Edith S. Brown
CLERK

PLAN OF SUBDIVISION
Rolling Greens - Section 2 B
To be Developed by
SEIT, Corp.
VIOLET DRIVE BRISTOL, CONNECTICUT
Scale 1" = 40' - July 1980
Certified: substantially correct in accordance with Class A 2 of the Code
of Recommended Practice for Surveyors & Mapmakers
Edward F. Gendron Surveyor
Hodge Surveying Associates PC

RECEIVED
JAN 10 1981
CITY PLANNING BOARD





City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut
(860)584-6200

April 10, 2024

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on April 9, 2024 it was voted to refer Map 02, Lot 120-9 Candlewood Drive to the Planning Commission for a C.G.S. §8-24 Report. It was also voted to refer this matter to Public Works to assess the pond and/or wetlands on the lot. It was further voted to refer this matter to the Corporation Counsel to prepare and/or review any necessary documents and that the Mayor or acting Mayor be authorized to execute any necessary documents to effectuate the same.

Very truly yours,

A handwritten signature in black ink, reading "Erica Cabiya". The signature is fluid and cursive, with the first name "Erica" being more prominent than the last name "Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Susan Tyler, Chairwoman

From: Jeffrey Steeg
Sent: Monday, May 13, 2024 11:17 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: CGS Section 8-24 referrals

Hi Robert: Supplementing my email of January 22, 2024 (copy attached), below are some additional comments along with some comments on new referrals I see going to Planning Commission this month which meets next Monday, May 20th:

1. City owned property known as Lot 129-2 Violet Drive – currently being encroached by property known as 127 Daisy Circle. This city owned property has a pond which could be a liability issue if someone were to get hurt. This lot was established as open space subject to a reversionary clause if the property was used for any other purpose then for open space, then it would revert back to Cadwell Hoerle or his successors. The Hoerle heirs have waived the reversionary clause. The city is now considering options to remedy the encroachment, one option would be to sell the city owned lot to the encroaching neighbor;
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Other CGS Section 8-24 referrals;

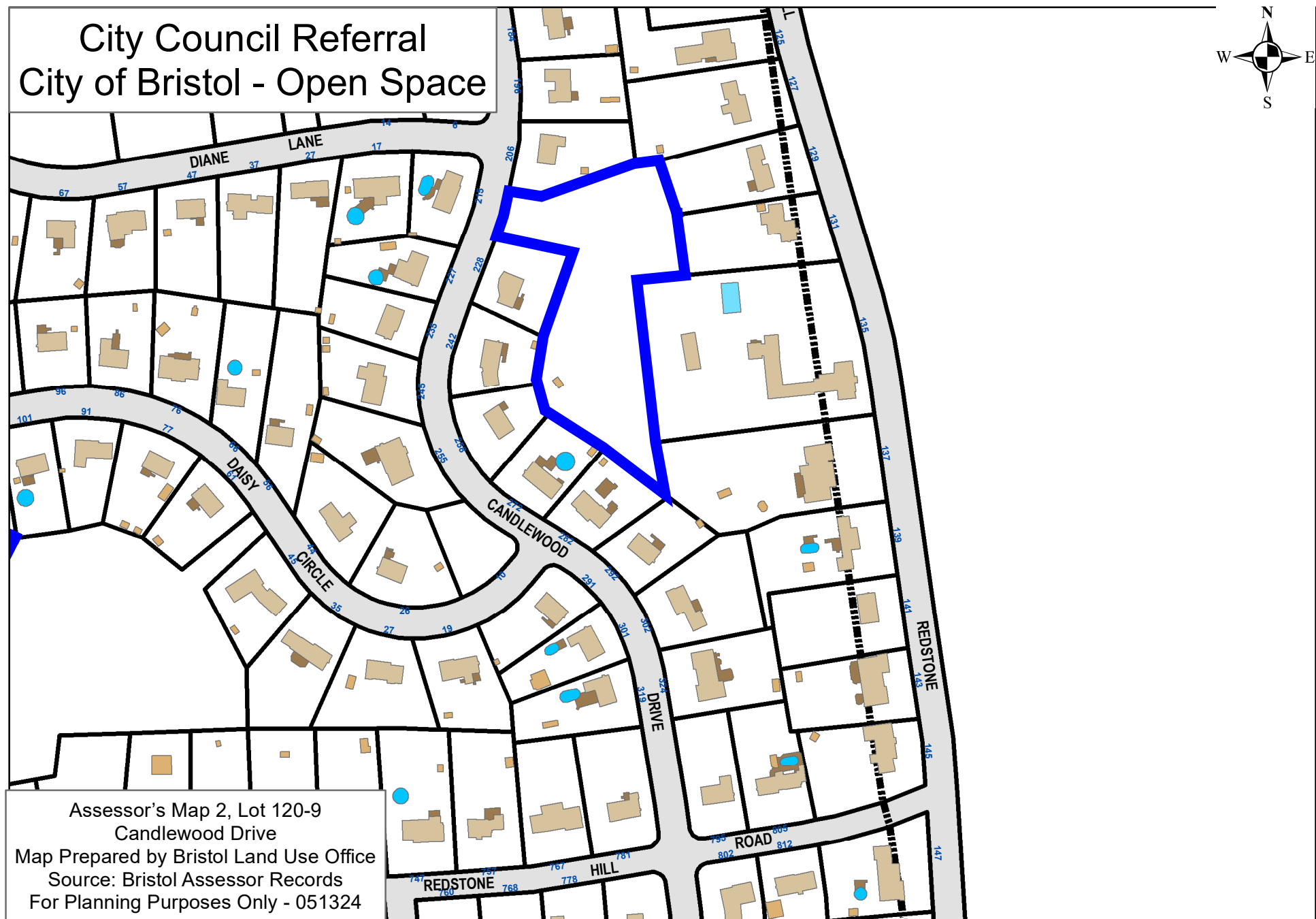
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I will be here until Thursday, starting my vacation on Friday, May 17th in case you have any questions or concerns. By separate email, I will send you a copy of the map for 64 Washington Street.

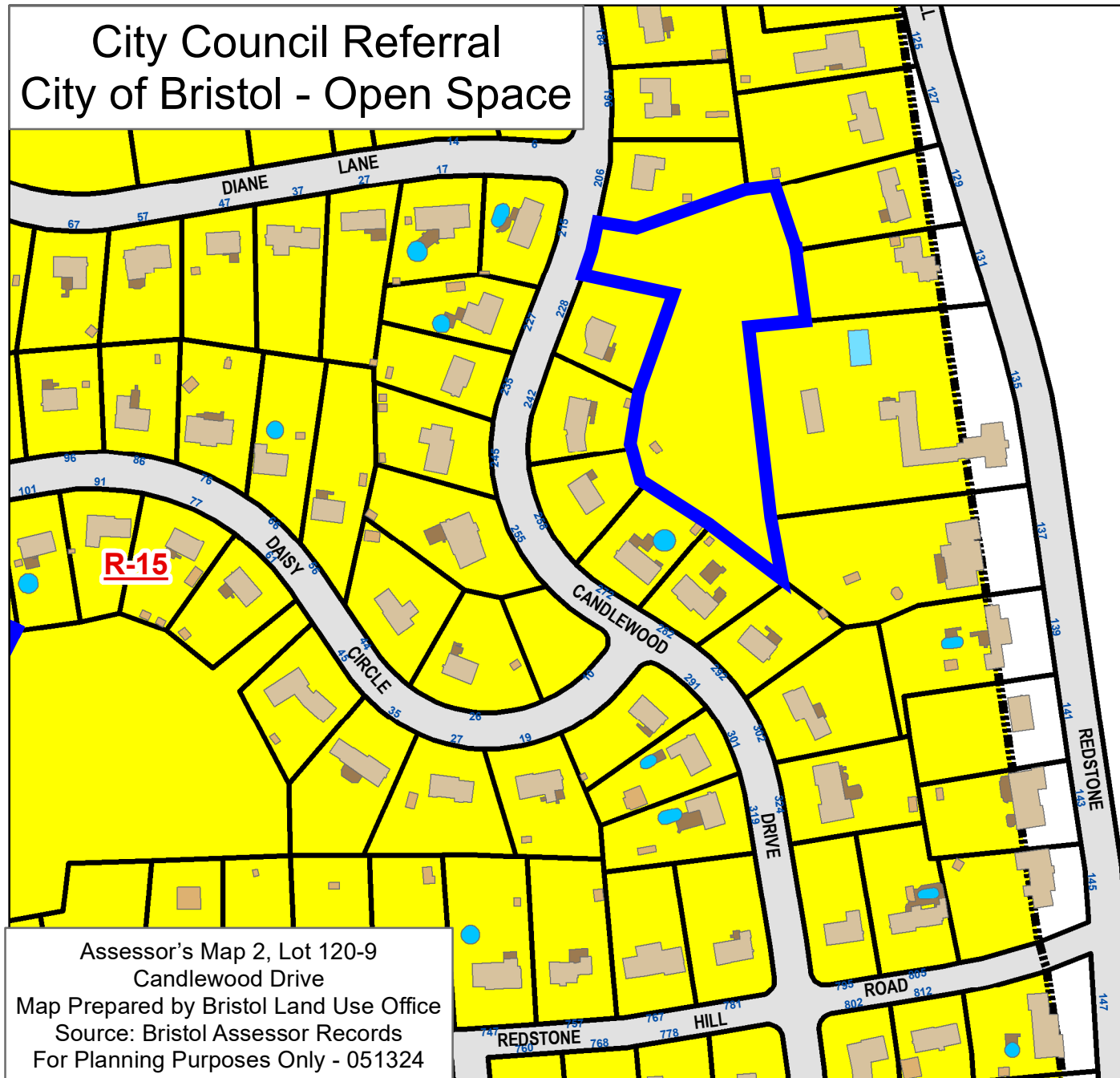
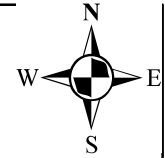
Jeff

Supporting Information:

[https://www.bristolct.gov/DocumentCenter/View/46754/Supporting-Info Open-Space-Encroach](https://www.bristolct.gov/DocumentCenter/View/46754/Supporting-Info%20Open-Space-Encroach)

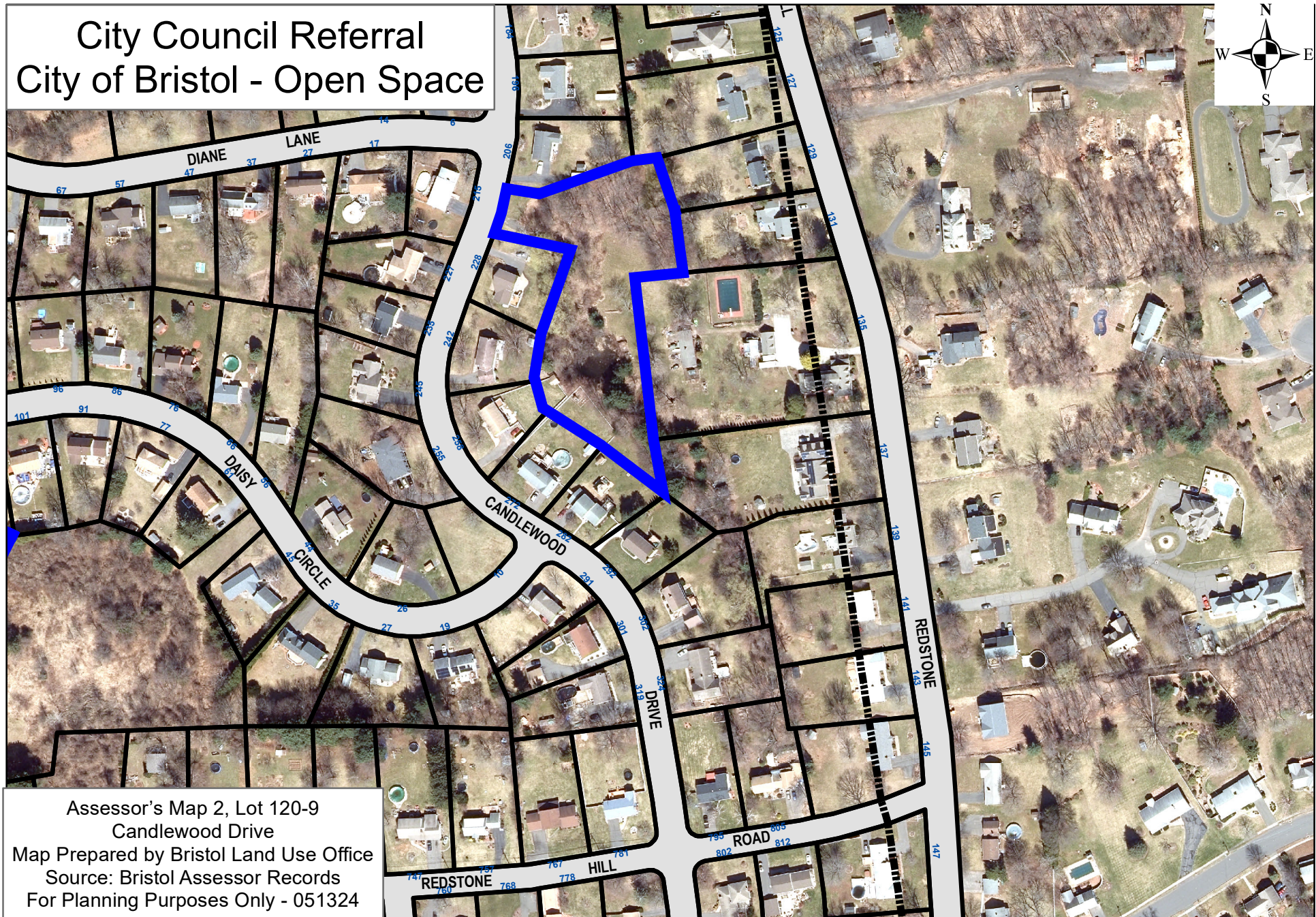


City Council Referral City of Bristol - Open Space



Assessor's Map 2, Lot 120-9
Candlewood Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 051324

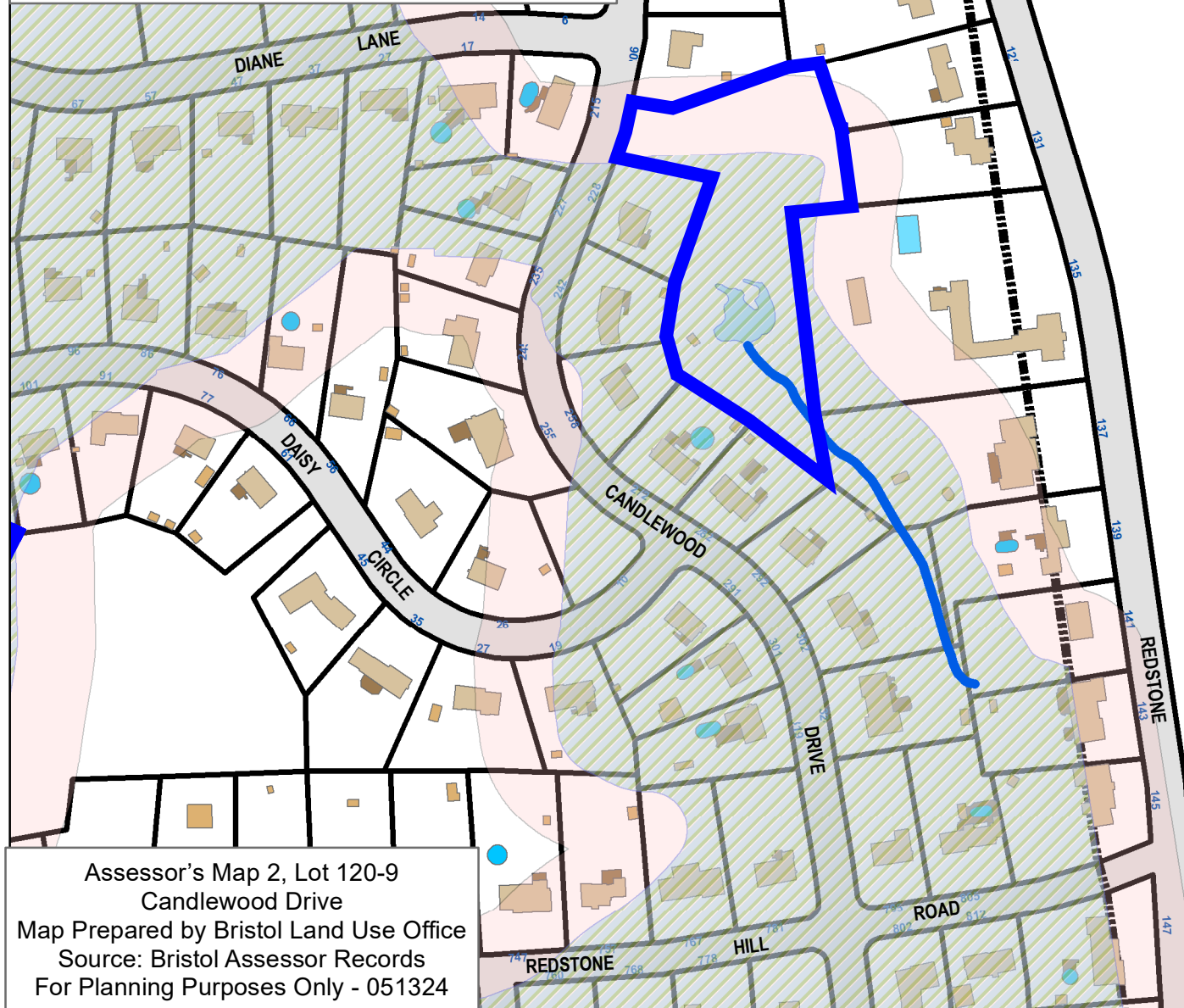
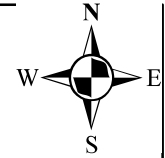
City Council Referral City of Bristol - Open Space



Assessor's Map 2, Lot 120-9
Candlewood Drive

Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 051324

City Council Referral City of Bristol - Open Space







634 34

SUBDIVISION

Plan Granted Final Approval by
City Planning Commission, Bristol.

Comm. 2-26-1979

Attested *[Signature]*
Secretary

Attested *[Signature]*
Chairman

NOTICE
UNLESS THIS PLAN IS FILED
WITH THE BRISTOL CITY CLERK

BY 12-26-79
IT SHALL BE NULL AND VOID
EXCEPT TO SEC. 8-23
OF THE JUNE GEN. STATUTES

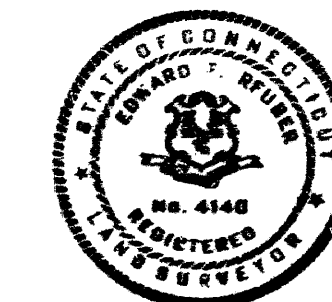
NOTICE
If All Public Improvements Are Not
Completed and Accepted By The City
of Bristol Prior to 2-26-84
This Approval is Null and Void

NOTICE
THE BRISTOL CITY PLANNING
COMMISSION HAS APPROVED THIS
PLAN SUBJECT TO THE FILING OF
A PERFORMANCE GUARANTY BOND
UNLESS THIS BOND IS FILED BY
3-26-81. THE APPROVAL
IS NULL AND VOID

Received for Record 12-17-79 9:10 AM
Recorded in Bristol Land Records
Vol. 634 Page 34
By *[Signature]*
CITY CLERK

RECEIVED
SEP 26 1979
CITY PLANNING COM.

Approved by the Planning and Zoning
Commission of the City of Bristol
This day of 1979
[Signature], CHAIRMAN

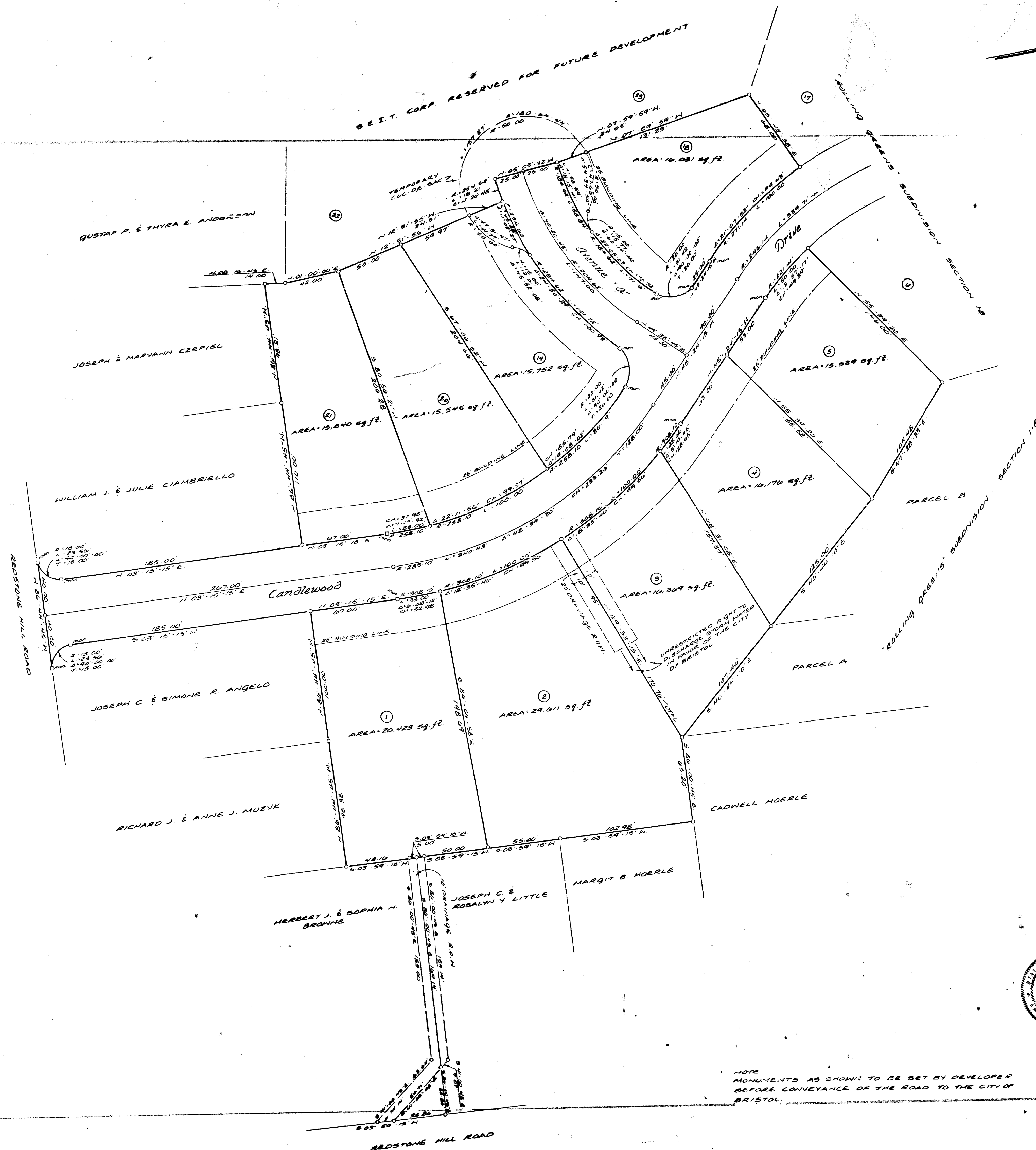
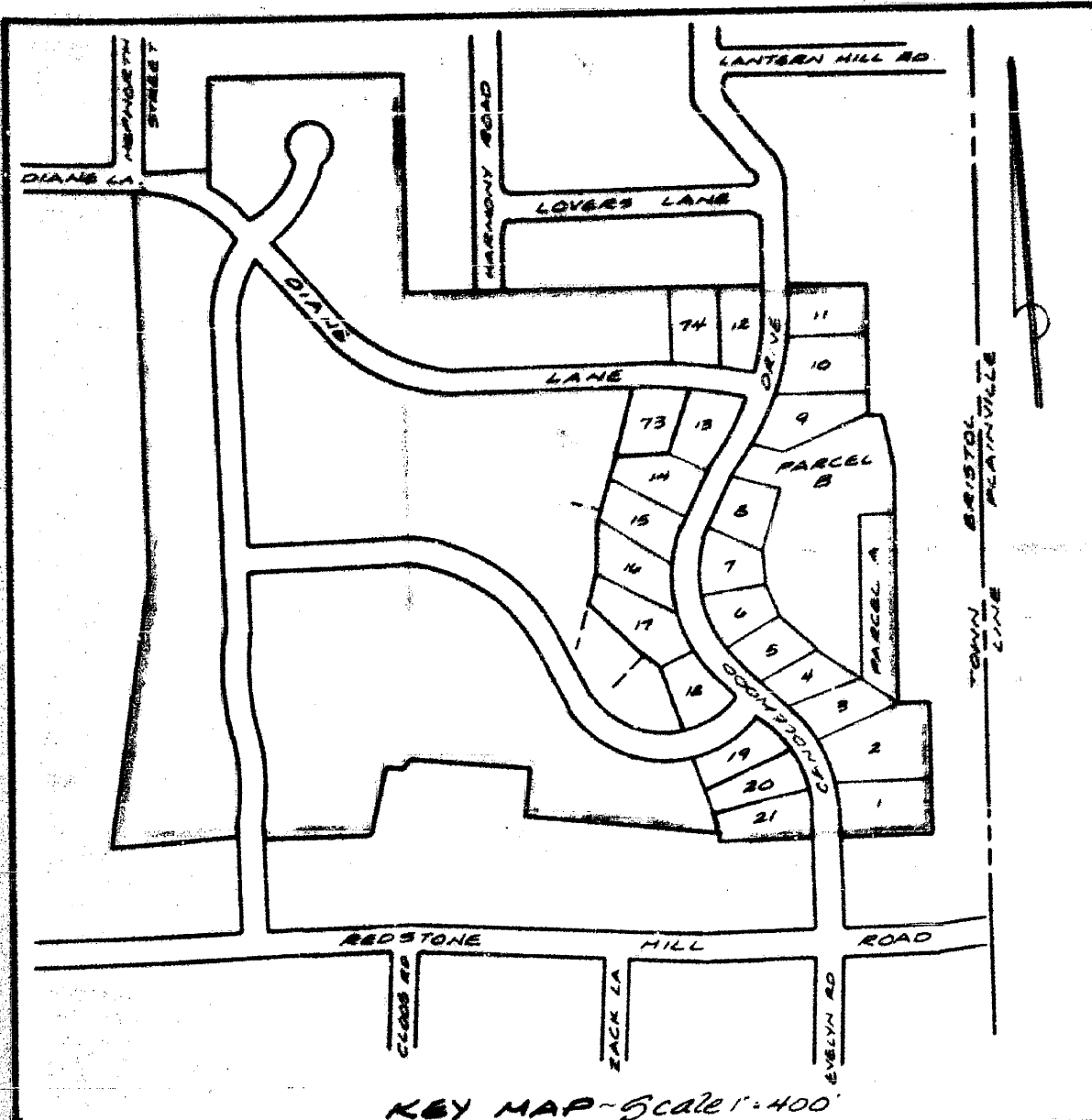


PLAN OF SUBDIVISION
Rolling Greens - Section 1B
To be Developed by
SEIT Corp.
Candlewood Drive BRISTOL, CONNECTICUT
Scale 1"=40'
JULY 1979
Certified substantially correct in accordance with Class A-2 of the
Code of Recommended Practice for Accuracy of Maps.
[Signature], Surveyor
HODGE SURVEYING ASSOCIATES, P.C.

A TRUE PHOTOGRAPHIC COPY
OF THE ORIGINAL
ATTEST: *[Signature]*
CITY CLERK

graphic scale

634 35



SUBDIVISION

Plan Granted Final Approval by
City Planning Commission, Bristol.

Comm. 3-26-1979

Attested *William H. Brown*
Secretary

or
Attested _____
Chairman

NOTICE

UNLESS THIS PLAN IS FILED
WITH THE BRISTOL CITY CLERK

BY 12-26-79
IT SHALL BE NULL AND VOID
PURSUANT TO SECT. 8-25
OF THE CONN. GEN. STATUTES

NOTICE

If All Public Improvements Are Not
Completed and Accepted By The City
of Bristol Prior to 2-26-84
This Approval Becomes Null and Void
Pursuant to Section 8-26c of The
General Statutes of Conn.

NOTICE

THE BRISTOL CITY PLANNING
COMMISSION HAS APPROVED THIS
PLAN SUBJECT TO THE FILING OF
A PERFORMANCE GUARANTY BOND.
UNLESS THIS BOND IS FILED BY
3-26-84 THE APPROVAL
IS NULL AND VOID

Received for Record 12-17-79 9:11 AM
Recorded in Bristol Land Records
Vol. 634 Page 35
By *Rita A. Brown*
TOWN CLERK

RECEIVED
SEP 25 1979
CITY PLANNING COM.

Approved by the Planning and Zoning
Commission of the City of Bristol
this _____ day of _____ 1979
_____, CHAIRMAN



PLAN OF SUBDIVISION Rolling Greens-Section

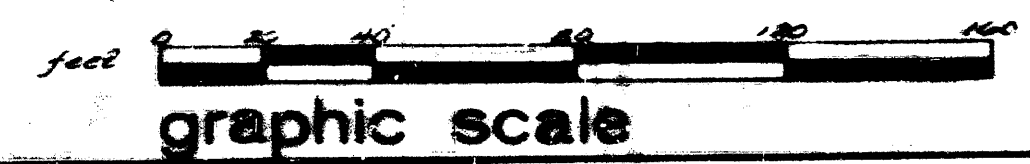
To be developed by
SE.I.T. Corp.

CANDLEWOOD DRIVE BRISTOL, CONNECTICUT
Scale 1"=40' May 1979

Certified substantially correct in accordance with Class 2
Code of Recommended Practice for accuracy of Surveys & Maps

Edward F. Reuber
HODGE SURVEYING ASSOCIATES P.C.

A TRUE PHOTOGRAPHIC COPY
OF THE ORIGINAL
ATTEST: *Rita A. Brown*
CITY CLERK



2024-25 Bristol Proposed CDBG Allocation – May 14, 2024

Project/Category	Amount
Housing Rehabilitation	
Residential Rehabilitation*	\$250,812
Support Staff (for Rehab program & projects)	\$125,610
Sub-Total	\$376,422
Public Service (up to 15% of new funding maximum= \$84,781)	
Boys and Girls Club - Cambridge Park Outreach	\$16,000
BristolWorks!	\$4,000
Grace Community Food Pantry	\$4,281
Human Resources Agency - Case Management	\$9,000
Prudence Crandall – Emergency Shelter	\$8,500
Salvation Army Bristol Corps	\$11,000
Shepard Meadows - Scholarships	\$5,000
St. Vincent DePaul Homeless Shelter	\$17,000
United Way of West Central CT – Walsh Summer Work	\$3,000
YWCA – Sexual Assault Crisis Services	\$4,000
Fair Housing	\$3,000
Sub-Total	\$84,781
Public Facilities Projects	\$0
Planning & Administration (up to 20% of new funding maximum= \$113,043)	\$104,010
GRAND TOTAL	\$565,213

*\$240,000 for Single Family Residential Rehab Program, \$10,812 for Multi-Family Program.
THEN add \$55,000 from PI and Reprogrammed funds = \$305,812 for Housing Rehab

Subdivision Status Report																													
Identifying Information						Open Space		Approvals			Bonding			Construction Status**											Notes				
											Performance Bond ⁽⁴⁾		Maintenance Bond																
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval ⁽²⁾	Not Required (x)	Original Bond Amount (\$)	Date Bond Expires	Maintenance Bond Amount (\$)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other	
						Ownership			Expiration Date of Subdivision ⁽¹⁾	Date Filed on Land Records	Date of Final Approval ⁽³⁾			Current Bond Amount (\$)	Date Bond Released	Current Maint. Bond Amount (\$)													
324 ⁽⁶⁾	Bristol Crossings, Section 1, Phase 2	Old Orchard Rd./Corbin Ridge extensions Phase 2	19	19	x				Jun 25, 2008								x	x	x	x	x	x	x	x	x	x	x	x	
										Feb 20, 2009	Mar 08, 2019																		
324 ⁽⁶⁾	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008				\$583,660	May 18, 2024								x							
									Jun 25, 2025	Feb 20, 2009	Mar 08, 2019		\$583,660																
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018				\$59,370	Apr 01, 2025			x	x	x			x	x	x					Sidewalks partial
									May 30, 2028	Aug 06, 2018	May 30, 2020																		
413	Laurentide Glen Phase 1	12 lots – Assessor’s Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018				\$454,250	Apr 03, 2025			x	x	x	x	x	x	x	x			x	x	
									Oct 24, 2028	Aug 06, 2019	Apr 01, 2021		\$127,075																
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018				\$454,250	Apr 03, 2025			x	x	x	x	x	x	x	x				x	
									Oct 24, 2028	Aug 06, 2019	Oct 27, 2021		\$1,725																
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	20	20	x				Oct 24, 2018				\$454,250	Apr 03, 2025			x	x	x	x		x	x						
									Oct 24, 2028	Aug 06, 2019	Mar 24, 2022		\$4,025																
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018				\$454,250	Apr 03, 2025			x	x	x	x		x	x						
									Oct 24, 2028	Aug 06, 2019	Sep 26, 2022		\$34,500																
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	30	30	x				Oct 24, 2018		Oct 24, 2025																		
									Oct 24, 2025	Aug 06, 2019																			
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018				\$202,075	n/a														x	Earth excavation, rough grading OSTA permit acquired; Encroachment Permit needed.
									Aug 29, 2028	Jun 11, 2019	Aug 26, 2020		\$202,075																
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021				\$9,600							x	x								
									Aug 25, 2026	May 04, 2022	Jul 18, 2022		\$9,600																
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021		Aug 25, 2025						x	x	x	x		x	x						
									Aug 25, 2026	May 04, 2022																			
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022				n/a	n/a															
									Feb 23, 2027	Apr 05, 2022	Feb 23, 2022		n/a	n/a															
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022				n/a	n/a															
									Apr 27, 2027	May 25, 2022	Apr 27, 2024		n/a	n/a															
433	Cold Springs Farm Phase 4	20 lots - West of Village St. &Silo Rd.	20	20					Aug 28, 2023	May 24, 2024	Aug 24, 2025																		
									Aug 28, 2028																				

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved. L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable