

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY JULY 11, 2024**

1. Call to Order

By: Chairman White

Time: 5:00 P.M.

Place: City Hall
111 North Main St.
Via Zoom only

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

Per the order of Chairman White, the meeting was called to order at 5:00 P.M.

Chairman White reminded the Commission the next special meeting of the Zoning Commission is Thursday, July 25, 2024.

2. Public Participation

There was no public participation.

3. New Business

a. Review Phase 3 schedule

Mr. Gomes would discuss the Phase 3 schedule with the Commission. He explained the main discussion this evening would be the environmental Regulations. He explained the online survey needed to be put on the City's Website. He explained the parking Regulations would be tabled until they are brought to the public hearing. He explained the next step was for the commercial and industrial mixed uses that would start in September.

b. Discuss recommended parking regulation amendments

Mr. Gomes explained the Commission standardized the Regulations as much as possible versus the Commission be entirely responsible for the Regulations. He explained an inquiry of Building Supply such as for Home Depot with 392 parking spaces. He explained the Home Depot's parking spaces should be based on the gross floor area of the store, outdoor sales area (66 spaces) and inventory spaces. He explained the Regulations are correct for a total of 320 parking spaces. Mr. Flanagan noted the Home Depot is overparked now.

Mr. Flanagan inquiries: Mr. Gomes explained there were an additional 70 parking spaces with pallets and sheds.

Mr. Gomes reviewed the amendments made to the Parking Regulations. He explained the reference for accessibility had to be updated. He explained there are sections for parking that need to be relocated from the landscaping section into the parking section. He explained if the Commission agreed, there was bicycle parking in the BD zone.

Commission inquiries, respectively: Mr. Gomes reviewed the Regulation for bicycle parking spaces that was for new developments. He explained the definitions of a parking space in a residential zone and the multi-family zone. He would check the residential zone for the parking section for the concerns of adequate area for parking. He would also check the parking section for multi-family zone for unobstructed access. He would review the definitions for the residential zone and the multi-family zone.

Commissioner Goodwin had a concern with the bicycle parking spaces and would like to hear the public's view on the Regulation. His view was there was a safety concern for people using bicycles in Bristol.

c. Discuss virtual public presentation of recommended parking amendments

He explained there would be a special meeting for a public virtual presentation on July 25, 2024, with an orientation of what the Zoning Regulations were about and what has been done in the process. He explained the purpose of the meeting was to be as transparent as possible to the public. He explained the public virtual presentation would be promoted as much as possible.

d. Discuss draft online survey

Mr. Gomes inquiries: The commission agreed to start the process for the online survey for the public.

e. Discuss preliminary findings from review of environmental regulations

Mr. Gomes explained most of these Regulations were in Section 15 of the Zoning Regulations. He explained most of the discussion this evening would include Soil & Sediment Erosion Control Regulations, Earth Material Removal, Filling of Land, Environmental Performance Standards, Storm Water Management and Environmental Remediation. He explained there were additional environmental protection Regulations in the City connected with the Zoning Regulations, but the Zoning Commission does not have jurisdiction on these Regulations. He explained there are many references to the Inland Wetlands Agency and the Flood Hazard zone in the Zoning Regulations, but those authorities would be with the Inland Wetlands Agency. He explained these Regulations are for the most part in good order, but these Regulations needed some clean up.

Mr. Gomes explained the Soil Erosion and Sediment Control Regulations does not refer to the most appropriate State Statute, Mr. Gomes explained for the Earth Material Removal section the applications were correctly administered, but the language had to be made clearer. His suggestion was to separate the two types of earth removal applications of the less than 400 yds. (temporary permit) and the applications over 400 yds. (Special Permit.) He would clean up the language and review this item next month. He reviewed the Standards for Earth Removal, Section 15, regarding buffers. His view was the buffer should be the same as the setback required for the property. He suggested there be a standard for Earth Materials Processing Operation with setbacks of 20 ft. and 100 ft. He suggested there be a standard for the Earth Removal Process in support of development with buffers the same as the setbacks.

Mr. Gomes reviewed the existing requirements for the reporting for the Earth Materials Removal applications. He explained the reporting time should be for 12 months and be corrected to Special Permit. He explained the swimming pool permits are permitted with a Zoning permit.

Mr. Flanagan reviewed the mandated remediation for the cleanup for the Superior Electric property.

Mr. Gomes reviewed the five amendments to strengthen the Aquifer Protection Area (APA). He explained there is no mention of the APA in the Zoning Regulations. He suggested to create a new Section 16.3.5 for the APA in the Zoning Regulations. He suggested a new Section 15.7 for the Aquifer Protection Areas in the Zoning Regulations. He suggested the APA area be designated as an overlay district, which many towns have done to their Regulations. The Commission generally agreed with the initiative.

Mr. Gomes reviewed the amendments he was suggesting for the Ground Mounted Solar Arrays. He suggested the height be limited to 18 ft. high in commercial and industrial districts. He explained he would review the Building Code for any limitations.

Mr. Gomes reviewed the amendments to strengthen the Preservation of Existing Trees on sites, which was used by the City of Hartford. The Commission suggested the tree replacement also be CT native trees. Mr. Flanagan suggested defining the clear cutting of trees with an erosion control plan. Mr. Gomes noted he would review the feasibility of the suggested Regulations. Mr. Gomes reviewed the incentives for sustainable site features and buildings. Mr. Gomes explained he would provide how the incentives would be administered.

f. Next Steps

Mr. Gomes explained the next special meeting was on Thursday July 25, 2024, at 6:00 P.M., not at 5:00 P.M., via Zoom. He explained Mr. Flanagan would put the online survey on the City's Website. He explained the Commission would then work on the environmental regulations.

Mr. Flanagan reviewed the Zoning Commission meeting schedule. He explained Thursday, July 25, 2024, 6:00 P.M., was a special meeting via Zoom, for the public information regarding the draft parking Regulations. He explained Thursday, August 15, 2024, 5:00 P.M., was a special meeting via Zoom, for the Re-Write of the Zoning Regulations. Mr. Flanagan noted that three Commissioners had to be in attendance at this meeting. He explained Monday, August 19, 2024, was a special meeting of the Zoning Commission meeting, which was changed from the regular meeting.

Chairman White requested Mr. Flanagan to request the Commissioners to notify Mr. Flanagan if they would not be attending any meetings.

4. Adjournment

Chairman White designated regular Commissioners, Goodwin, Marra and White to vote on the adjournment. He also designated alternate Commissioners Mangiafico and Caruso to vote on the adjournment in place of Commissioner Harlow that was absent this evening.

MOTION: Move to adjourn at 7:15 P.M.

By: Marra

Seconded: Goodwin.

For: Caruso, Mangiafico, Goodwin, Marra and White.

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary