



*City of Bristol
Planning Commission*

**REGULAR MEETING - MONDAY, SEPTEMBER 23, 2024
CITY HALL COUNCIL CHAMBERS
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/83422964768?pwd=8JCr3AUOx5R6nMmqyS886bGqCzZCYj.1>

Meeting ID:

834 2296 4768

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. June 24, 2024
4. Zoning Commission Referrals
 - a. Application #2508 – Special Permit for the adaptive re-use of an existing non-residential principal building to add dwelling units at 92 Jeanette Street; R-10 (Single-Family Residential) zone; Assessor's Map 39, Lot 57; Paul J. Laferriere, applicant.
5. City Council and Other Referrals
 - a. C.G.S. 8-24 Referral
Lot 3 Business Park Road – Map 4, Lot 13-1
 - b. C.G.S. 8-24 Referral
30 Cross Street – Map 3, Lot 3

- c. C.G.S. 8-24 Referral
396 Jerome Avenue – Map 53, Lot 134-2-2
- 6. New Business
- 7. Staff Reports
 - a. Subdivision Status Report
September 2024
- 8. Communications
- 9. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, October 28, 2024

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JUNE 24, 2024**

1. Call to Order:

By: Chairman Veits

Time: 6:00 P.M.

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

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

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, July 22, 2024.

Per the order of Chairman Veits, the meeting was called to order at 6:00 P.M.

2. Public Participation

Item #3, Approval of Minutes was taken out of order.

a. Regular Meeting - May 20, 2024

Chairman Veits designated Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on the May 20, 2024, regular meeting minutes.

MOTION: Move to approve the minutes of the May 2, 2024, regular meeting.

By: Pose

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits as voting members this evening.

4. Zoning Commission Referrals

There were no Zoning Commission referrals.

5. City Council and Other Referrals

a. C.G.S. 8-24 Referral:

Candlewood Drive - Map 2, Lot 120-9

b. C.G.S. 8-24 Referral:

Violet Drive - Map 2, Lot 129-2

Chairman Veits designated Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on the Zoning Commission Referrals.

MOTION: Motion to amend tonight's agenda and move City Council and Other Referrals items 5a – Candlewood Drive and 5b Violet Drive to after New Business.

By: Soares

Seconded: Pose.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

6. New Business

- a. 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. Request for revision to Phasing Plan for:
 - a) Phase 1 (12 Lots) – Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street;
 - b) Phase 2 (11 Lots) – Lots 12 -14, 16 – 22 Wiegert Way;
 - c) Phase 3 (20 Lots) – Lots 23-37 Stellas Way and Lots 57-61, 62, 63, 65 & 66 Gino Drive;
 - d) Phase 4 (19 Lots) – Lots 38 & 40 Gino Drive and Lots 39-56 Pequabuck Street
 - e) Phase 5 (6 Lots) – Lots 68 through 71; Lots 73 & 74 Farrell Avenue.
 - f) Phase 6 (20 Lots) – Lots 75 through 94 Roeblings Road

Chairman Veits designated Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #413.

There were no representatives for the applicant in attendance this evening.

Staff spoke with the applicant's attorney this morning regarding the request, but there were no one was in attendance this evening. He explained the applicant wanted to move the Lots indicated under a, b, c and d from Phase 5 to Phase 3 from the other side of Arcadia Rd. and finish these lots. He explained the infrastructure has been constructed. He explained the next phases are Phase 5 and Phase 6 on Farrell Ave., so the applicant is requesting to relocate these lots. He explained the Director of Public Works had no concerns with this request. He noted no new infrastructure is needed for the request.

MOTION: Motion to approve the following changes to the Phasing Plan for Application #413 – Laurentide Glen Subdivision, Assessor's Map 67; R-15/OSD (Single-Family Residential/Open Space Development) zone:

1. Move lots 62, 63, 65 & 66 from Phase 5 to Phase 3.
2. Phase 3 will now consist of the following:
Lots 23 through 37; Lots 57 through 61 and Lots 62, 63, 65 & 66
3. Phase 5 will now consist of the following: Lots 68 (Rear), 69, 70, 71 (Rear), 73 & 74.

This motion is approved with the following stipulation:

1. The applicant shall update the phasing plan for Application #413 and then record a revised Phasing Plan map on the City Land Records. The applicant shall provide a copy of the recorded Phasing Plan to the Land Use Office prior to recording so the map can be reviewed.

By: Nardi

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

- b. Application #411 – Minor revision to the Site Plan for self-storage warehouses and additional building related to the operation of the principal use, 185 Curtiss Street; Assessor's Map 22, Lot 1; I (General Industrial) zone; Bristol Self Storage, LLC, applicant.

Chairman Veits designated Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #411.

Henry Tracz of Bristol Self-Storage, LLC, 185 Curtiss St., representing the applicant, explained the site has been owned about 5 years. Mr. Tracz explained the project has been phased. He explained the request was to pivot/turn Building #12 (rear building) 90 degrees to improve the traffic and plowing on the property. He explained the building was within the setback and the property lines.

Staff explained this was an insignificant change to the building and this was an administrative request that would be reviewed by the Site Plan Committee.

Staff inquiries: Mr. Tracz explained the impervious surface would be reduced by 1,100 sq. ft. He explained the storm drainage would remain as it exists. He explained the building square footage and the building footprint would remain the same.

MOTION: Motion to direct Staff to conduct an administrative review of the revisions by sending the proposed plan to the Site Plan Review Committee. Staff may bring the plan back to the Commission if it is necessary.

By: Bacchus

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

7. Old Business

There was no old business.

Item #5 City Council and Other Referrals was resumed.

City Council and Other Referrals

5. C.G.S. 8-24 Referral (Open Space Encroachments)

a. Candlewood Drive – Map 2, Lot 120-9

b. Violet Drive – Map 2, Lot 129-2

Chairman Veits designated Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Candlewood Drive – Map 2, Lot 120-9 and Violet Drive – Map 2, Lot 129-2.

Attorney Jeffrey Steeg, City of Bristol, 111 North Main St., Corporation Counsel's Office, explained the encroachments of the properties in the area and on Violet Drive and Candlewood Drive. He explained at the May meeting the Commission briefly discussed a property that was encroaching on the pond.

He explained the biggest concern was of the liability of the City of Bristol and the encroachment of the property owner on the open space area. He explained the property owner has a dock, shed, fire pit and is mowing the area. He explained the main concern was on 127 Daisy Circle. He reviewed the Staff team inspection of the property.

He explained the Real Estate Committee questioned if there were any additional properties that were encroaching on the open space. As such, he explained the additional four property owners encroaching on Candlewood Dr. onto the open space. He reviewed some solutions to the concerns that possibly included some type of boundary line changes or selling portions of land to property owners. Staff explained this was a development from the late 1970's and early 1980's.

He reviewed some of the suggestions for the properties. He requested any suggestions.

Staff explained a suggestion was made today to not reward bad behavior. Staff suggested the conservation area posts and plaques be placed on the properties. Staff reviewed some of the original subdivision maps and files with the Commission. He did not want to minimize the neighborhood concerns. Staff read into the record a memorandum dated February 1, 1990, regarding open space for these properties.

The Commission was unsure of the request being made this evening. The Commission suggested to possibly do nothing with the properties. The Commission suggested to review each separate lot to find out if the structures were permitted on the property.

Commission inquiries: Attorney Steeg was unaware if any open space has ever been given back. He reviewed his and his team's conversations with the property owners. He explained a boundary line adjustment may be done and the shed could be relocated.

MOTION: Motion to send a **negative referral** to the City Council for the C.G.S. 8-24 referral for Candlewood Drive – Map 2, Lot 120-9.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, **is not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Soares Seconded: Pose.

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

MOTION: Motion to send a **negative referral** to the City Council for the C.G.S. 8-24 Referral for Violet Drive – Map 2, Lot 129-2.

The Planning Commission finds that the C.G.S. 8-24 referral as presented, **is not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Pose Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

8. Staff Reports
 - a. Subdivision Status Report

Staff explained that a \$175,000 bond was received just before this meeting for Blossom Estates (16 Lots.). He explained this information would be given to the Site Plan Committee and the Building Official tomorrow. He explained the applicant would be able to start filing for Building Permits. He explained the bond was supposed to be \$500,000, but the applicant finished \$375,000 of infrastructure work and was able to reduce the bond amount.

9. Communications

There was no communication.

10. Adjournment

Motion was made by Commissioner Soares to adjourn.
Motion seconded by Commissioner Pose.
Motion carried 5-0.

The meeting adjourned at 7:00 P.M.

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

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: September 17, 2024

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Zoning Application #2508 – 92 Jeanette Street – Article II Section 4.3.1 – Adaptive Reuse

Pursuant to Article IV Section 16.2.5 of the Zoning Regulations the following proposed adaptive reuse application is hereby referred to the Planning Commission for a report:

Zoning Application #2508

Proposal: Special Permit for the adaptive re-use of an existing non-residential principal building to add dwelling units at 92 Jeanette Street; R-10 (Single-Family Residential) zone; Assessor's Map 39, Lot 57.

Initiated by: Paul J. Laferriere, applicant.

Tentative Hearing Date: October 21, 2024

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

**BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT**

For Office Use Only
APPLICATION NO. 2508
DATE FILED: 09-05-2024
DECISION DATE: _____
DECISION: _____

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) _____ Article II Section 4.3.1 _____ of the Bristol Zoning Regulations for the following
Special Permit use: _____
Adaptive Reuse of Existing Non-Residential Principal Buildings

Address or Location of the Property: _____ 92 Jeanette Street _____

Assessor's Map No.: 39 Assessor's Lot No.(s): 57

Zone of the Property: R-10 Size of the Property (in acres or square feet): .19 Acre

Reason for the Special Permit: To convert an existing industrial building containing 2772 useable square feet to two
residential units (1 unit existing, 1 proposed)

Does this application involve an activity regulated by the Inland Wetlands Agency? ☐ yes ☒ no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☐ yes, on _____ ☐ no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

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

Name: Paul J Laferriere

Address: 150 Lynn Road City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 877-6368 E-Mail: gaskienergymech@gmail.com

Signature:  Signature – (Printed/Typed) Paul J Laferriere

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 – (Printed/Typed) _____

**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. **2508**

Address or location of property: _____ 92 Jeanette 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:

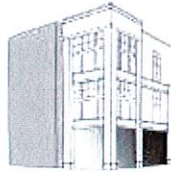
Name: Development Planning Solutions LLC

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

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

08/17 - LUO

Narrative



Project Narrative

Project Title: 92 Jeanette Street

General Information

Project Name: 92 Jeanette Street Project Location: 92 Jeanette Street Zone: R-10 Project Type: Adaptive Reuse of Non-Residential Structure Date Submitted: 9-5-2024 Variances Required: No Wetlands Approval Required: No Special Permit Required: No Site Plan Approval Required: No	Developer: Paul Laferriere Surveyor: Gary B. LeClair Architectural Design: Development Planning Solutions LLC Landscape Design: N/A Lighting Design: N/A Project Consultant: Development Planning Solutions LLC Legal Representative: N/A
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Project Overview

This Project is being proposed under Article II Section 4.3.1. of the City of Bristol Zoning Regulations and is the adaptive reuse of a non-residential principal structure. The building was built as a light manufacturing / service shop in the 1930's and has remained that way ever since. Originally, the second floor was proposed as office space but was converted to an apartment some time ago.

This application is seeking to "formalize" the existing apartment and convert the first-floor shop area into a second apartment effectively changing the use from an industrial property to a two-family residential property. The applicant feels that this conversion to strictly residential use is more appropriate for the neighborhood which is made up of predominately single-family dwellings.

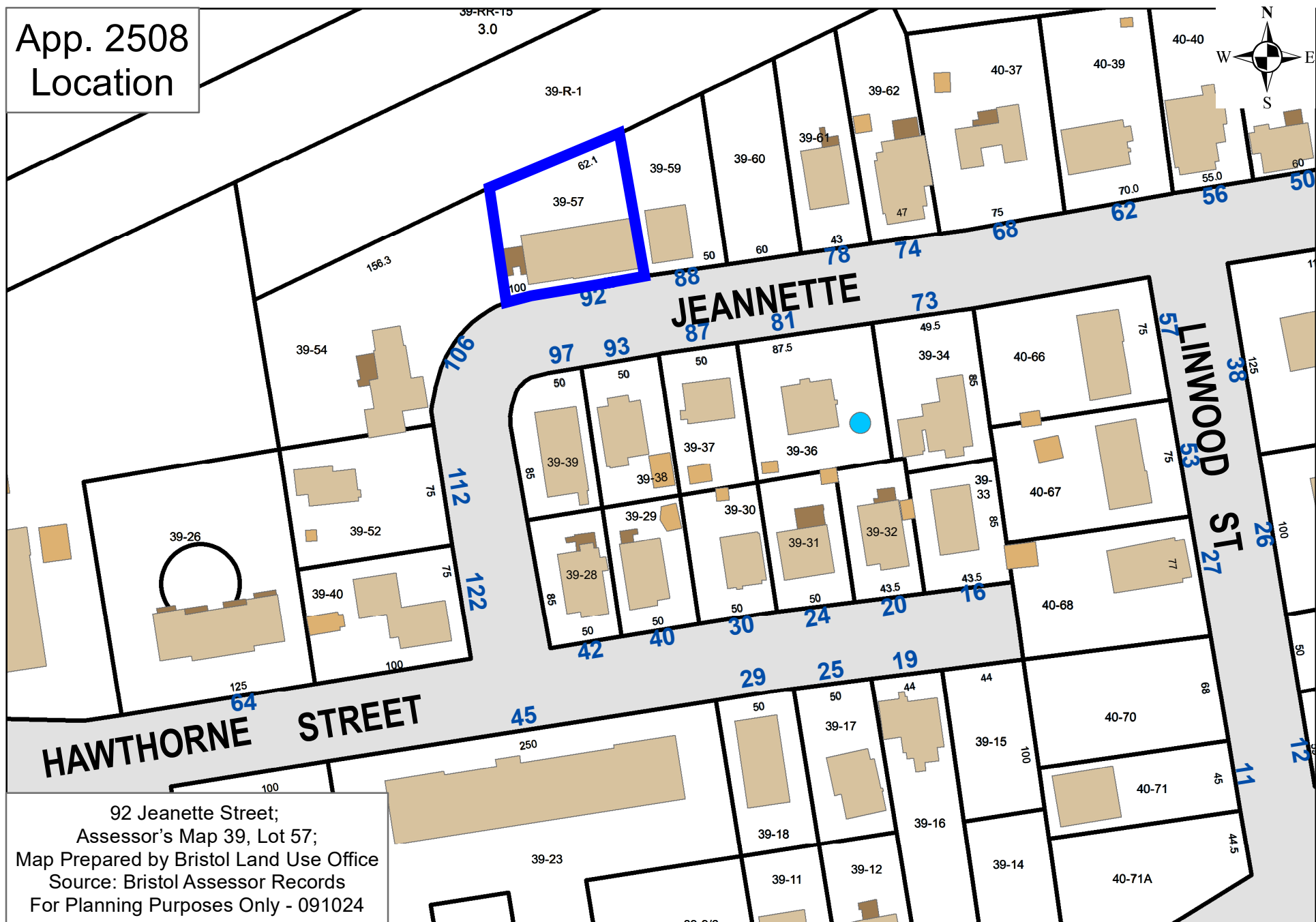
Two of the three existing, street-facing, overhead doors will remain as part of this project, preserving two garage bays and the spaces directly in front of them for resident parking. The remaining asphalt area provides for two visitor parking spaces.

Since no exterior work is proposed as part of the application the request is for a special permit only.

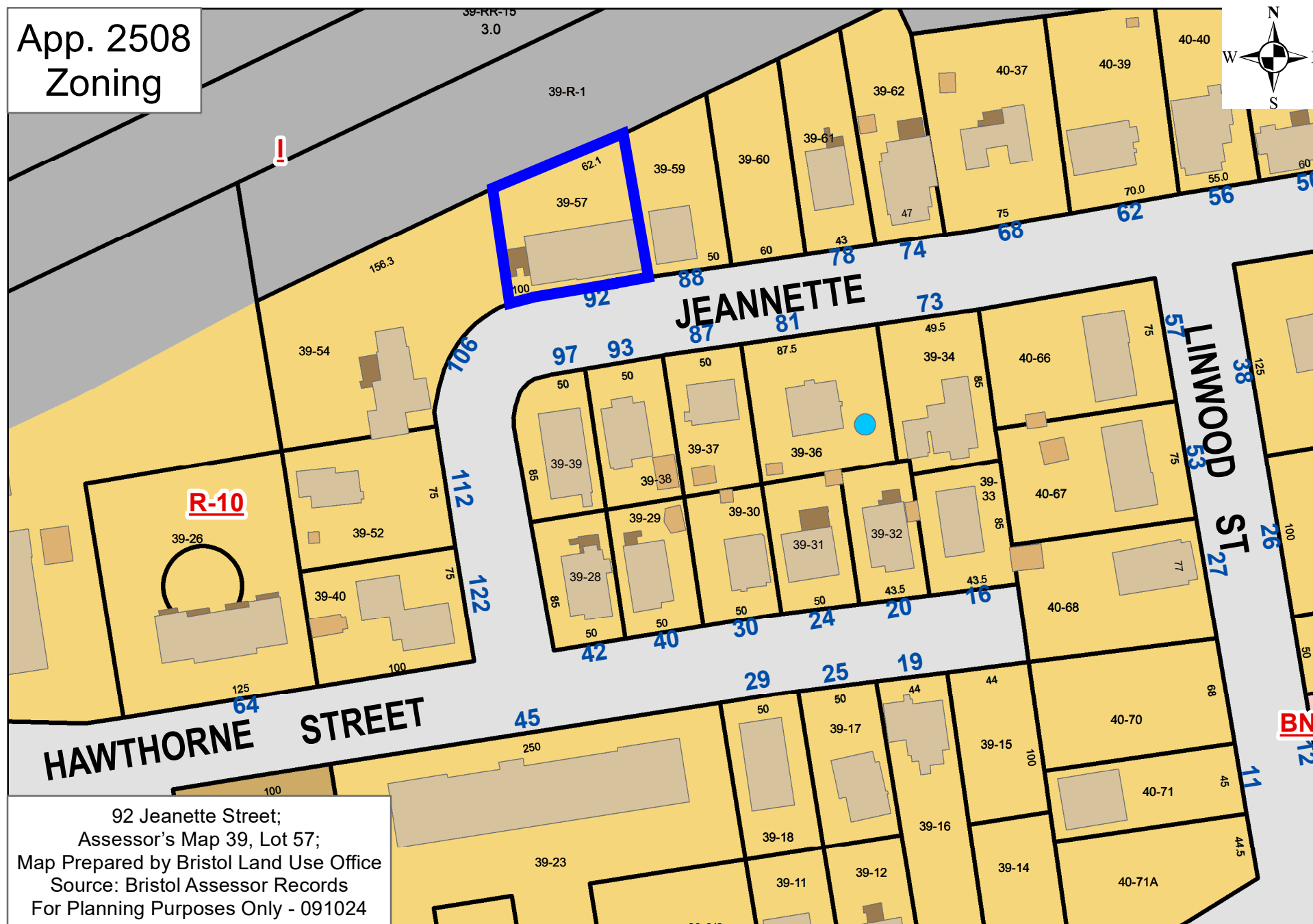
STRATEGIC LAND USE PLANNING AND DEVELOPMENT CONSULTING

**225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT
(860) 506-4268**

App. 2508
Location

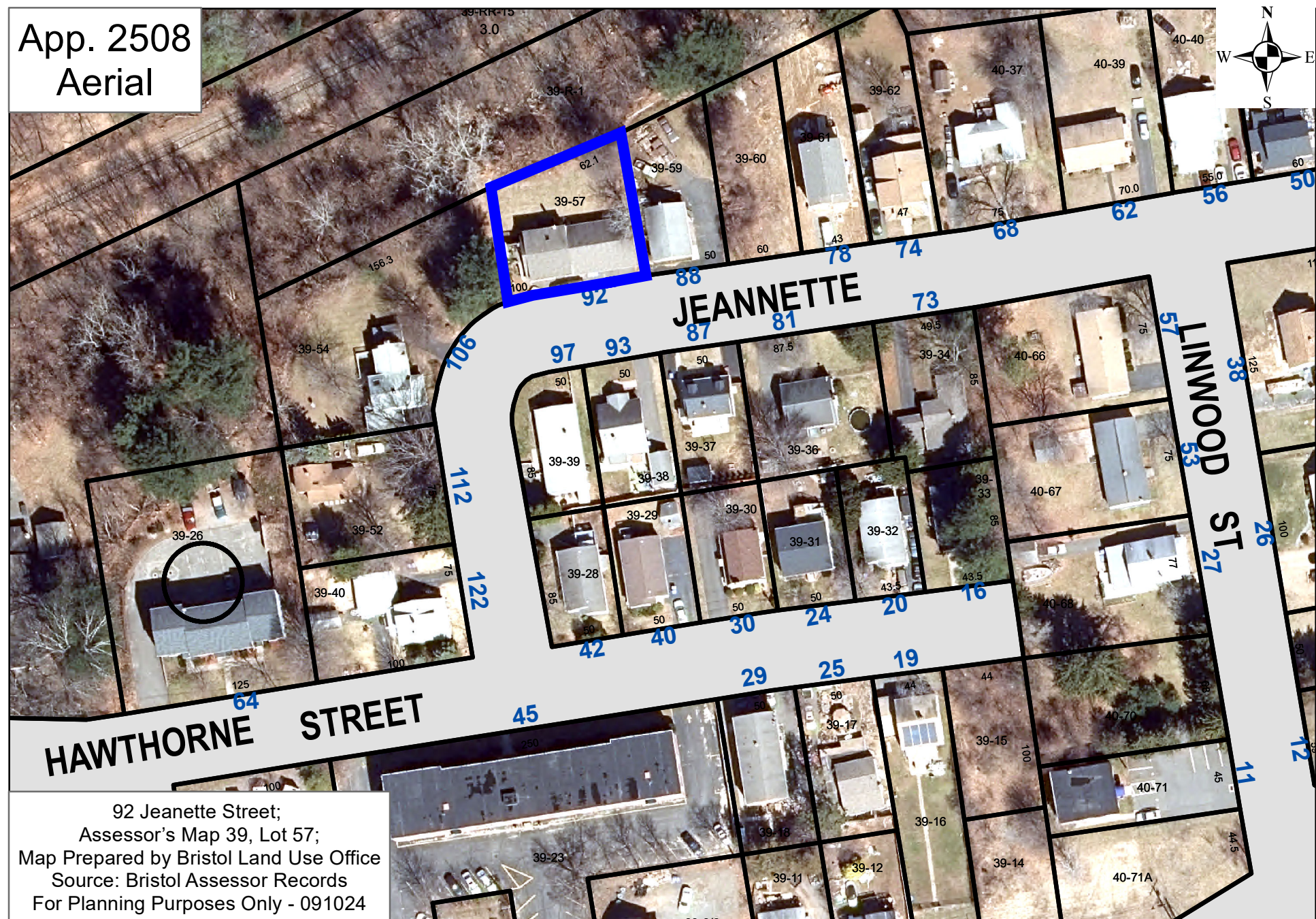


App. 2508
Zoning

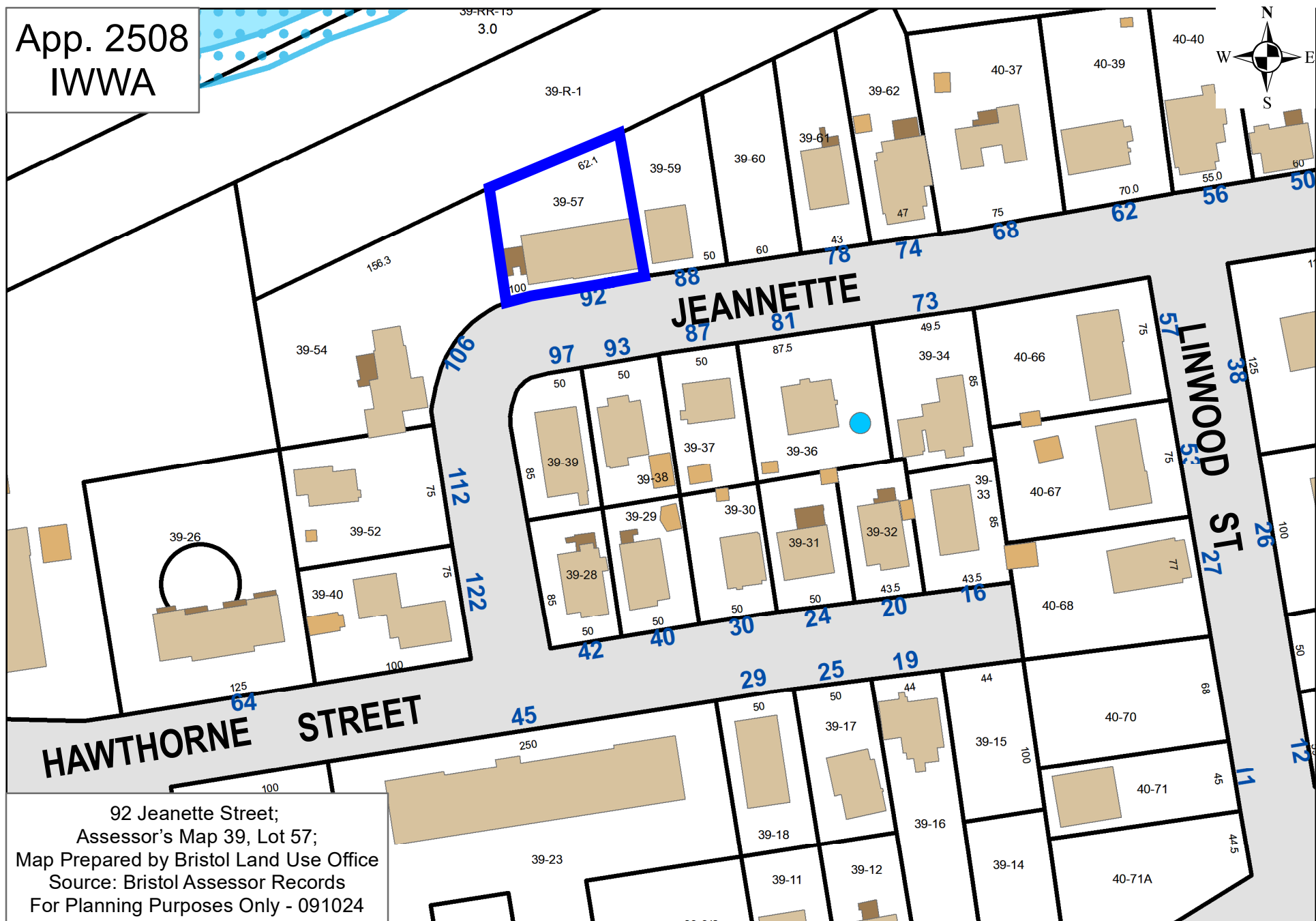


92 Jeanette Street;
Assessor's Map 39, Lot 57;
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024

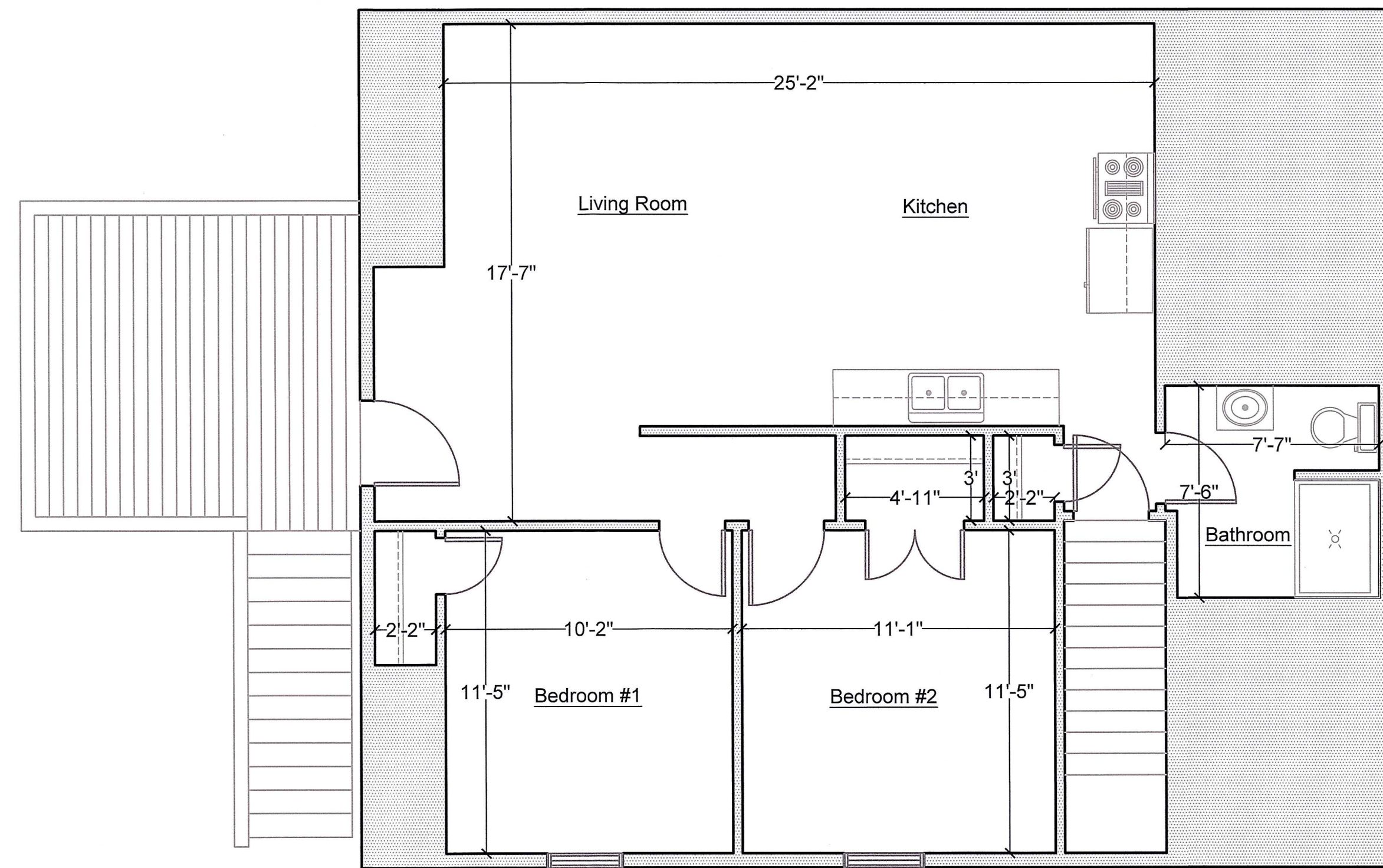
App. 2508
Aerial



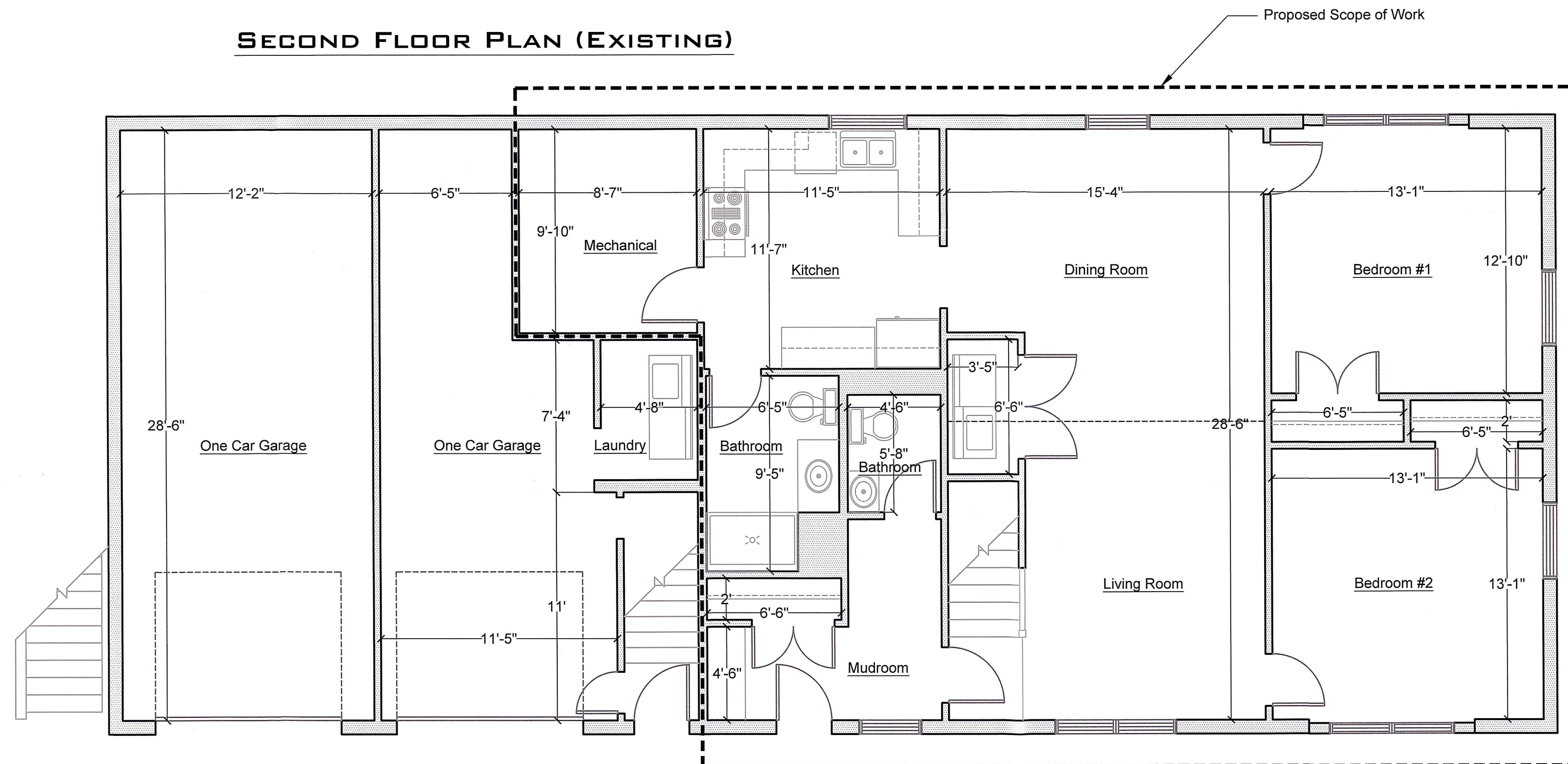
92 Jeanette Street;
Assessor's Map 39, Lot 57;
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024



Floor Plan



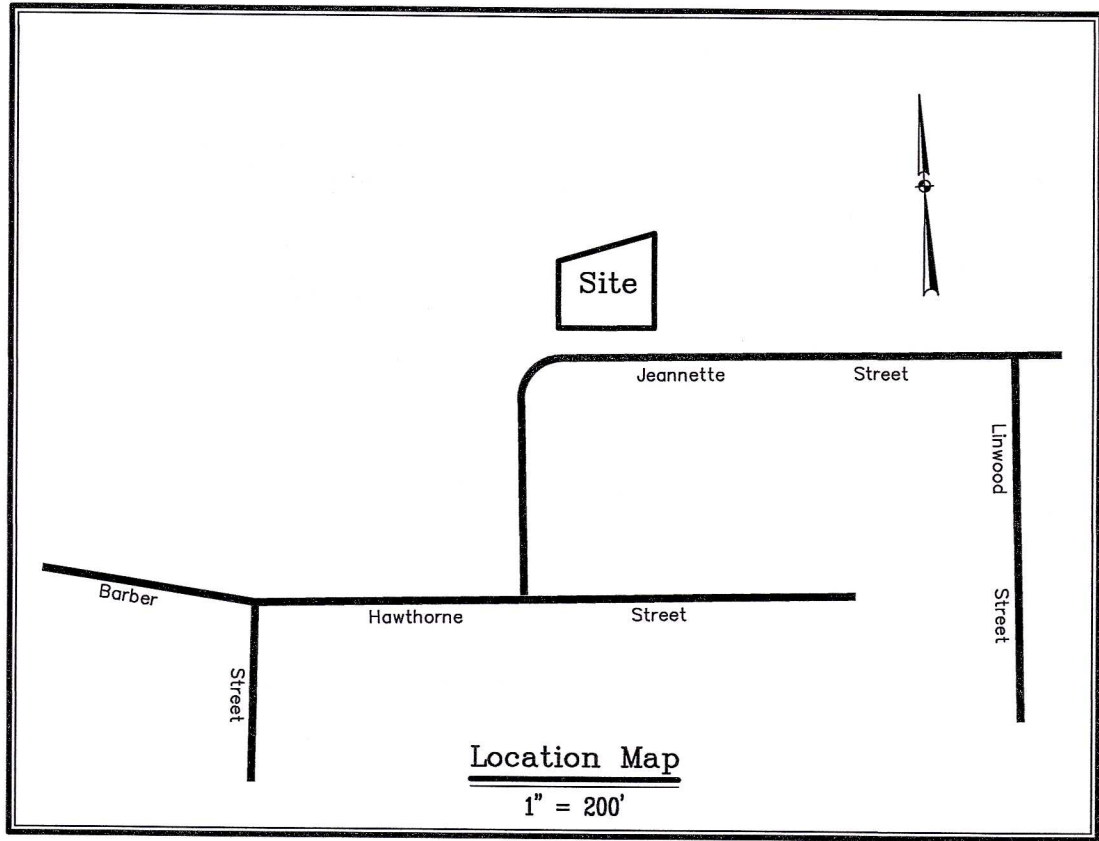
SECOND FLOOR PLAN (EXISTING)



FIRST FLOOR PLAN (PROPOSED)

Drawing Title	Scale	D P S DEVELOPMENT PLANNING SOLUTIONS LLC 225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT (860)506-4268
ADAPTIVE REUSE OF EXISTING STRUCTURE 92 JEANETTE STREET BRISTOL CT	$\frac{1}{4}" = 1' - 0"$	
DPS_CLIENTS_LAFERRIERE_BRISTOL_92 JEANETTE	Project Number 2024-15	

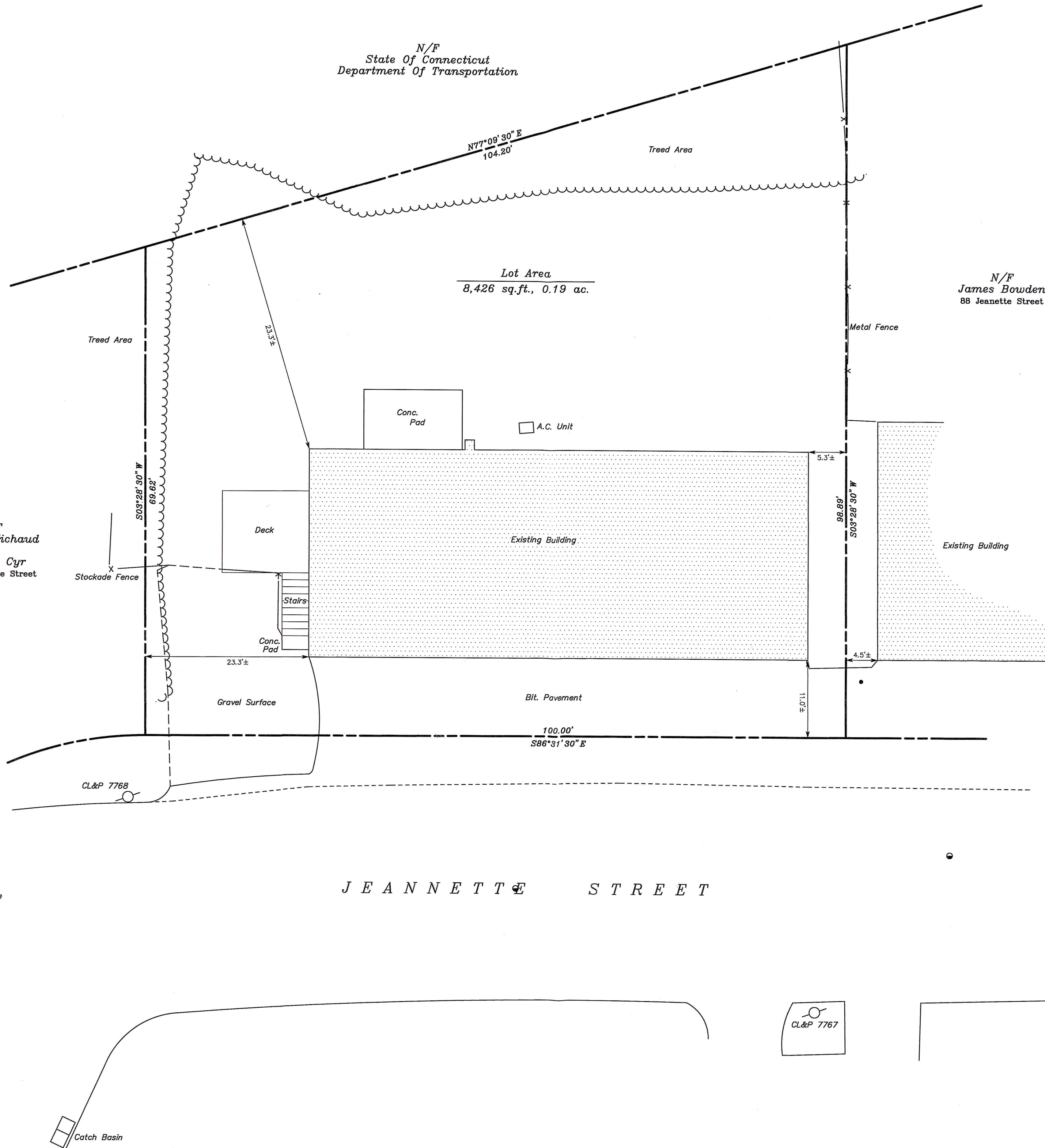
Survey



Legend:

- Existing IP
- IP (To Be Set)
- Existing Monument
- Monument (To Be Set)
- Drill Hole
- Utility Pole
- Wire On Ground
- Water Gate
- Gas Gate
- Signs
- Bollard
- Hydrant
- Light
- Handhole
- Mail Box
- Monitor Well
- Existing Trees
- Stonewall
- Fence
- Guide Rail
- Tree Line
- Existing Contour Line
- Existing Spot Elevation
- Approx. Location Of Water Main
- Approx. Location Of U.G. Telephone Line
- Approx. Location Of U.G. Electric Line
- Approx. Location Of U.G. Communications Line
- Approx. Location Of Gas Main

N/F
Sandra Michaud
&
Michael Cyr
106 Jeannette Street



Map References:

- "Pinehurst Owned By Jordan And Selleck Inc. Land Home Office Bridgeport, Conn. Scale 50ft. 1919".
- "Todd Heights Property Of The Title Realty And Development Co-Inc, New Britain, Conn. Located On Todd Homestead Off Pine Street Bristol, Conn. Scale 50ft. Aug-1917 David F. Crowley Civil Engineer".
- "Street Line Map Of Streets Pinehurst & Todd Homestead Tracts Bristol, Conn. Nov. 1930 Scale 1" = 50' Carleton W. Buell, City Engineer".
- "Map Of Boundary Line Agreement Between Egidio & Theodore L. Baraglia Forestville, Conn. Sept. 1953 Scale 1" = 40' W.C. Lefevre, C.E.".
- "Map Of Property Owned By Arrow Manufacturing Company Jeannette, Ann & Broad Streets Bristol, Connecticut Scale 1" = 40' Date 12-27-85 By A.F. Lepore, Jr. Associates P.C.".
- "Compilation Plan City Of Bristol Map Showing Land Acquired From Broad Street, LLC By The State Of Connecticut Department Of Transportation Relocation Of Route 72 February 2003".

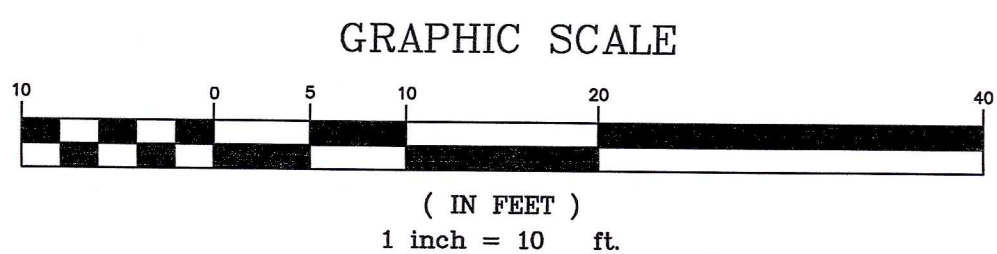
General Notes:

- Bearings based on reference map #5.
- Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this surveyor. 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.
- This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Limited Property Survey based on a Resurvey conforming to Horizontal Accuracy Class A-2.

ZONING INFORMATION BULK CHART:		
ZONE: R-10	REQUIRED	EXISTING
MINIMUM LOT AREA	10,000 sq.ft.	8,426 sq.ft., 0.19 ac.
MIN. LOT FRONTAGE	85'	100.00'
MIN. FRONT YARD	20'	11.0'
MIN. SIDE YARD	8'	5.3'
MIN. REAR YARD	20'	23.3'
MAX. BUILD. COVERAGE	35%	25.1%

These drawings are the property of the Surveyor and have been prepared specifically for the owner of the Project at this site. They are not to be used for any other purpose, location, or person without the written consent of the Surveyor.

No declaration is expressed or implied unless these plans bear the live signature and embossed seal of the Surveyor whose name appears hereon.



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS
MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Progress Print
(For Review & Comment Only)
6-19-2024

Gary B. LeClair, L.S. #70017

Zoning Location Survey

Prepared For

Paul J. Laferriere

92 Jeannette Street
Bristol, Connecticut

Map: 39

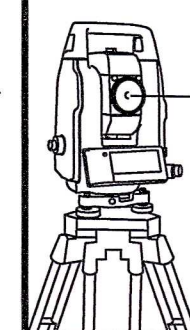
Lot: 57

Zone: R-10

Gary B. LeClair, LLC

Licensed Land Surveyors

57 ACORN DRIVE
WINDSOR LOCKS, CONNECTICUT 06096
(860) 627-8200



BY	SCALE	DATE	SHEET	CHECKED	NO.
A.B.L.	1" = 10'	6-19-24	1 OF 1	G.B.L.	224011



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

July 23, 2024

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

Dear Members:

At a special meeting of the City Council on July 22, 2024 it was voted that the Mayor or Acting Mayor be authorized to execute a Purchase and Sale Agreement and to complete the property transaction, subject to the approval of Corporation Counsel, with Force Automation, Inc. or its assigns, doing business as Force Automation, for the sale of the Southeast Bristol Business Park property known as "Lot 3" as reflected on the map known as *Roadway Plan* from Maguire Group Inc. dated January 9, 2006 for the purchase price of \$288,000. 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 that reads "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Raymond Rogozinski, Dir. of PW
Justin Malley, Exec. Dir. of ECD



DATE: July 17, 2024

TO: Mayor Jeffrey Caggiano
City Council Members

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

RE: Purchase and Sale Agreement Lot #3, Southeast Bristol Business Park

Background

FORCE Automation, Inc. proposes to purchase and develop Lot #3 in the Southeast Bristol Business Park. FORCE designs and manufactures custom robotics automation equipment for aerospace and high technology companies. FORCE is licensed to program ABB robots, one of the world's largest industrial robot suppliers, for its custom automation solutions. FORCE will grow its own operation on Lot #3 – expanding from 8,500 square feet to 20,000 square feet – as well as have space available to lease to a partner company, if appropriate. In addition, FORCE plans to develop, in collaboration with ABB, a state-of-the-art training facility. FORCE's training facility will instruct personnel working in companies that already employ ABB robotic technology, as well as provide individuals new to industrial robotic programming the technical training to advance their careers.

FORCE proposes to build an approximately 40,000 square foot campus on Lot #3 consisting of two buildings: one 30,000 square foot building and a potential second 10,000 square foot facility. Incorporating two separate buildings maximizes the buildable square footage of Lot #3 while respecting the sizable wetlands area on the lot.

The ECD Board approved the sale of Lot #3 to FORCE Automation, Inc. or its assigns at its July 11, 2024 meeting. Please see attached materials detailing Lot #3 as well as a proposed site plan concept for the FORCE Automation campus.

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 Force Automation, Inc. or its assigns, doing business as Force Automation, for the sale of the Southeast Bristol Business Park property known as "Lot 3" as reflected on the map known as *Roadway Plan* from Maguire Group Inc. dated January 9, 2006 for the purchase price of \$288,000.

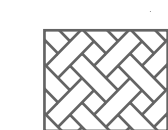
I further move that this matter be referred to the Planning Commission for completion of a C.G.S. 8-24 Report, and to the City Council Real Estate Committee for completion of a C.G.S. 7-163e Public Hearing for the sale of municipally owned property.

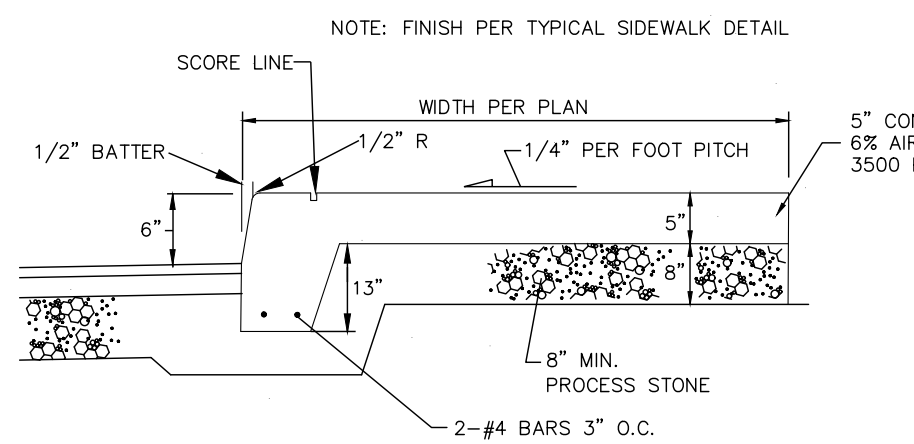
Connecticut General Statutes 8-24 – Municipal improvements

Current as of: 2014

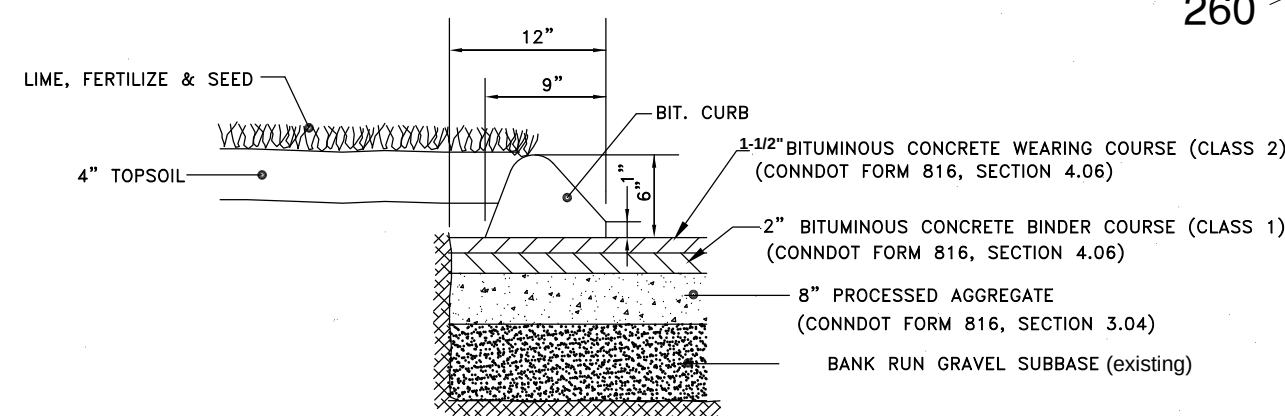
No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.

LEGEND

-  Light Pole
-  Catch Basin
-  Anti-Track Pad
-  Silt Fence
-  Bollard

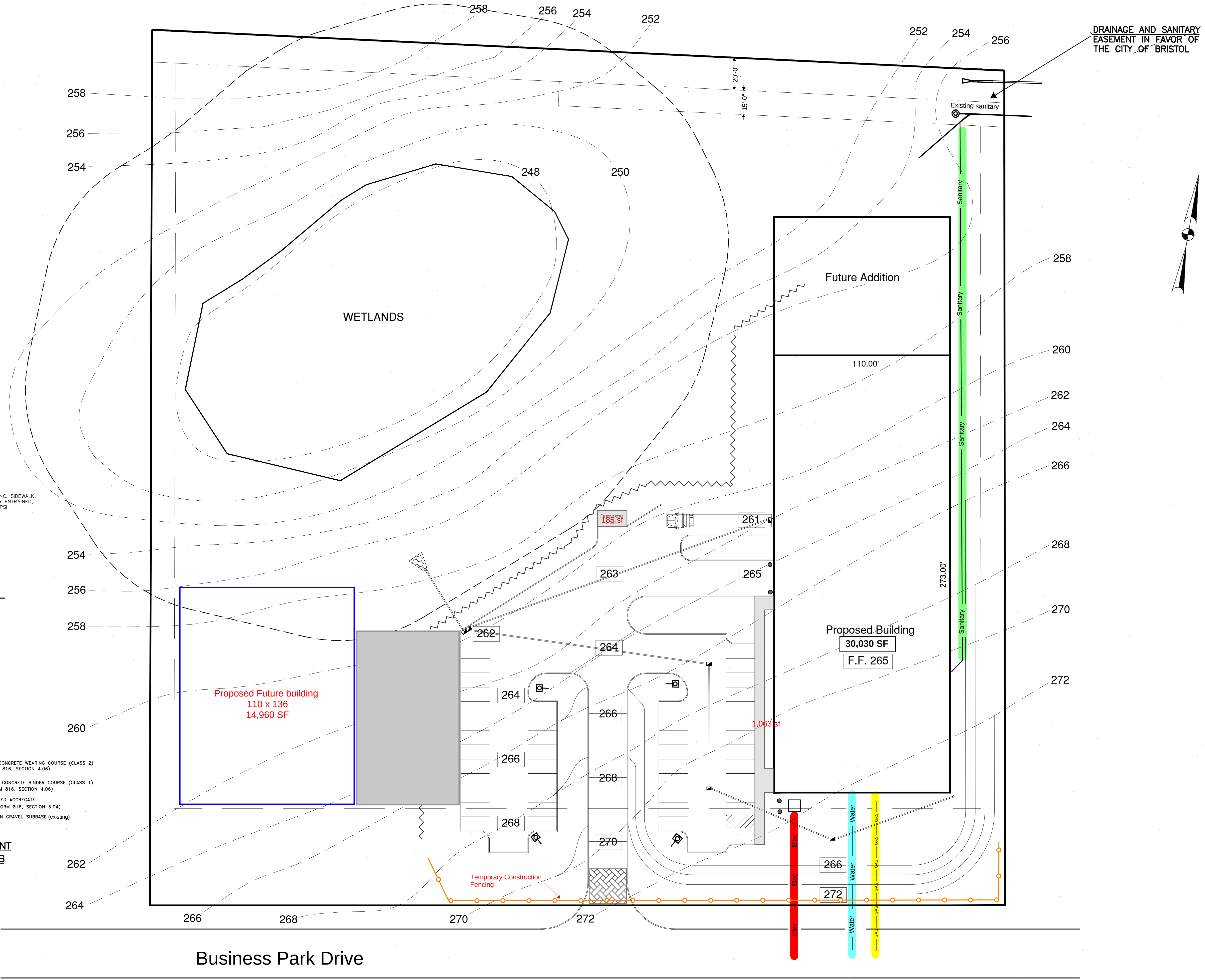


INTEGRAL SIDEWALK & CURB DETAIL



BITUMINOUS CONCRETE PAVEMENT
DRIVEWAYS AND ACCESS LANES
(HEAVY DUTY)

N.T.S.



GENERAL CONTRACTING • CONSTRUCTION SERVICES

573 Main Street
Cromwell, CT 06416

288 South River Road, Unit A-1
Bedford, NH 03110

REVISIONS			
NO.	BY	DATE	DESSCRIPTIO



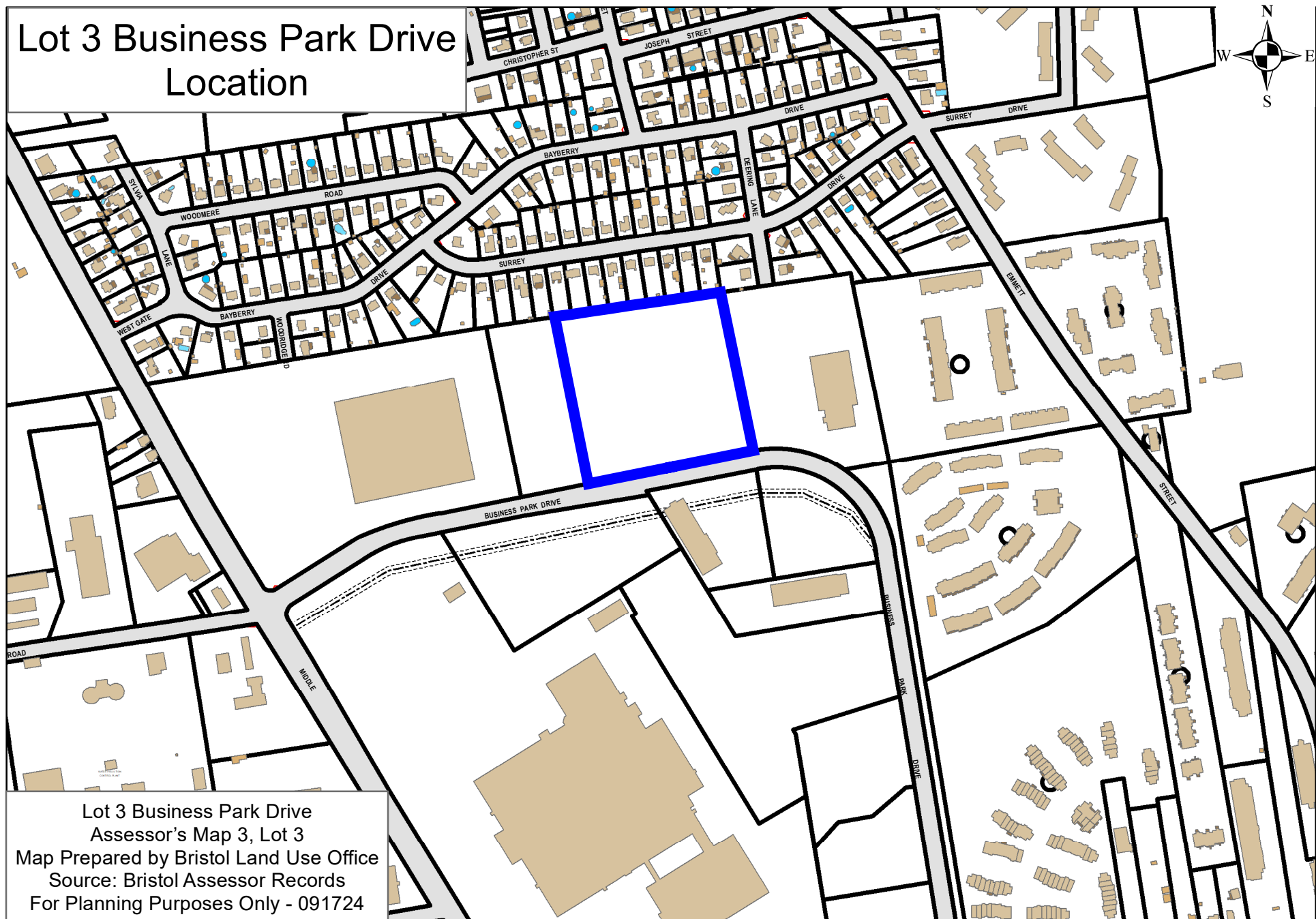
Lot 3 Bristol, CT

SHEET TITLE

Conceptual Site Plan

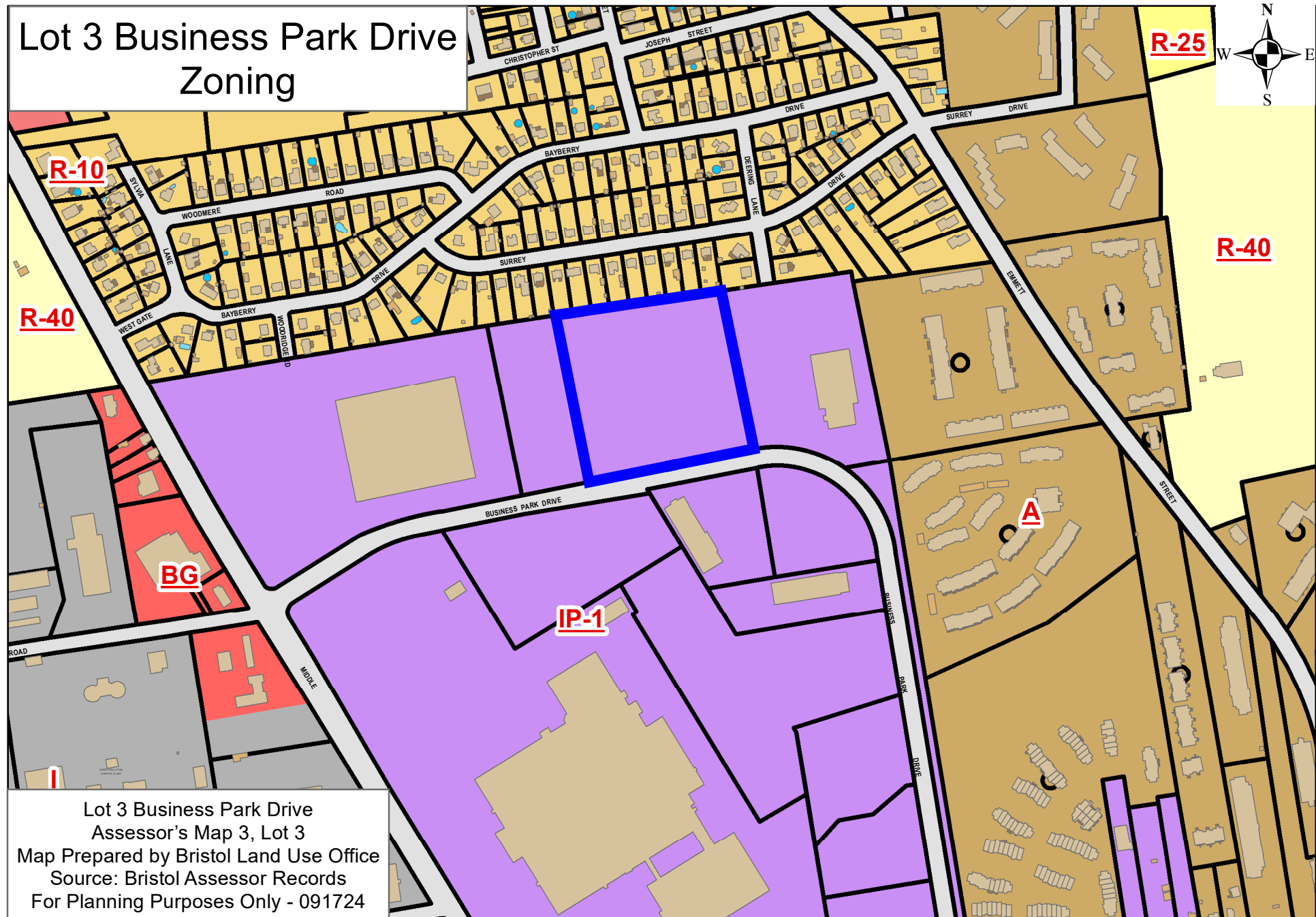
DESIGNED BY:	SCALE: 1" = 30"
DRAWN BY:	DATE: 1/5/2024
CHECKED BY:	PROJECT NUMBER:
CAD FILE:	

SEAL	SHEET NUMBER



396 Jerome Ave.

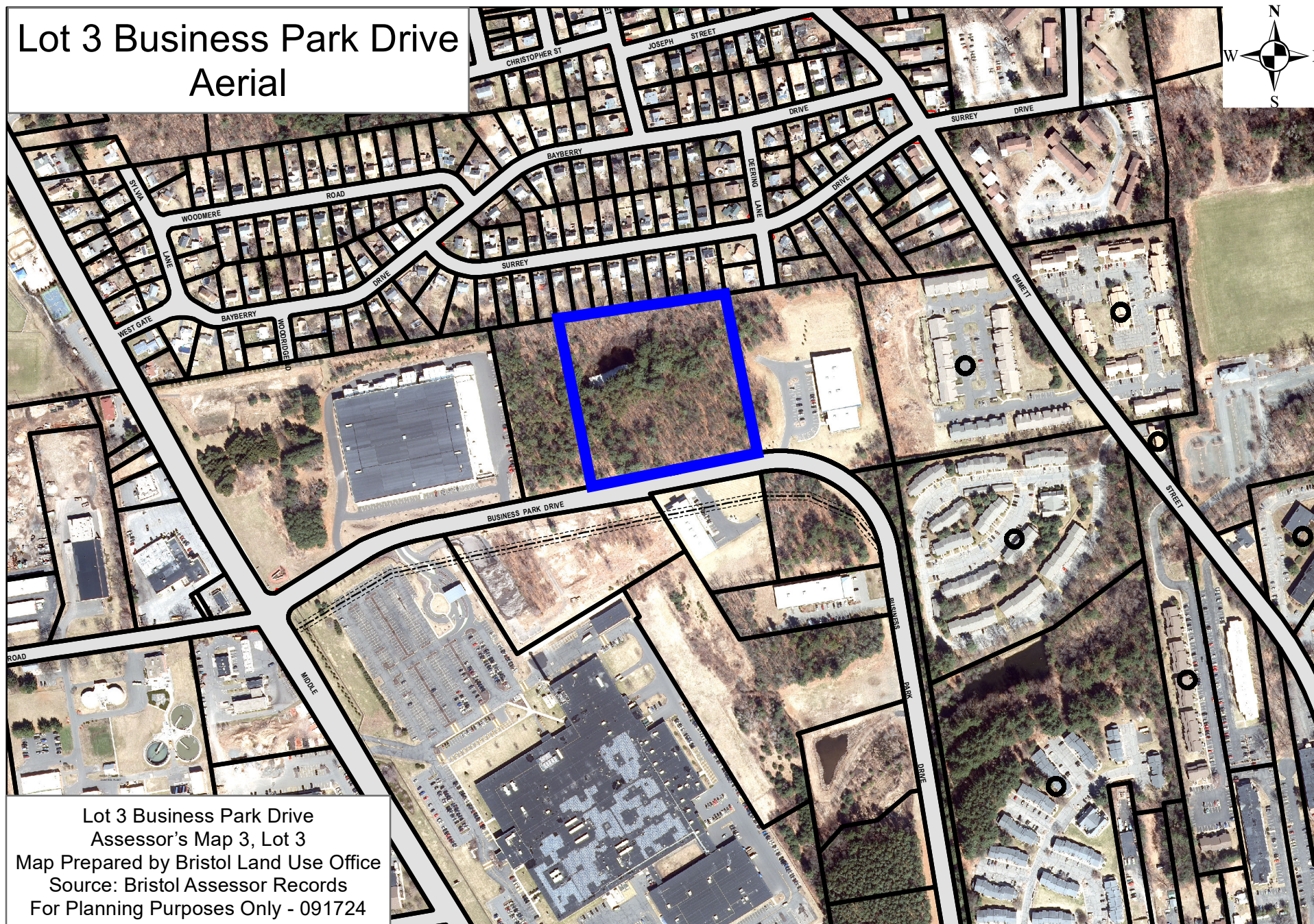
Export_Output_268



396 Jerome Ave.

Export_Output_268

Lot 3 Business Park Drive Aerial

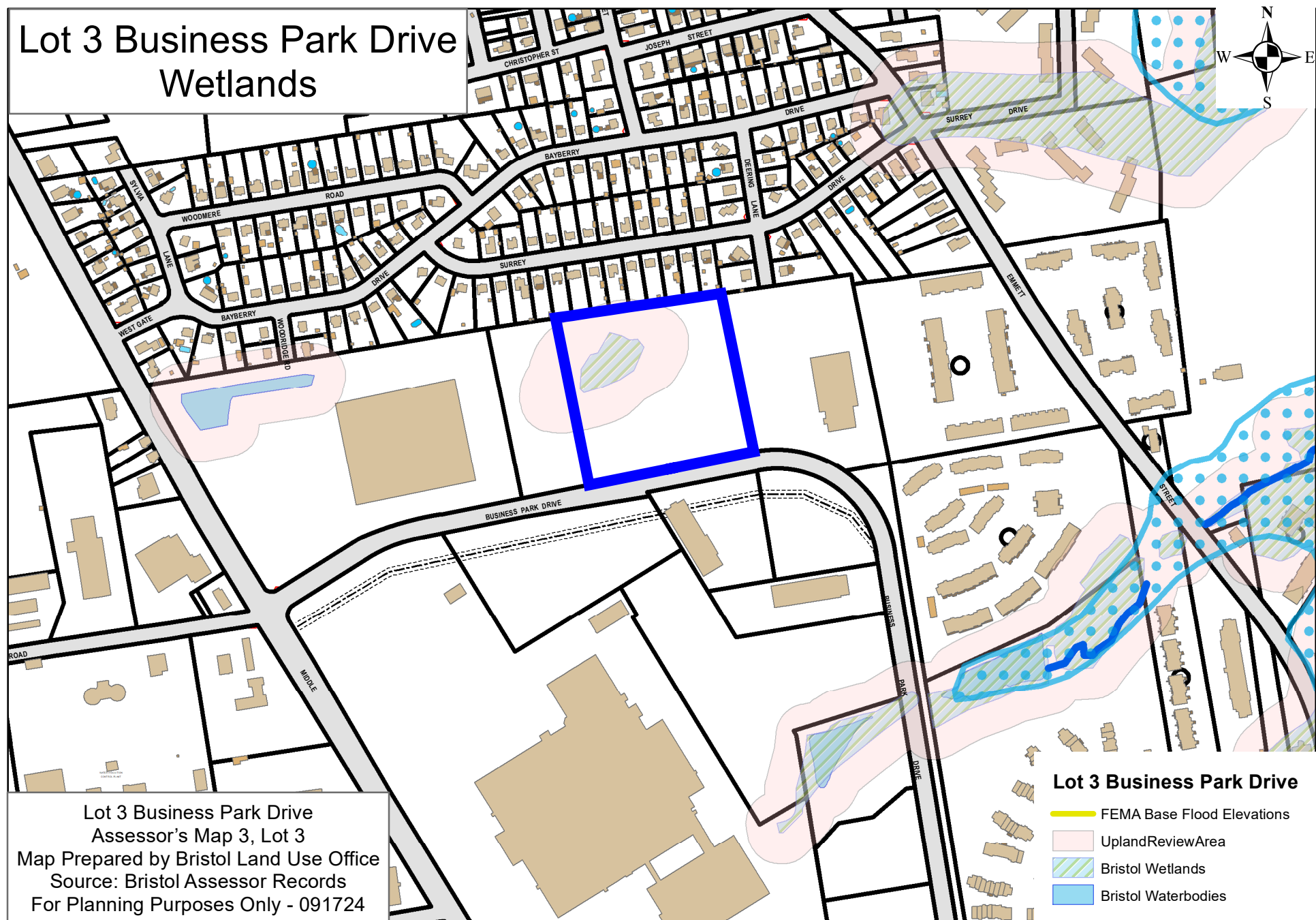


Lot 3 Business Park Drive
Assessor's Map 3, Lot 3
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091724

396 Jerome Ave.



Export_Output_268





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

July 23, 2024

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

Dear Members:

At a special meeting of the City Council on July 22, 2024 it was voted to refer the property known as 30 Cross Street (Map 4, Lot 13-1) to the Planning Commission for a C.G.S. §8-24 Report. Specifically, to address the possible acquisition of this property to be utilized as a new Animal Control Building for the City of Bristol.

Very truly yours,

A handwritten signature in black ink, reading "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Raymond Rogozinski, Dir. of PW
Susan Tyler, Chairwoman
Asst. Corp. Counsel Jeffrey Steeg
Noelle Bates



MEMORANDUM

DATE: September 16, 2024

TO: William Veits, Chairman
Planning Commission

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

RE: **CITY COUNCIL REFFERAL – CITY ACQUISITION OF 30 CROSS ST.
ANIMAL CONTROL FACILITY**

The City of Bristol is proposing to upgrade its existing animal control facility located on Vincent P. Kelly Rd. Based on an evaluation of the existing facility by Studio Q Architects and Vans Elm Engineers the existing 2,500 SF facility does not meet the space, functional and HVAC requirements and replacement of the facility is recommended. In addition, the State published new facility requirements in October 2024 which increase the size of the required facility.

Based on a study and preliminary plans prepared by Rauhaus Freedenfeld & Associated a 9,000 SF building is required to meet current State Animal Control facility standards. The existing facility is located adjacent to the City's Water Pollution Control and DPW facility and expanding the upgraded Animal Control facility will negatively impact future plans to upgrade the water pollution control treatment plant. The City investigated located the Animal Control facility to City owned parcels on James P Casey Road and Stafford Ave, however lot size, site topography and proximately to residential areas were a concerned.

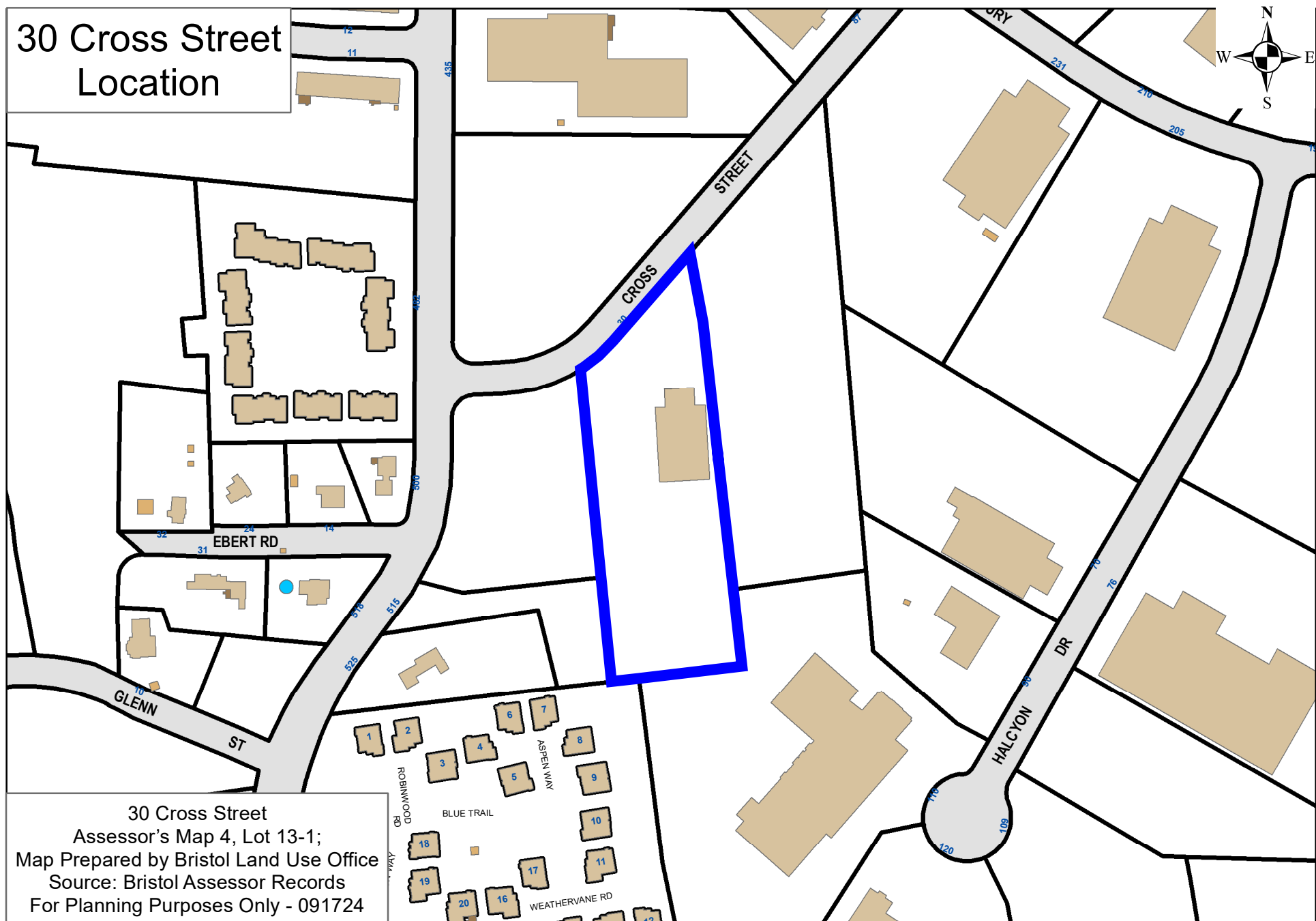
The proposed purchase of the property identified as 30 Cross Street will allow the City to acquire an existing facility equipped with a 10,000 SF metal building with associated parking that previously operated as an animal facility. The City is proposing to renovate the building interior space, including HVAC upgrades to meet the City needs as an Animal Control Facility

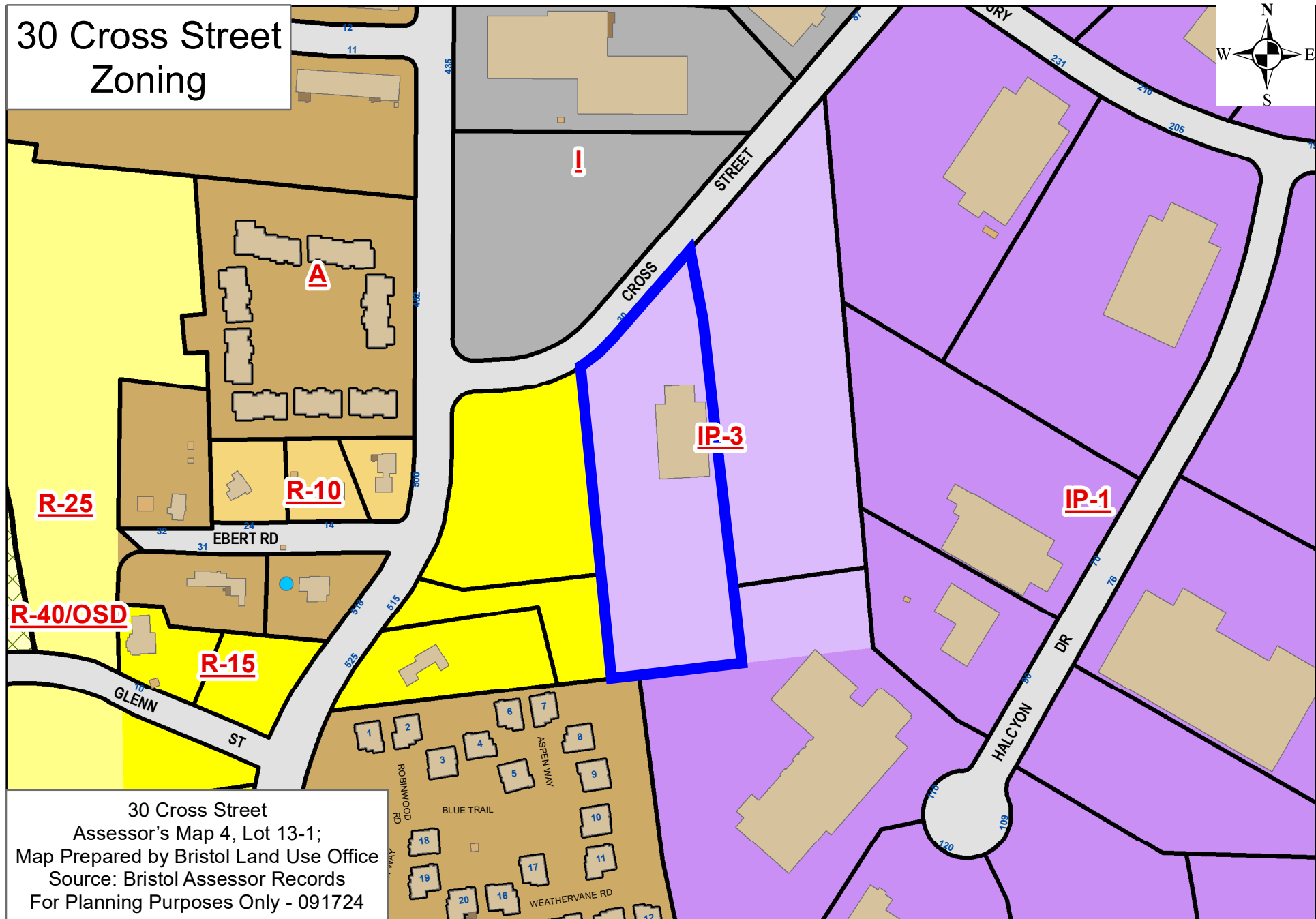
Please feel free to contact the Public Works Department for additional information at 860-584-6111.

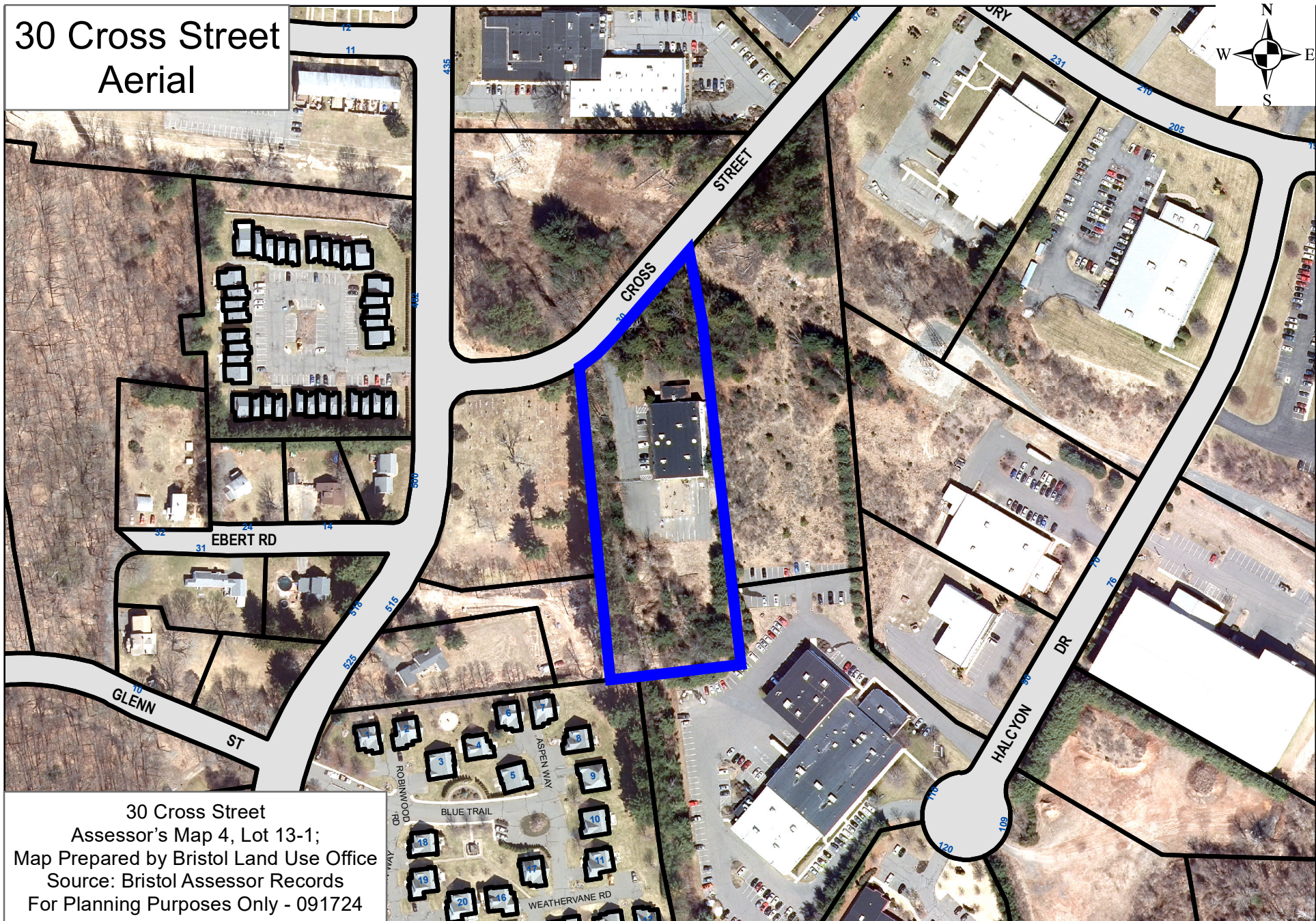
Connecticut General Statutes 8-24 – Municipal improvements

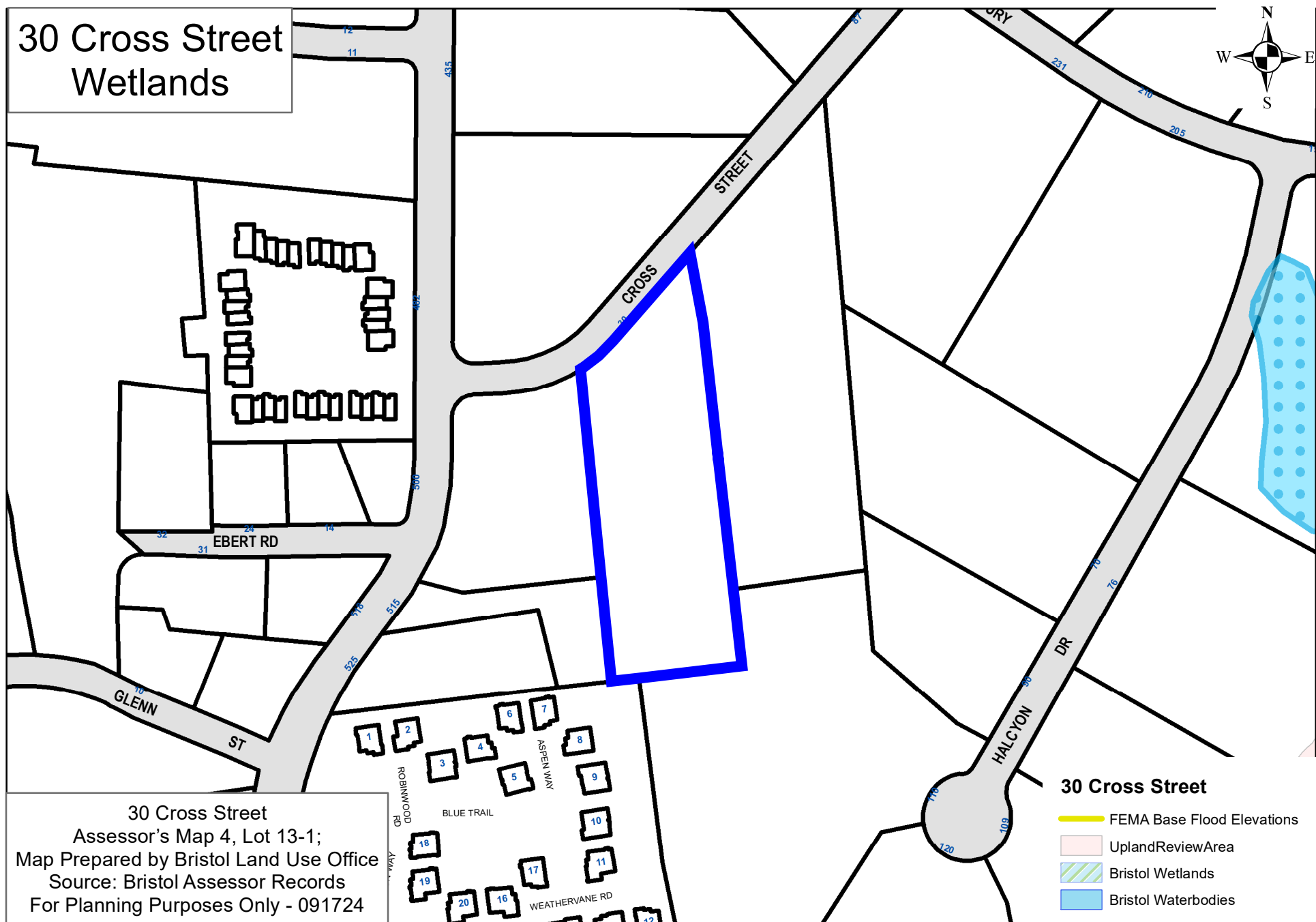
Current as of: 2014

No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.









5c.

EDWARD C. KRAWIECKI, JR.
CORPORATION COUNSEL

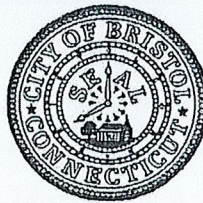
THOMAS W. CONLIN
ASSISTANT CORPORATION COUNSEL

JEFFREY R. STEEG
ASSISTANT CORPORATION COUNSEL

SCOTT MATNEY
ASSISTANT CORPORATION COUNSEL

NOELLE T. BATES
LEGAL ADMINISTRATOR

MARIA THEAM
LEGAL ADMINISTRATIVE ASSISTANT



City of Bristol
Office of the Corporation Counsel

CITY HALL
111 NORTH MAIN STREET
BRISTOL, CONNECTICUT 06010
Tel. (860) 584-6150
Fax (860) 584-6152

MEMORANDUM

TO: Erica Cabiya, Town & City Clerk

FROM: Thomas W. Conlin, Assistant Corporation Counsel *TC*

DATE: July 25, 2024

RE: 396 Jerome Avenue

RECEIVED
2024 JUL 29 PM 3:27
TOWN AND CITY CLERK
BRISTOL, CT

Erica, would you kindly include the following on the City Council consent Agenda for August 13, 2024:

1. To refer the property known as 396 Jerome Avenue, Assessor Map 53 Lot 134-2-1 to the Planning Commission for an C.G.S. 8-24 review and report on the proposed acquisition by the City of Bristol.



MEMORANDUM

DATE: September 16, 2024

TO: William Veits, Chairman
Planning Commission

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

RE: **CITY COUNCIL REFFERAL – CITY ACQUISITION OF 396 JEROME AVE.
NRCS EMERGENCY WATERSHED PROTECTION
FLOODPLAIN EASEMENT (EWPP – FPE) GRANT**

The Department of Public Works Engineering Division has been working with the Natural Resource Conservation Service (NRCS) since Hurricane Ida on August 31, 2021 to develop and implement projects to mitigate future storm damage. Based on an inspection of various impacted sites, the NRCS identified the property at 396 Jerome Ave as a candidate for an Emergency Watershed Protection Floodplain Easement Grant. No other properties were identified with flooding above the first floor elevation and were determined eligible for a NRCS flood mitigation grant within the City. Typical flooding in Bristol consists of flooding of basements or landscaped/ lawn areas that are not eligible for EWP grant funding.

The goal of the EWP grant is to purchase properties that currently flood, demolish / remove the house and regrade the property to create additional flood plain storage. The house located at 396 Jerome Ave is a two bedroom cape that has a finished walkout basement. The basement elevation is below the 100 year flood plain and has flooded on several occasions.

As part of the grant, the NRCS will cover the \$376,593 cost to purchase & demolish and restore the flood plain. The City's cost is \$1,100. As a requirement of the grant, the lot identified as 396 Jerome Ave, will be designed open space. Through the grant, the property owner will be provided with 100% of the assessed value of the property.

Please feel free to contact the Public Works Department for additional information at 860-584-6111.

EDWARD C. KRAWIECKI, JR.
CORPORATION COUNSEL

THOMAS W. CONLIN
ASSISTANT CORPORATION COUNSEL

JEFFREY R. STEEG
ASSISTANT CORPORATION COUNSEL

SCOTT MATNEY
ASSISTANT CORPORATION COUNSEL

NOELLE T. BATES
LEGAL ADMINISTRATOR

MARIA THEAM
LEGAL ADMINISTRATIVE ASSISTANT



CITY HALL
111 NORTH MAIN STREET
BRISTOL, CONNECTICUT 06010
Tel. (860) 584-6150
Fax (860) 584-6152

City of Bristol
Office of the Corporation Counsel

MEMORANDUM

TO: Robert Flanagan, City Planner

FROM: Thomas W. Conlin, Assistant Corporation Counsel *TWC*

DATE: August 15, 2024

RE: Request for C.G.S. 8-24 Review by Planning Commission
396 Jerome Avenue

CC: Raymond Rogozinski, Director of Public Works

Robert, the City Council has requested a C.G.S. 8-24 review and report for property located at 396 Jerome Avenue. This property is comprised of .36 acres with a single family residential home, and is located in an R-15 Zone (See attached Assessor's Field Card). The reason the City would like to obtain this property is that United States Department of Agriculture – Natural Resources Conservation Services (NRCS) has awarded a grant to the City to obtain and subsequently remove flood-prone structures which may become impediments during catastrophic flooding. This property (396 Jerome Avenue) is located between Willow Brook Road and Edrow Road near the intersection of Warner Street, but more importantly it is within a floodway of the Polkville Brook. The City plans to obtain the property, demolish all structures, and leave the land in its natural state pursuant to the restrictions of the NRCS grant.

TWC | ntb

Connecticut General Statutes 8-24 – Municipal improvements

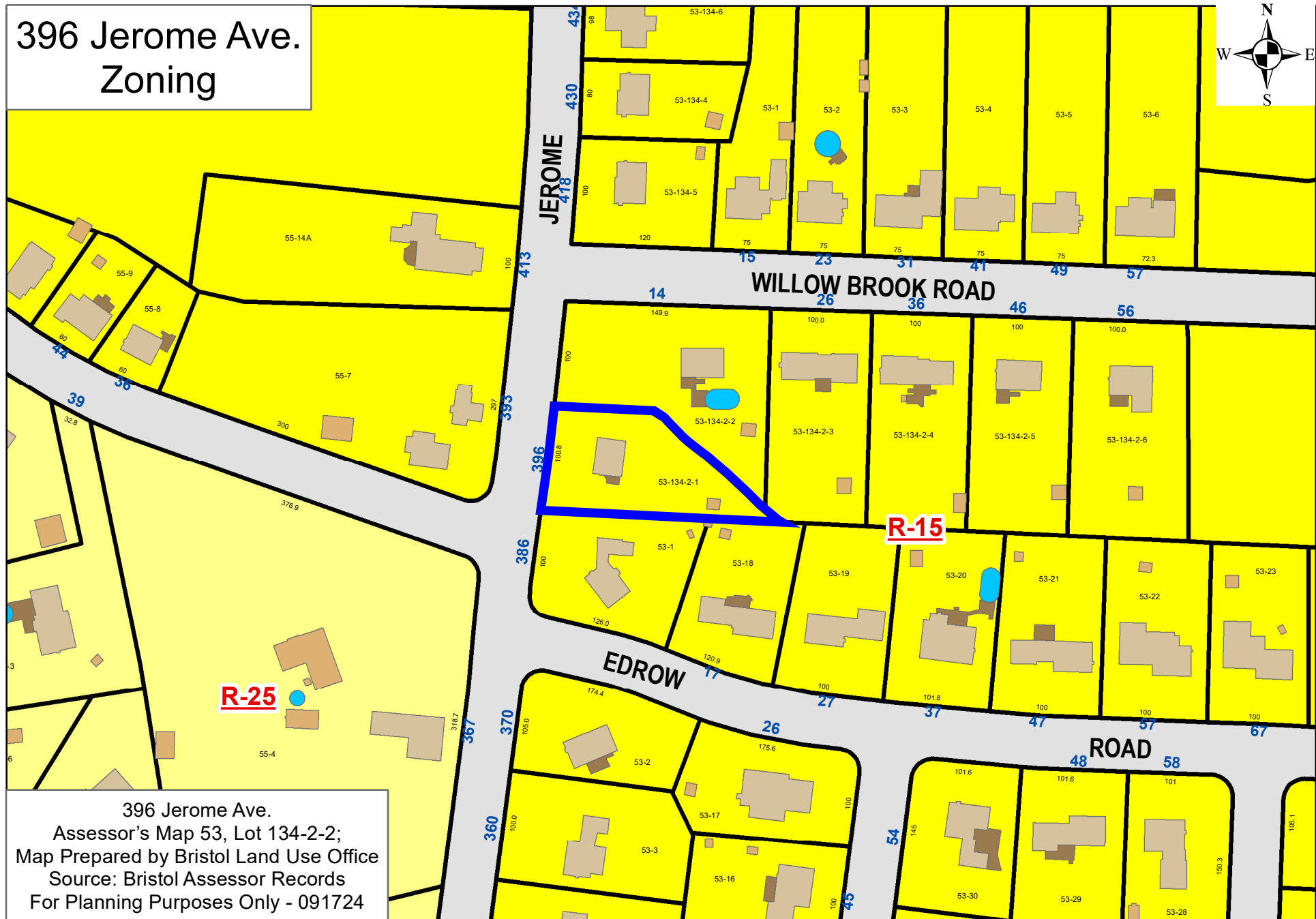
Current as of: 2014

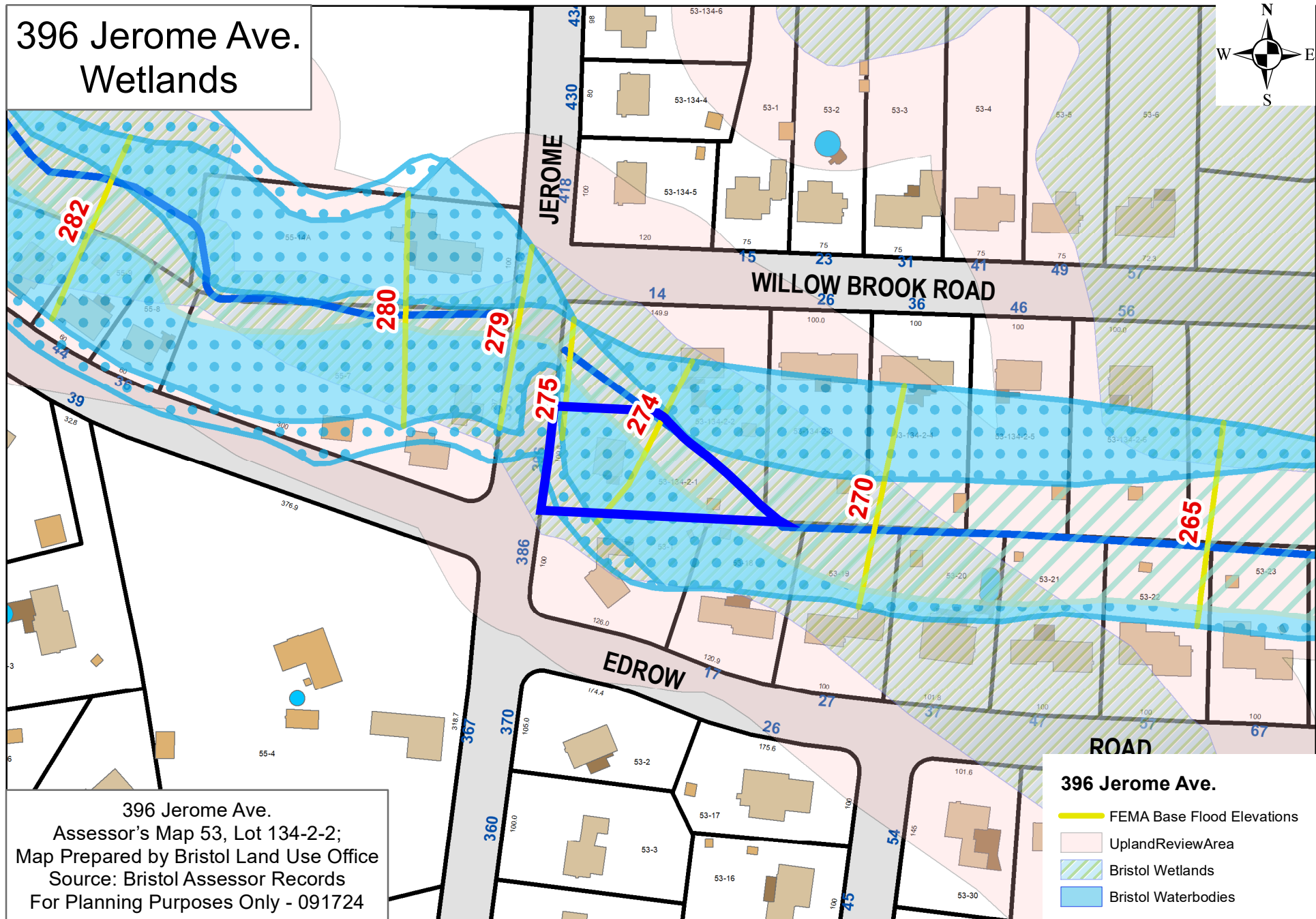
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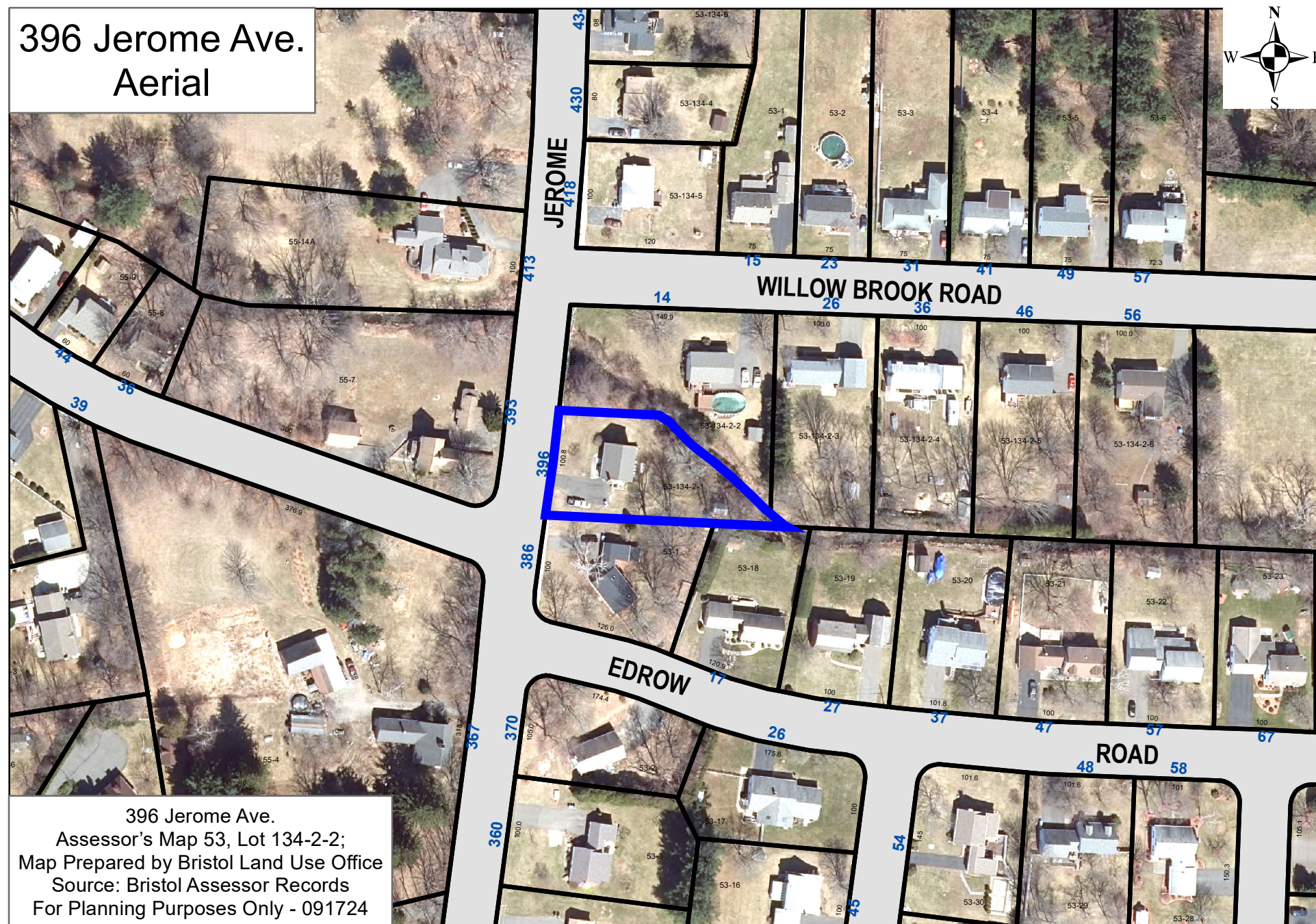
396 Jerome Ave.
Location

396 Jerome Ave.
Assessor's Map 53, Lot 134-2-2;
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091724

396 Jerome Ave.







396 Jerome Ave.

396 JEROME AVE

Location 396 JEROME AVE

Mblu 53// 134-2-1//

Acct# 0201766

Owner ARTIBANI ROBERT J

Assessment \$161,480

Appraisal \$230,690

PID 19497

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$173,600	\$57,090	\$230,690
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$121,520	\$39,960	\$161,480

Owner of Record

Owner ARTIBANI ROBERT J
Co-Owner
Address 396 JEROME AVE
BRISTOL, CT 06010

Sale Price \$0
Certificate 1
Book & Page 1611/1073
Sale Date 03/24/2005

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
ARTIBANI ROBERT J	\$0	1	1611/1073	03/24/2005
ARTIBANI ROBERT J + CAREY SURV	\$0		1335/0287	08/28/2000
ARTIBANI ROBERT J + BODAK CAREY SURV	\$0		1254/0573	06/30/1998
RAND ALAN L +	\$0		1016/0675	03/28/1991
BOCCACCIO KEVIN J +	\$0		1005/0503	10/11/1990

Building Information

Building 1 : Section 1

Year Built: 1986

Living Area: 1,346
 Replacement Cost: \$204,249
 Building Percent Good: 85
 Replacement Cost
 Less Depreciation: \$173,600

Building Attributes

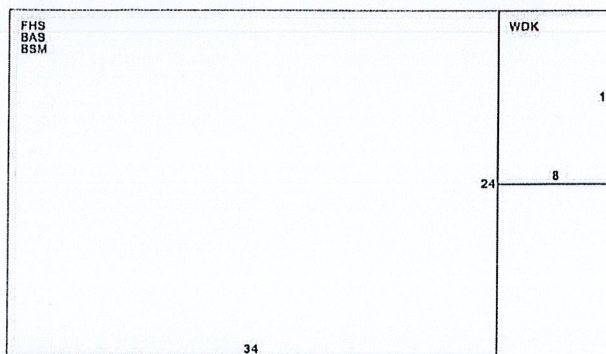
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	
Stories:	1.5
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Average
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Attic	None
Bsmt	Full
Bsmt Gar	None
Fireplaces_2	0
Fin Bsmt	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	

Building Photo



(https://images.vgsi.com/photos2/BristolCTPhotos/A0059\19497_19497_1)

Building Layout



(ParcelSketch.ashx?pid=19497&bid=19497)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	816	816
FHS	Half Story, Finished	816	530
BSM	Basement	816	0
WDK	Wood Deck	96	0
		2,544	1,346

MHP	
Usrflid 300	
Usrflid 301	
Usrflid 302	
Usrflid 304	
Fndtn Cndtn	
Basement	
Usrflid 701	
Usrflid 305	
Usrflid 900	No
Usrflid 901	No
Usrflid 303	
Usrflid 706	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	101
Description	Single Family
Zone	R-15
Neighborhood	40
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.36
Frontage	100
Depth	
Assessed Value	\$39,960
Appraised Value	\$57,090

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$173,600	\$57,090	\$230,690
2022	\$173,600	\$57,090	\$230,690
2021	\$117,700	\$43,920	\$161,620

Assessment

Valuation Year	Improvements	Land	Total
2023	\$121,520	\$39,960	\$161,480
2022	\$121,520	\$39,960	\$161,480
2021	\$82,390	\$30,740	\$113,130

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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)	Ownership	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		
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			
											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, 2025								x								
										Jun 25, 2025	Feb 20, 2009	Mar 08, 2019		\$583,660									x								
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	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				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	24	24	x					Oct 24, 2018				\$454,250	Apr 03, 2025		x	x	x	x		x	x								Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24
										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.	26	26	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				\$175,052			x	x	x	x		x	x								
										Aug 25, 2026	May 04, 2022	May 17, 2024		\$175,052																	
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		Aug 24, 2025																			
										Aug 28, 2028	May 09, 2024																				

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