

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY AUGUST 15, 2024**

1. Call to Order

By: Chairman White

Time: 5:00 P.M.

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

ROLL CALL:

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

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

Mr. Flanagan reminded the Commission the next special meeting was on Monday September 16, 2024.

2. Public Participation

There was no public participation.

3. New Business

Mr. Gomes reviewed the Commission's meeting schedule and discussed the virtual meeting from July 11, 2024. He next wanted to review the recommendations for the environmental Regulation amendments for a total of three months. Then Mr. Gomes would then discuss the commercial and the industrial districts. He drafted the recommendations from last month's meeting for the Commission to consider. He suggested that review of the recommendations be discussed before they are discussed with the public.

a. Review Phase 3 schedule

Mr. Gomes noted the Commission is on schedule for environmental Regulations. In September Mr. Gomes advised the Commission to review the commercial and the industrial districts for three months. Mr. Gomes noted if there is a Regulation the Commission wanted to vote on sooner, he would work with Mr. Flanagan. He is going to work with Mr. Flanagan and the communications director of the City to promote the virtual meetings for after Labor Day.

b. Discuss feedback received from virtual public presentation of recommended parking amendments

Mr. Gomes noted there were few people were at the parking Regulations presentation so there were no recommendations from the public. Therefore, Mr. Gomes suggested the Commission would go forward with those Regulations. Mr. Gomes confirmed ten recommendations for the parking amendments are in the PDF document. However, during the process the Commission may revise recommendation later if necessary. He explained the survey is currently on the City's Website

c. Discuss recommendations based upon preliminary findings from review of environmental regulations

Mr. Gomes reviewed recommendations #11 through #18 line by line with the Commission. Mr. Gomes detailed two recommendations 11A and 11B regarding the Aquifer Protection Agency areas (APA.) He pointed out these APA areas are not referenced in the Zoning Regulations. He simplified a way to revise the Regulations to add language to Article 3, Section 15.7 to reference the APA Areas and Regulations. Mr. Gomes suggested adding language to Section 16 for Site Plans to identify any APA areas.

Mr. Gomes recommended that the ground mounted solar structure height be increased from 14 ft. to maximum height of 20 ft. to allow for truck clearance, as suggested by the ZBA Chairman. Commission inquires: Mr. Gomes would re-review if controlling the minimum height would be done by the Building Code, Fire Marshal and the applicant's opinion.

Regarding the protection, planting and re-planting of trees, Mr. Gomes explained there was no enforcement in the Regulations. He reviewed an easier way to improve trees not being replaced. He elaborated on the amendments to have for tree-to-tree replacements. Mr. Gomes detailed the required payments in lieu of trees that would require the approval of the City Council. Mr. Gomes suggested a tree removal permit be a requirement for plans. He reasoned why the preservation of the trees was important for the City. Commission inquiries: Mr. Gomes clarified this amendment was for Site Plan projects. He noted for very large projects there may be 100 acres with 1,000 trees that may be a \$500,000 payment.

Mr. Gomes would provide a detailed invasive species list from UCONN. He suggested the applicant be required to provide an inventory of trees by a professional for an application.

Next, Mr. Gomes reviewed the sustainability incentive for sustainable development activities and features. Mr. Gomes recommended any incentive was required to give something away. Mr. Gomes suggested the applicant would request the incentives and the points earned for plans. The Commission would check the data for the requests.

Commission inquiries: Mr. Gomes reviewed the list of allowed uses in the riparian flowing water zone. Mr. Gomes noted the existing uses within a riparian flowing water zone would become non-conforming uses and cannot expand in the zone. Mr. Gomes would clarify segments of the Pequabuck River that are underground. He would draft a buffer for the Pequabuck River for urban Bristol. He would analyze the impacts on buildings in the riparian flowing zone for 25 ft. and 50 ft. setbacks.

Mr. Gomes next reviewed recommendation #16 of the updating of cross references for the updated 2024 manual. He reasoned why the soil erosion and sedimentation control should be deleted because this was no longer in the CT Storm Water Quality Manual. Regarding recommendation #17, earth material removals and filling of land, the language should be rewritten to be clarified.

Regarding Section 15.2.5.b. (items 1 through 4), buffers for earth removals, he reviewed need to be renamed "buffer area requirement for earth removal operations." Mr. Gomes reviewed two sentences that needed more defining for filling of land approvals by the Commission. He wanted to change the special permit reporting from 6 months to 1 year. Mr. Gomes suggested to make clearer the storm water quality manual and specific sections to provide a long-term maintenance and City inspections.

d. Next steps

Mr. Gomes noted the next steps would be to start the discussions in September for commercial and the industrial districts for three months. He explained the next steps would be to discuss the items reviewed this evening that needed additional review. He explained these items would be reviewed at the September meeting. Mr. Gomes would like to present these items at a public hearing. He would review these items with the Commission at a meeting on September 26, 2024, at 6:00 P.M. He reminded the Commission the next special meeting is on September 12, at 5:00 P.M.

Commission inquiries, Mr. Gomes explained the clear cutting would be placed under the environmental Regulations. Mr. Gomes would review the clear cutting with Attorney Peter Olson.

4. Adjournment

Chairman White designated regular Commissioners Marra, Harlow, Goodwin and White to vote on the adjournment. He also designated alternate Commissioner DeRoehn to vote in place of Commissioner LaFreniere with his absence this evening.

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

By: White

Seconded: Marra.

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

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary