

**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