



*City of Bristol
Animal Control Building Committee*

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A special meeting of the Animal Control Building Committee will be held on Monday, September 30, 2024, at 5:00 PM. in Council Chambers 111 N Main St, Bristol, CT 06010.

AGENDA

1. Call to Order
2. Public Participation
3. Review of Reports Relevant to Conditions at 30 Cross Street
4. Consider of Referral to City Council for the Purchase of Property at 30 Cross St
5. Adjournment

PER ORDER OF THE CHAIRPERSON

Lindsey Rivers

Site/Building Analysis

for a proposed Animal Control Facility

Date of field Visit: September 3, 2024
Attn: Roger Rousseau
Company: City of Bristol, CT
Company Address: 111 North Main Street, Bristol, CT 06010
Assessment Address: 30 Cross Street, Bristol, CT

September 18, 2024

Dear Roger Rousseau,

A walk through of the existing building at 30 Cross Street, Bristol, CT was conducted by a licensed architect (Phase Zero Design of Simsbury, CT) and a Mechanical/Electrical/Plumbing Engineer (Long Consulting of Brookfield, CT) to review the existing building and system conditions for re-purpose as a proposed Animal Control Facility. This analysis includes the following sections:

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ARCHITECTRAUL ANALYSIS

During the site walk through conducted by an architect and engineer, the Building Site, Building Envelop, and Interior Building Layout were assessed to understand the sites feasibility for a future Animal Control Facility. The following field sketch was created during the time of the survey and is provided for reference of the building's current layout.

This analysis accounts for visual inspection conducted by the Architect & Engineer. It is understood that additional information, not provided within this analysis, has been provided to the client regarding a Phase I and Phase II Environmental Site Assessment.

Please reference the Appendix for a full analysis of the existing Mechanical, Electrical, and Plumbing systems, and an overview of potential project budget.



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30 Cross Street, Bristol, CT

1. Property Site

The property at 30 Cross Street, Bristol, CT appears to consist of approximately 2.69 acres of land which includes a single building and the following notable site elements:

1. A single-entry drive and striped asphalt parking lot
2. Chain link fence at the perimeter of site.
3. Access Control gate dividing the front and rear parking lots.
4. Pedestrian sidewalk to the building doorways
5. Building mounted site lighting
6. Tenant sign

Item #	Assessment Element	Recommendation for future renovation	Ref. Image
			(Inc. below to match item #)
1.1	The existing Driveway/Parking Consists of cracked asphalt, no visible storm drainage, and a large ramp for a loading dock at the rear of the building.	Provide new asphalt paving and new configuration to allow for outdoor animal runs, new storm drainage, and sufficient parking. Infill existing loading dock to accommodate van access into the building.	☒
1.2	The existing site fencing is dilapidated; Rusted, bent, and/or overgrown with vegetation.	Replace with new aluminum chain link fencing to maintain site security. Provide additional fencing for new animal exercise yards.	☒
1.3	The existing access control gate dividing the front and rear parking lot appears in good condition, however it is becoming overgrown with vegetation.	Cut back vegetation and modify fencing as needed to accommodate new asphalt paving. This fence may need to be relocated depending on the final proposed site layout.	☒
1.4	The existing main entrance sidewalk appears in fair condition, however there are a few cracks. This sidewalk could remain however feature wear and tear could result in heaving of individual concrete panels.	Replace sidewalk in its entirety to avoid future safety concerns and accommodate renovations for new animal control facility.	☒
1.5	There are existing site lights mounted to the side of the building which do not appear to be energy efficient.	Provide new building mounted LED site lighting to accommodate renovations for new animal control facility.	☒
1.6	The existing tenant monument sign appears dilapidated.	Demo existing signage and provide new monument and/or building mounted signage.	☒

2. Building Envelop

The building at 30 Cross Street, Bristol, CT appears to consist of approximately 10,600 square feet, single story building, and 18' tall with the following notable features:

1. Brick Façade
2. Concrete Masonry Facade
3. Aluminum storefront
4. Hollow metal doors
5. Overhead doors
6. Vinyl fascia
7. Roofing

Item #	Assessment Element	Recommendation for future renovation	Ref. Image
			(Inc. below to match item #)
2.1	The existing brick façade appears in good condition. Mortar is not spalling and weep holes are visible.	No visible recommendations for repair.	☒
2.2	The existing CMU facade appears in fair condition with a few visible cracks that appear to be caused by building settlement.	Repair cracks per structural engineered details.	☒
2.3	The existing aluminum storefront appears in fair condition however it's anticipated that the storefront system is not code compliant for energy efficiencies.	Replace the existing aluminum storefront system with new energy efficient units. Modify masonry openings as necessary to accommodate renovations for new animal control facility.	☒
2.4	All hollow metal doors and frames appear dilapidated. Finishes are rusted and dented. Few doors are missing code compliant hardware for accessibility.	Replace all hollow metal doors, frames and hardware with new cold compliant assemblies.	☒
2.5	There are three existing overhead doors, two access flush with pavement, and the third accesses the loading dock. All doors appear in fair condition; however, the masonry opening steel lents are showing signs of rust and are bending below the CMU wall system. No signs of CMU collapse are evident.	Three overhead doors do not appear to be required for the future program. Plus, all there overhead doors take up significant exterior wall space that could be used for other program functions. Infill overhead doors where opening is not required. Provide new steel lintel and new insulated overhead door unit at any existing overhead door location to remain.	☒
2.6	The existing aluminum fascia at the exterior soffit around the office wing appears in fair condition however there are a few missing soffit lights.	Remove all existing lighting and provide new energy efficient LED lighting.	☒
2.7	The existing roofing appears in fair condition. There was no visible ponding during the time of inspection however there is minor	It is unclear to tell if the roof leaks are active or from a prior roof system. If the roof leak or from a prior roof installation, then roof replacement	☒

Item #	Assessment Element	Recommendation for future renovation	Ref. Image
			(Inc. below to match item #)
	dilapidation at the seams. Also, the crickets between the roof drains do not appear to have adequate pitch for quick drainage. Evidence of prior ponding between drainage is evident. Additionally, there is evidence at the inside face of exterior walls, between roof drains, of prior leaks.	isn't recommended, however, repair of seams and modification of crickets could be helpful to extend the life of the roofing system.	

3. Building Interior layout

Currently the building is vacant. The building has been designed as a single story, single tenant, with a mezzanine, slab on grade, steel & wood framed structure, and masonry shell. The smaller, front portion of the building provides a lower structure for office space, while the rear of the building is a large open area warehouse with a taller structure. The interior consists of the following notable features.

1. Front offices
2. Rear open Warehouse
3. Mezzanine / Loadbearing walls
4. Restrooms
5. Energy efficiency
6. Mechanical
7. Electrical
8. Plumbing

Item #	Assessment Element	Recommendation for future renovation	Ref. Image
			(Inc. below to match item #)
3.1	The existing front offices appear to be in poor condition. Ceilings are stained, flooring is worn, wall finishes are damaged, and lighting is not energy efficient. Additionally, the existing room layout is likely not amenable for the proposed needs of a future Animal Control Facility.	Demolish existing non load bearing walls, lighting, and finishes to clear way for new Animal Control Facility spatial program. Provide all new and durable finishes, LED lighting, new doors and hardware.	☒
3.2	The existing open warehouse main level is in good condition. It's likely that the three existing overhead doors are not practical for the proposed future use.	The proposed layout will likely require eliminating and creating various openings within the building envelop for doors, window, kennels, etc. and therefore the exterior, load bearing masonry wall, will require modifications.	☒
3.3	There is an existing mezzanine that appears useful for future storage; however, this mezzanine appears to be supported upon load bearing CMU walls which will need to remain if the	If the mezzanine is desired to remain, verify the extent of the mezzanine's load bearing walls to determine if keeping these structural elements are practical for the future layout.	☒

Item #	Assessment Element	Recommendation for future renovation	Ref. Image (Inc. below to match item #)
	existing mezzanine is desired to remain. The mezzanine also does not have an elevator, which will limit the mezzanine functions to those already offered at the main level. The existing "mock" living suit within the mezzanine is not code compliant for accessibility. Floor transitions between various levels of the mezzanine are uneven. The steel mezzanine framing is rusted at few locations.	Demolish all room functions within the mezzanine space that are not offered at the accessible main level. Modify floor transitions to create safe and code complaint transitions between various floor elevations. Scrape, sand, prime, and paint all rusting structural steel to prevent future rust.	
3.4	There are two unisex restrooms within the office area; one accessible and one non-accessible restroom, both which appear in fair condition.	Depending on the proposed layout, these restrooms may need to be relocated, and/or additional restrooms may be required to accommodate the final calculated occupancy.	☒
3.5	The existing exterior walls appear to be a mass construction of brick and CMU. A wall cavity was not surveyable however it is believed that the wall does not contain insulation. It is also believed that the existing windows are not energy efficient. In addition to the exterior wall construction, there does appear to be prior water leaks at the top of CMU walls within the warehouse. No current moisture is visible therefore it is assumed the visibility of prior leaks has occurred from a previous roof system.	It is anticipated that the proposed building renovations will be a change of use for the building and therefore energy efficiency will be a required code compliance upgrade. This improvement may be achieved by providing furring and insulation to the interior of the exterior walls. A COM Check shall be created for the proposed renovation which may also trigger other improvements to the windows, lighting, and HVAC, systems. Provide further inspection of the roof construction to ensure no further leaking is eminent.	☒
3.6	The existing mechanical systems in place appear to have exceeded their life expectance.	See Mechanical Analysis provided by Long Consulting within Appendix for additional information.	☒
3.7	There appears to be two separate electrical services provided to the building; one original service, currently in us, and one new service not currently being used.	See Electrical Analysis provided by Long Consulting within Appendix for additional information.	☒
3.8	The building contains an existing water/sprinkler utility room.	It is impractical to relocate this utility room and is recommended for the future renovation to accommodate the water/sprinkler utility room within its current location.	☒

Item #	Assessment Element	Recommendation for future renovation	Ref. Image
			(Inc. below to match item #)
		See Plumbing Analysis provided by Long Consulting within Appendix for additional information.	

ARCHITECTURAL REFERENCE IMAGES



Reference Image – 1.1



Reference Image – 1.2



Reference Image – 1.3



Reference Image – 1.4



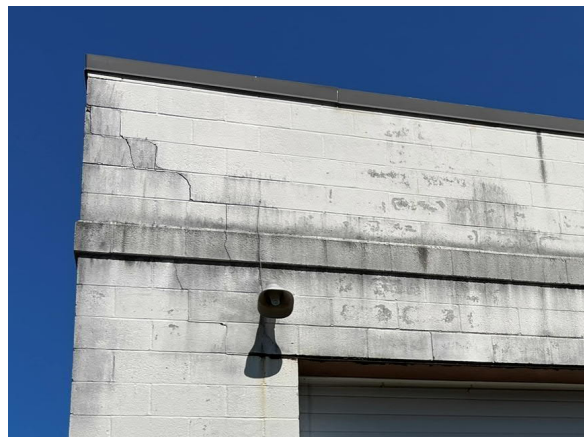
Reference Image – 1.5



Reference Image – 1.6



Reference Image – 2.1



Reference Image – 2.2



Reference Image – 2.3



Reference Image – 2.4



Reference Image – 2.5



Reference Image – 2.6



Reference Image – 2.7



Reference Image – 3.1



Reference Image – 3.2



Reference Image – 3.3



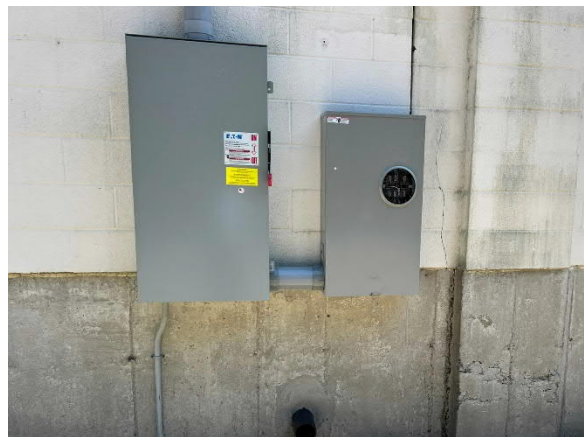
Reference Image – 3.4



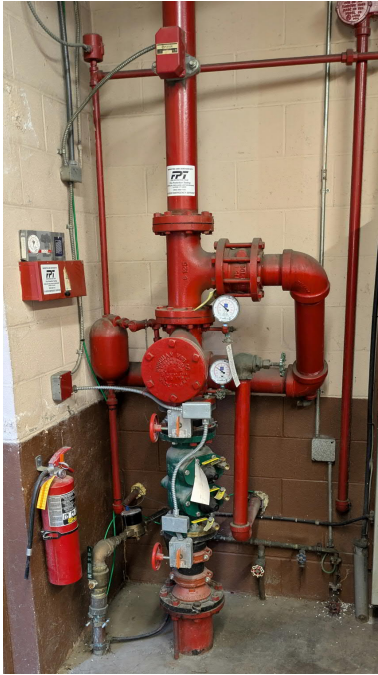
Reference Image – 3.5



Reference Image – 3.6



Reference Image – 3.7



Reference Image – 3.8

CONCEPTUAL LAYOUT

The included conceptual layout below has been created to understand the feasibility of an Animal Control Facility Program within the existing building at 30 Cross Street. Because many of the existing interior rooms are not efficient or in poor condition for reuse, it is recommended to demolish all interior spaces to make way for a full renovation of the building. Additionally, to simplify the proposed layout effort, and focus on the program needs, it is assumed that the existing mezzanine and its load bearing walls will be demolished. If the mezzanine is desired to remain, additional information will need to be gathered to understand the extent of all load bearing conditions.

The existing building base plan has been developed based on the limited building dimensions obtained from the city property card and a visual survey conducted of the space. The proposed layout has been developed from existing building base plan and the Project Program prepared by Rauhaus Freedenfeld & Associates, dated June 20, 2024.

The provided program, noted above, appears to fit within the existing building layout. Beyond floor planning, it is assumed that the three overhead doors are not a program requirement and therefore two of the three doors could be eliminated to make way for additional indoor/outdoor dog runs.

A site plan was not developed with the proposed program, however, there appears to be ample space for exterior dog runs and exercise yards. It is anticipated that new paving entry drive and parking will be provided to gain more space against the building for dog runs. It is also anticipated that the loading dock ramp at the rear of the building is not needed therefore it could be infilled so that the overhead door can provide access into the building for the Animal Control Van and direct access from the van to the quarantine ward of both cats and dogs.

With additional adjustments and feedback from the Client, it is believed that the 30 Cross Street is a good fit for the relocation of the Bristol Animal Control Facility.



Please reference the Appendix an analysis of the mechanical, Electrical, & Plumbing systems, as well as an Estimated BUDGET to renovate the existing building with the analyzed conditions and proposed conceptual layout.

The above analysis prepared by Phase Zero Design represents reasonable and professional judgement of the interpretation of applicable building codes and judgment of constructed elements useful life. These opinions and statements cannot be guaranteed and should not be taken as legal advice. Additional investigation and analysis may be needed to fully determine the depth of disrepair beyond that visible by eye.

Sincerely,
Phase Zero Design Corp.



Chris Millard, AIA
Associate Principal

APPENDIX

- Conceptual Plan (Large Format)
- Mechanical Electrical & Plumbing Assessment
- Project Estimated Budget

MEP PROPERTY CONDITION REPORT

FOR

BRISTOL ANIMAL CONTROL

30 CROSS ST
BRISTOL, CT.



Prepared for
Christopher T. Millard, AIA
Phase Zero Design

Report Date: 09/16/24
Date of Site Visit: 09/03/24



Christopher T. Millard, AIA
Phase Zero Design
8 Wilcox Street
Simsbury, CT 06070

September 16, 2024

Re: MEP Property Condition Report
30 Cross St.
Bristol, CT

Dear Mr. Millard,

Long Consulting LLC is pleased to provide the results of the assessment performed on the above referenced property. The purpose of this assessment is to determine the condition of the mechanical, electrical, plumbing and Fire Protection systems at the property and the required modifications to these systems required to use the property as an Animal Control facility for the City of Bristol.

The assessment of the mechanical, electrical, plumbing and Fire Protection systems was performed utilizing methods and procedures consistent with good commercial and customary practices designed to conform to acceptable industry standards. The independent conclusions represent Long Consulting's best professional judgment base upon existing conditions and the requirements set forth in the current Connecticut State Building Codes.

We appreciate the opportunity to provide these services. If you have any questions concerning the assessment, or if we can assist you in any other matter, please contact L. Tyler Long, PE at (203) 663-3703 ext 701.

Sincerely,

Long Consulting, LLC

A handwritten signature in blue ink, appearing to read "L. Tyler Long".

L. Tyler Long, PE
Principal

1.1. INTRODUCTION

The purpose of this report is to provide information regarding the condition of the existing mechanical, electrical, plumbing, and fire protection systems due at the property and to provide recommendations on upgrades and replacements required to utilize the property as an animal control facility. The purpose is accomplished by describing the primary systems and components of the subject property, and identifying elements of the systems that can be reused, and replacements that will be required to each system to comply with the current Connecticut State Building Codes. In addition, this study identifies systems or components that are anticipated to reach the end of their expected useful life within the short term.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Long Consulting's best professional judgment based upon observed existing conditions.

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

Good	In working condition and does not require immediate or short term repairs above an agreed threshold.
Fair	In working condition, but may require immediate or short term repairs above an agreed threshold.
Poor	Not in working condition or requires immediate or short term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appeared to be satisfactory.

Long Consulting LLC was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Long Consulting LLC. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Long Consulting LLC, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Long Consulting, the Addressee and their respective officers, employees, vendors, successors and assigns

harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed.

1.2. PLUMBING SYSTEM

1.2.1. Domestic Water Systems

The building is supplied with domestic water from a 2-inch diameter domestic water service that originates from the utility main below Cross St. situated on the North West side of the property. The domestic service is equipped with a ball type shut-off valve and a 5/8" diameter utility meter. The domestic water service is not currently equipped with a backflow prevention device. The service reduces in size to 3/4" diameter immediately after the meter and is distributed horizontally below grade to plumbing fixtures located in the Northern section of the building. The domestic water piping was observed to be predominately copper. Observations of domestic water piping were made at the service entrance and at exposed piping throughout the first floor.

Survey Condition and Analysis

At the time of the site inspection, the domestic water service was active and the observed portions of the exposed piping was found to be in fair overall condition. Evidence of leaks or faulty piping was not observed. The condition of the below grade piping could not be assessed.

The incoming 2-inch diameter service is sufficient for the proposed use of the property as an Animal control facility. It is recommended that all below grade piping be abandoned and new above grade piping be installed to serve all new plumbing fixtures.

The Connecticut Department of Health requires that all existing facilities meet their current requirements for cross connection control. The current requirements for an Animal Control facility with a high or low hazard potential is that a backflow prevention device be installed on the domestic water service directly after the point of service entrance to the building. The existing facility is not currently equipped with a backflow prevention

device and a device will be require to be installed on the domestic water service as a part of the building renovation.

1.2.2. Sanitary Waste and Vent Systems

Sanitary waste for the subject building is gravity-fed below grade to a sanitary waste main, which connect to municipal main line running along Cross Street. The sanitary waste and vent piping was observed to be schedule 40 PVC. Observation of exposed piping at were made at plumbing fixtures located on the ground floor.

Survey Condition and Analysis

The exposed sections of sanitary waste and vent piping were observed to be in fair overall condition. The size of the existing sanitary waste main exiting the building could not be determined at the time of the inspection, however, is likely a minimum of 4-inch diameter. A 4-inch diameter sanitary service is sufficient for the proposed use of the property as a Animal control facility.

Plumbing fixtures with sanitary waste were only observed in the Northern section of the building that was previously utilized as offices. No sanitary waste piping was observed in the southern section of the building that was previously utilized as a production floor. Any floor drains or plumbing fixtures located in the Southern portion of the building will require the installation of new below grade sanitary piping in the floor that will discharge to a new below grade sump pit. A new duplex sewage ejector pump set will be installed in the new sump pit to discharged pump waste from the pit to the existing building sanitary waste main.

1.2.3. Domestic Hot Water

Domestic hot water for the subject building is generated by a single electric tank type water heater. The water heaters installed onsite was observed to be the following.

HWH-1 Rheem - model 6EM50-D (serial Q041737399)
Manufacture Date: 01/24/2017
50 Gallon Storage capacity
4500 Upper/Lower heating element

The water heaters were observed to be located in a closed located in the Mezzanine level. The water heater did not include a hot water recirculation line.

Survey Condition and Analysis

The domestic water heaters appeared to be in fair overall condition. These type of water heaters have an expected useful life of between 10 to 15 years. Based on the age and observed condition of the water heater, a replacement of the water heaters is anticipated as a part of the renovation of the building.

1.2.4. Natural Gas Service

The subject building is supplied with a 2-inch natural gas service by Eversource, the regional utility provider, via below grade piping with a utility meter and shut off valve set located at the building exterior. Threaded carbon steel piping is typically used for natural gas distribution and is provided for the packaged rooftop units and natural gas fired unit heaters.

Survey Condition and Analysis

The natural gas system was observed to be in fair overall condition. The natural gas service appears to be adequate for the proposed use of the building as an animal control facility. Exposed natural gas piping located on the roof was observed to be corroded and in poor condition. It is recommended that the exposed natural gas piping be replaced with new and provided with protective paint.

1.3. HEATING, AIR CONDITIONING AND VENTILATION

1.3.1. Heating and Air Conditioning

Heating, cooling, and ventilation air for the building is provided by six Lennox rooftop-mounted packaged air conditioning units (RTUs). The RTUs have a nominal cooling capacities of 3- to 7.5-tons. Cooling is provided by direct expansion (DX) and utilizes R-22 refrigerant. Heating is generated through integrated gas-fired furnaces and have input capacities of 90- to 125-MBh. Conditioned air is distributed throughout the building by sheet metal ducts supplying air to diffusers located in finished ceilings in the office space and combined supply and return sheet metal ducts in the area previously utilized as a production floor. Fresh air for the building is supplied by intakes that are mounted to the exterior of the RTUs. Manually controlled dampers are reportedly set and

adjusted by facility personel. Return air is collected by concealed sheet metal ducts through ceiling-mounted intakes and the combined supply and return sheet metal ducts in the area previously utilized as a production floor.

Supplemental heating is provided to the area that was previously utilized as a production floor by four ceiling mounted natural gas fired unit heaters.

Equipment Inventory*

RTU-1	Lennox	Model: (No Visible Model)	Date: 7/1993
RTU-2	Lennox	Model: GCS9-413-90A-1Y	Date: 7/1993
RTU-3	Lennox	Model: GCS16-653-125-3Y	Date: 7/1993
RTU-4	Lennox	Model: GCS9-953-200-6Y	Date: 7/1993
RTU-5	Lennox	Model: GCS16-653-125-3Y	Date: 7/1993
RTU-6	Lennox	Model: GCS9-953-200-6Y	Date: 7/1993
UH-1	Reznor	Model: XL-250	Date: 1980
UH-2	Reznor	Model: XL-250	Date: 1980
UH-3	Reznor	Model: XL-250	Date: 1980
UH-4	Reznor	Model: XL-250	Date: 1980

* The equipment inventory is not intended to be a complete list of all HVAC assets at the subject property. The list is limited to readily accessible equipment observed during the site inspection.

Survey Condition and Analysis

The rooftop packaged units were observed to be in poor overall condition. These types of units have an expected useful life of 20 years and the six units have exceeded their expected service life. Based on the age and observed condition of the units, it is recommended that all rooftop packaged units be demolished. The existing roof curbs can be utilized for mounted the new packaged rooftop units. Existing supply and return ductwork will be utilized where possible based on the proposed renovation of the building.

The existing natural gas fired unit heaters were observed to be in poor overall condition. These types of units have an expected useful life of 30 years and have exceeded their expected service life. The supplemental unit heaters are not required for the proposed use of the property as an Animal control facility and will not be required to be replaced.

1.4. ELECTRICAL SYSTEM

1.4.1. Electrical Service and Distribution

Eversource, the regional electrical utility company, provides electrical service to the building via one utility-owned pad mounted transformer located at grade and one pole-mounted utility owned transformer located along Cross St.

The pad mounted transformer supplies an 800-amp, 208 volt, 3-phase electrical service switch located in the first floor electrical room that is original to the building's construction. The 800-amp service switch supplies a main distribution panel and a step up transformer. The step up transfer increases the voltage to 480-volt, 3-phase and supplies a overhead bus duct in the area building previously utilized as a production floor. The electrical service switch, step-up transformer, and electrical panels were observed to be manufactured by Square D and General Electric.

The pole-mounted transformer supplies a newer 400 amp, 480 volt, 3-phase service switch and meter located at the exterior of the building. The service switch supplies a main distribution panel located inside the building in the area previously utilized as a production floor. The main distribution panel does not currently provided power to any electrical loads in the building.

The electrical branch wiring were exposed was observed to be copper. Service panel covers were not removed to verify electrical panel feeds.

Survey Condition and Analysis

The two electrical services are adequate for the proposed use of the property as an Animal control facility. The existing 800-amp service equipment, step-up transformers, electrical panels, and bus duct are original to the construction of the building. The equipment was observed to be antiquated and in poor condition. It is recommended that this older antiquated electrical service and equipment be removed.

The newer 400-amp, 480-volt electrical service switch and main distribution panel was appears to have been installed in 2017 and was observed to be in good condition. The 400-amp, 480-volt electrical service is capable of providing the building with approximately 31 watts per sq. ft.

which is more than sufficient capacity for the proposed use of the property as an Animal Control Facility. It is recommended that all electrical power be provided to the building from this newer 400 amp, 480 volt electrical service and that new electrical panels and transformers be installed as a part of the building renovation.

1.4.2. Emergency Power

The building is not supplied with emergency power from a emergency generators. Emergency lighting was provided through wall mounted emergency battery-powered lighting units.

Survey Condition and Analysis

The existing emergency lighting units in the corridors does not appear to meet the current Connecticut Building Code requirements. As a part of the building renovation additional emergency battery-powered lighting units will need to be installed in all corridors and egress paths to meet the current Connecticut Building Code requirements.

1.5. FIRE AND LIFE-SAFETY SYSTEMS

1.5.1. Fire Alarm Systems

The building is not currently provided with a fire alarm system.

Survey Condition and Analysis

The Connecticut State building code defines the requirements for when a fire alarm system complying with the current National Fire Code (NFPA 72) be installed. As no fire alarm system is currently provided, it is recommended that a new fire alarm system be installed in the building as required by the Connecticut State Building code.

1.5.2. Fire Sprinkler Systems

The building is fully protected by an automatic wet-pipe fire suppression system that enters the building at the first floor. Fire suppression water is supplied to the building through a 6-inch diameter fire protection water service line that is protected by a Conbraco (model: 4DC) 4-inch diameter double check valve (DCV) backflow prevention device. Fire suppression water is supplied to the system at utility pressure, approximately 90-PSI, and is monitored by flow and tamper switches. A sprinkler heads spares

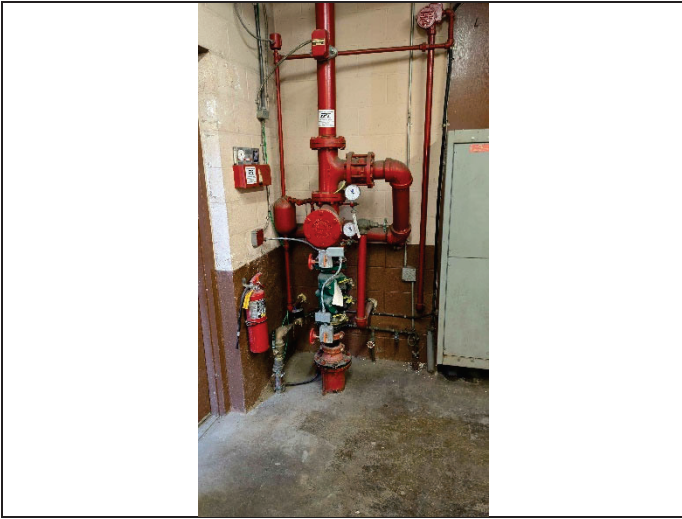
cabinet was observed at the riser and included Hodgman exposed pendent type and exposed upright type sprinkler heads. The exposed fire sprinkler piping appeared to be threaded steel.

Survey Condition and Analysis

The fire suppression system appeared to be in poor overall condition. Current inspection tags were observed on the alarm check valve and backflow prevention devices and indicated that the system was last inspected 11/2/2017. Due to the age and observed condition of the fire alarm check valve, it is recommended that the device be replaced as a part of the building renovation.

The Connecticut Department of Health requires that all existing fire protection water service meet their current requirements for cross connection control. The current requirements for fire protection water services is that a backflow prevention device be a double check valve detector assembly. The existing facility is not currently equipped with a double check valve detector assembly and it is recommended that one be installed on the fire protection water service as a part of the building renovation.

The sprinkler heads were observed to be antiquated Hodgman sprinkler heads that were manufactured in 1980. NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems* requires that sprinklers that have been in service for 50 years be tested to determine if the sprinkler is still operational. Based on the age and observed condition of the existing sprinklers, it is recommended that all existing sprinkler head be replaced with new.



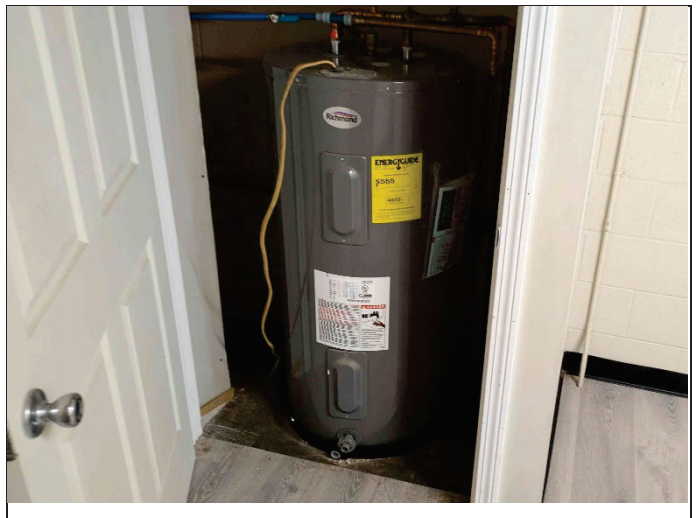
1. 6-inch diameter fire protection water service and 2-inch diameter domestic water service



2. Office space plumbing fixtures



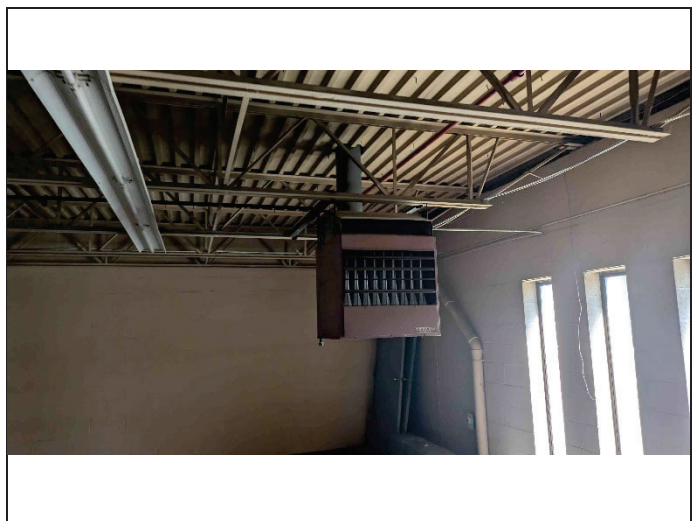
3. Property natural gas utility meter



4. 50-gallon electric water heater



5. 7.5 Ton packaged rooftop unit serving production area



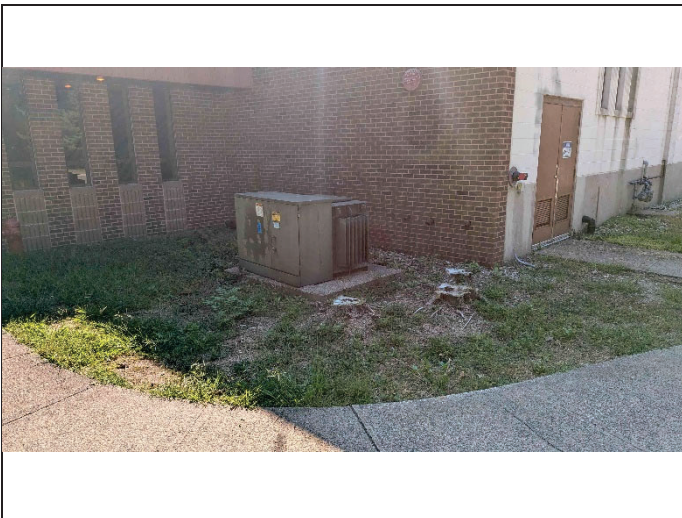
6. Natural gas fired unit heater serving area previously used as a production floor



7. Restroom ceiling mounted exhaust fan located in office area



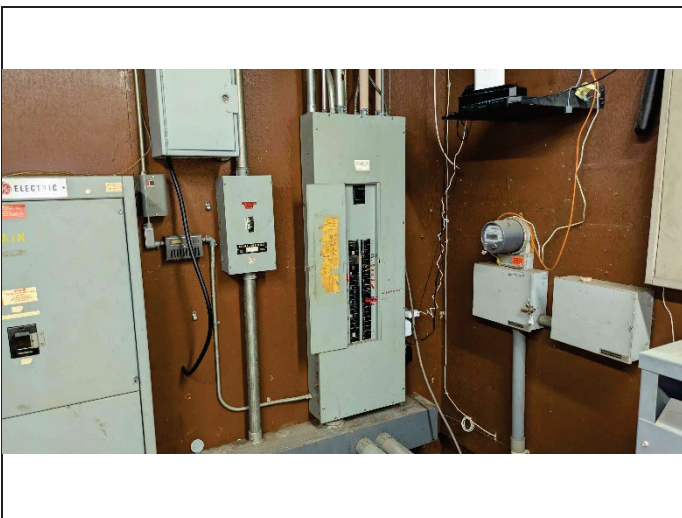
8. Wall mounted thermostat controlling packaged rooftop unit



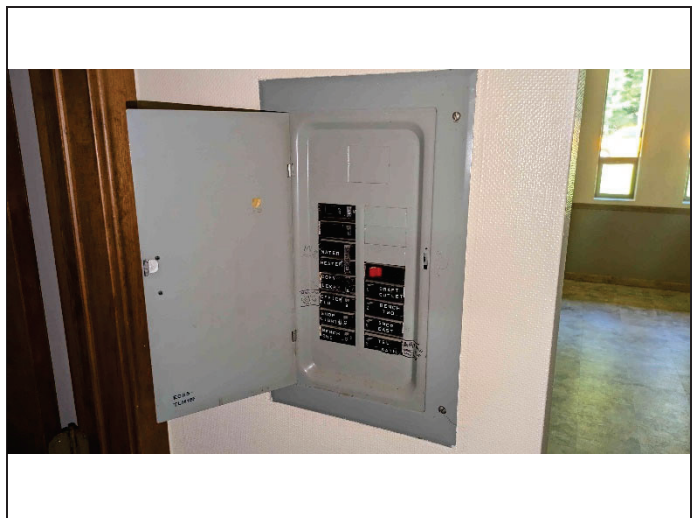
9. Pad mounted utility transformer serving 800A 208-Volt, 3-phase service switch



10. 800A, 208-Volt, 3-phase electrical service switch



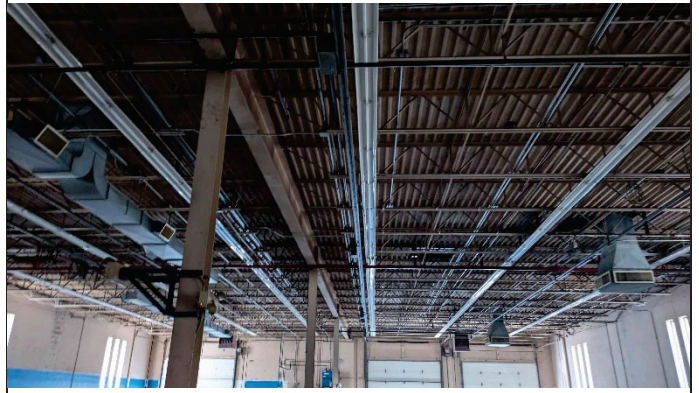
11. 208-Volt, 3-phase service main distribution panel



12. Electrical panel located in office space



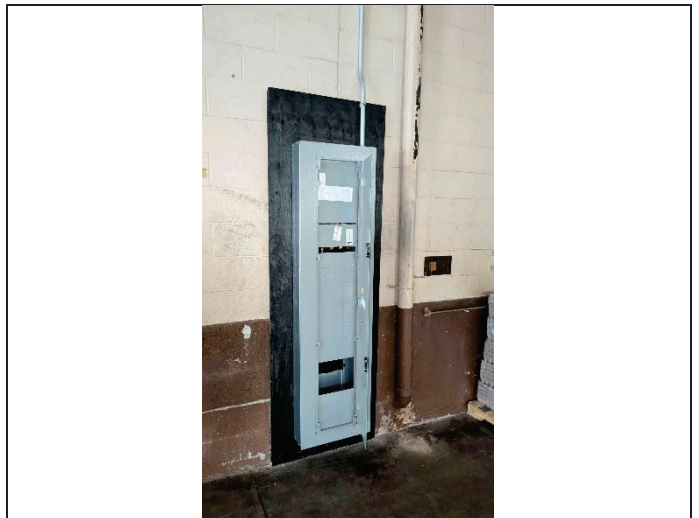
13. 300 KVA Step up transformer serving bus bar in area previously utilized as a production floor



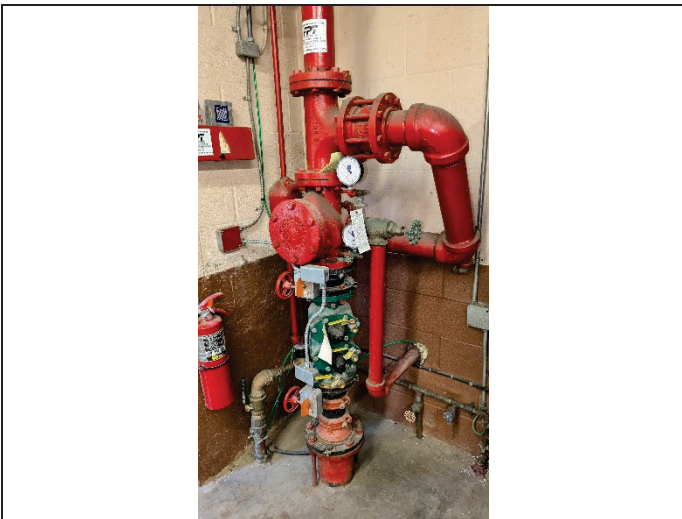
14. Ceiling mounted bus bar in area previously utilized as a production floor



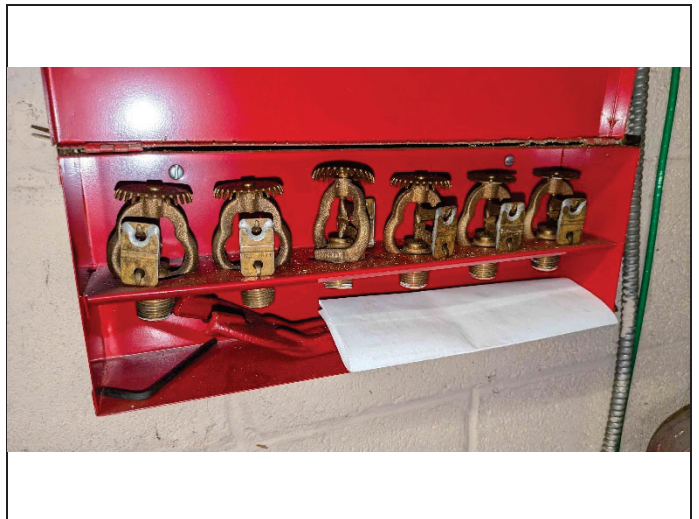
15. 400A, 480-V, 3-phase Service disconnect and utility meter



16. 480-V, 3-phase service main distribution panel



17. Fire Protection double check valve and alarm check valve



18. Spare sprinkler cabinet with antiquated sprinkler heads

PROJECT BUDGET



Project Leaders

City of Bristol, CT

Animal Control Facility-30 Cross Street

Project Budget Development - High / Low / Probable Cost Range

Date: September 18, 2024

	PROPOSED BUDGET (HIGH RANGE) 9/23/2024	PROPOSED BUDGET (LOW RANGE) 9/23/2024
\$(000) except \$/GSF		
New Construction GSF		
Renovation GSF	10,600	10,600
Total GSF	10,600	10,600
New Construction \$/GSF - Current	\$ -	\$ -
Renovation \$/GSF - Current	\$ 200.00	\$ 175.00
New Construction \$/GSF - Escalated	\$ -	\$ -
Renovation \$/GSF - Escalated	\$ 209.00	\$ 182.90
Total Construction w/ site \$/GSF	\$ 245.97	\$ 203.58
Total Project \$/GSF	\$ 399.05	\$ 311.16

I. Building Construction		
A. New Building Construction		
B. Existing Building Renovations	\$ 2,120.0	\$ 1,855.0
C. Other Construction	\$ -	\$ -
Total Building Construction	2,120.0	1,855.0
II. Related Construction		
A. Sitework		
1 Earthwork / Site Prep	-	-
2 Exterior Improvements		
a. Paving - Asphalt / Concrete / Other	100.0	50.0
b. Sidewalks / Paths	75.0	25.0
c. Wetlands Mitigation	-	-
d. Landscape & Planting	50.0	25.0
e. Athletic / Recreational Surfaces	-	-
f. Fencing / Gates	100.0	75.0
g. Retaining Walls	-	-
h. Misc Site Improvements	-	-
B. Site Utility Systems		
1 Water & Wells	-	-
a. Fire Protection	-	-
2 Sanitary Sewage	-	-
3 Storm Drainage	-	-
4 Gas	-	-
5 Steam	-	-
6 Chilled Water	-	-
7 Electric	-	-
8 Data & Communications	-	-
9 Site Lighting	50.0	35.0
Total Site Construction	375.0	210.0
C. Building Demolition	Not Included	Not Included
D. Hazardous Materials Removal	Not Included	Not Included
E. Sustainable Elements	Not Included	Not Included
1 Solar Panels / PV Array	Not Included	Not Included
2 Wind Power Generation	Not Included	Not Included
3 Geothermal Wells	Not Included	Not Included
4 Rain Garden	Not Included	Not Included
5 Waste Water Treatment Plants	Not Included	Not Included
F. GC / CM Mark-ups	w/ construction	w/ construction
Total Related Construction	375.0	210.0
Subtotal Construction - Current \$	2,495.0	2,065.0
III. Escalation (2025 Construction)	112.3	92.9
Total Construction - Escalated	\$ 2,607.3	\$ 2,157.9
IV. Furniture, Fixtures & Equipment (FF&E)		
A. Loose Furnishings	250.0	150.0
B. Program Related Equipment	100.0	50.0
C. Data / Telecomm Equipment	Assumed existing	Assumed existing
1. Cabling / Wall Jack / Devices	w/ construction	w/ construction
D. Audio/Visual Equipment	Not Included	Not Included
E. Security Equipment	75.0	50.0
1. Cabling / Wall Jack / Devices	w/ construction	w/ construction
F. Specialty Signage	25.0	20.0
Total FF & E	\$ 450.0	\$ 270.0

PROJECT BUDGET



Project Leaders

City of Bristol, CT

Animal Control Facility-30 Cross Street

Project Budget Development - High / Low / Probable Cost Range

Date: September 18, 2024

		PROPOSED BUDGET (HIGH RANGE) 9/23/2024	PROPOSED BUDGET (LOW RANGE) 9/23/2024
\$(000) except \$/GSF			
V. Fees and Expenses			
A. Fees			
1	Existing Conditions & Space Program	-	-
2	Architect	305.7	242.8
a	Civil Engineering	w/ architect	w/ architect
b	Landscape Architect	w/ architect	w/ architect
c	Structural Engineering	w/ architect	w/ architect
d	MEP/FP Engineering	w/ architect	w/ architect
e	Interior / Furniture Designer	w/ architect	w/ architect
f	Lighting Consultant	w/ architect	w/ architect
g	Acoustical Consultant	w/ architect	w/ architect
h	Signage Consultant	w/ architect	w/ architect
i	LEED Designer	Not Included	Not Included
j	Referendum Services	Not Included	Not Included
k	Code Consultant	w/ architect	w/ architect
l	Designer's Cost Estimator	w/ architect	w/ architect
3	Special Consultants		
a	Haz. Mat. Consultant	50.0	25.0
b	Audio / Visual	Not Included	Not Included
c	Technology / Security Systems Design	Not Included	Not Included
d	Geo-Tech Engineering	Not Included	Not Included
e	Traffic Engineer	15.0	10.0
f	Ecologist / Soil Sample	20.0	15.0
g	Peer Reviews	10.0	7.5
h	Green Building Consultant	Not Included	Not Included
i	Storm Water Monitoring	Not Included	Not Included
4	Project Management	150.0	100.0
5	Building Commissioning	42.4	37.1
6	Owner's Cost Estimator	15.0	10.0
7	CM Preconstruction Fee	Not Included	Not Included
8	Owner's Legal Fees	25.0	15.0
9	Site Survey	25.0	15.0
10	Utility Assessment	Not Included	Not Included
Sub-total Fees		658.1	477.4
B. Expenses			
1	Owner's Insurance	3.9	3.2
2	Permits		
a.	Building	Not Included	Not Included
b.	Town / Site	Not Included	Not Included
3	Printing	15.0	10.0
4	Construction Utilities Use	w/ Construction	w/ Construction
5	Site Borings	Not Included	Not Included
6	Materials Testing	20.0	15.0
7	Special Inspections	25.0	15.0
8	Consultant Reimbursables	50.0	35.0
9	Moving / Relocation	50.0	35.0
10	Temporary Space / Operations	Not Included	Not Included
11	Advertising	5.0	5.0
12	Physical Plant Expenses	Not Included	Not Included
13	Misc. Expenses	20.0	15.0
14	Financing Costs / Bond Origination	Not Included	Not Included
15	Site Acquisition	Not Included	Not Included
a.	Real Estate Fees	Not Included	Not Included
b.	Closing Costs	Not Included	Not Included
Sub-total Expenses		188.9	133.2
Total Fees and Expenses		847.0	610.6
V. Contingency			
A.	Construction	130.4	107.9
B.	Owner's Project	195.2	151.9
Total Contingency		325.6	259.8
Total Project		\$ 4,229.9	\$ 3,298.3



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

May 11, 2017

Robert Carbonell
36 Mitchell St.
Bristol, CT 06010

Re: Application #2249 – Special Permit for domestic animal day care facility and commercial kennel at 30 Cross St.;
Assessor's Map 4, Lot 13-1; IP-3 (Industrial Park) zone. Robert Carbonell, applicant.

Dear Applicant:

This is to inform you that at its meeting of May 10, 2017, the Bristol Zoning Commission approved the above-referenced Special Permit.

In order for this Special Permit to become effective, you will need to bring the enclosed form to the Office of the City Clerk, Bristol City Hall, and record it on the city land records as per Section 8-3d of the Connecticut General Statutes.

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

Robert M. Flanagan - AICP
City Planner

cc: Attorney Mark Ziogas (via email)



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

May 11, 2017

Robert Carbonell
36 Mitchell St.
Bristol, CT 06010

Re: Application #2250 – Site Plan for domestic animal day care facility and commercial kennel at 30 Cross St.; Assessor's Map 4, Lot 13-1; IP-3 (Industrial Park) zone. Robert Carbonell, applicant.

Dear Applicant:

This is to inform you that at its meeting of May 10, 2017, the Bristol Zoning Commission approved the above-referenced Site Plan, with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

Once Stipulation #1 has been addressed, seven copies of the final plan should be submitted to the Land Use Office for sign-off. Please be advised that project construction shall not commence until the final plan has been signed by the Chairman or Secretary of the Commission.

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

Robert M. Flanagan - AICP
City Planner

cc: Attorney Mark Ziogas (via email)



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

In accordance with Section 8-3d of the Connecticut General Statutes, as amended, notice is hereby given that on the 10th day of May, 2017, the Zoning Commission of the City of Bristol granted Application #2249 for the following:

Special Permit for domestic animal day care facility and commercial kennel

This Special Permit is granted under Section VIII.B.3.i. of the Bristol Zoning Regulations for the property located at 30 Cross St., more particularly described as Assessor's Map No. 4, Lot No. 13-1.

The owner of record of this property is Meyer Properties, LLC.

Dated at Bristol, Connecticut, this 12th day of May, 2017.

Bristol Zoning Commission

By:

Clerk

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

For Office Use Only
APPLICATION NO. 2249 REV
DATE FILED: 4/3/17
DECISION DATE: _____
DECISION: _____

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) VIII.B.3.i. of the Bristol Zoning Regulations for the following
Special Permit use: domestic animal day care facility; commercial kennel

Address or Location of the Property: 30 Cross Street

Assessor's Map No.: 4 Assessor's Lot No.(s): 13-1

Zone of the Property: IP-3 Size of the Property (in acres or square feet): 2.69 acres

Reason for the Special Permit: to provide a domestic animal day care facility and a commercial kennel at this location

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

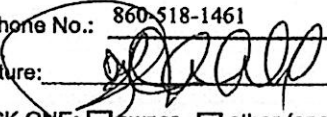
Other comments: _____

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: Robert Carbonell

Address: 36 Mitchell St. City: Bristol State: CT Zip: 06010

Telephone No.: 860-518-1461 E-Mail: bob_carbonell@yahoo.com

Signature:  Signature - (Printed/Typed) Robert Carbonell

CHECK ONE: ☐ owner ☒ other (specify): prospective tenant

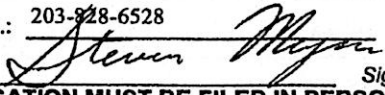
OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Meyer Properties, LLC

Address: 3 Fox Hollow Rd. City: Oxford State: CT Zip: 06478

Telephone No.: 203-828-6528

E-Mail: _____

Signature:  Signature - (Printed/Typed) Steven Meyer

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

BZC - 02/17

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2249 - REV

Address or location of property: _____ 30 Cross Street _____

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

ADDITIONAL APPLICANT

Signature – (Printed/Typed) _____

Name: _____ Signature: _____

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

Telephone No.: _____ E-Mail: _____

CHECK ONE: ☐ owner ☐ other: _____

ADDITIONAL OWNER(S) OF RECORD

Signature – (Printed/Typed) _____

Name: _____ Signature: _____

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

Telephone No.: _____ E-Mail: _____

Signature – (Printed/Typed) _____

Name: _____ Signature: _____

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

Telephone No.: _____ E-Mail: _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Mark Ziogas

Address: 106 North St. City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4121 E-Mail: mziogas@aahzs.com

BZBA – 020817



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

MEMORANDUM

DATE: April 28, 2017

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission *UF*

RE: Application #2249 – Special Permit for domestic animal day care facility and commercial kennel at 30 Cross St.; Assessor's Map 4, Lot 13-1; IP-3 (Industrial Park) zone.

Pursuant to Section X.A.6.b. of the Bristol Zoning Regulations as amended, the Bristol Planning Commission at its meeting of April 26, 2017, voted in a non-binding referral, to recommend a positive referral to the Bristol Zoning Commission for the above special permit application.

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rob M. Flanagan". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Robert M. Flanagan - AICP
City Planner

cc: Attorney M. Ziogas (via email)
B. Carbonell (via email)



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 3, 2017

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

A handwritten signature in dark ink, likely of the Zoning Commission chair or a representative, is written over the "FROM" line.

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section X.A.6.b. of the Bristol Zoning Regulations, as amended, the following proposed Special Permit application is hereby referred to the Planning Commission for a report on:

Application #2249

Proposal: Special Permit for domestic animal day care facility at 30 Cross St.; Assessor's Map 4, Lot 13-1; IP-3 (Industrial Park) zone.

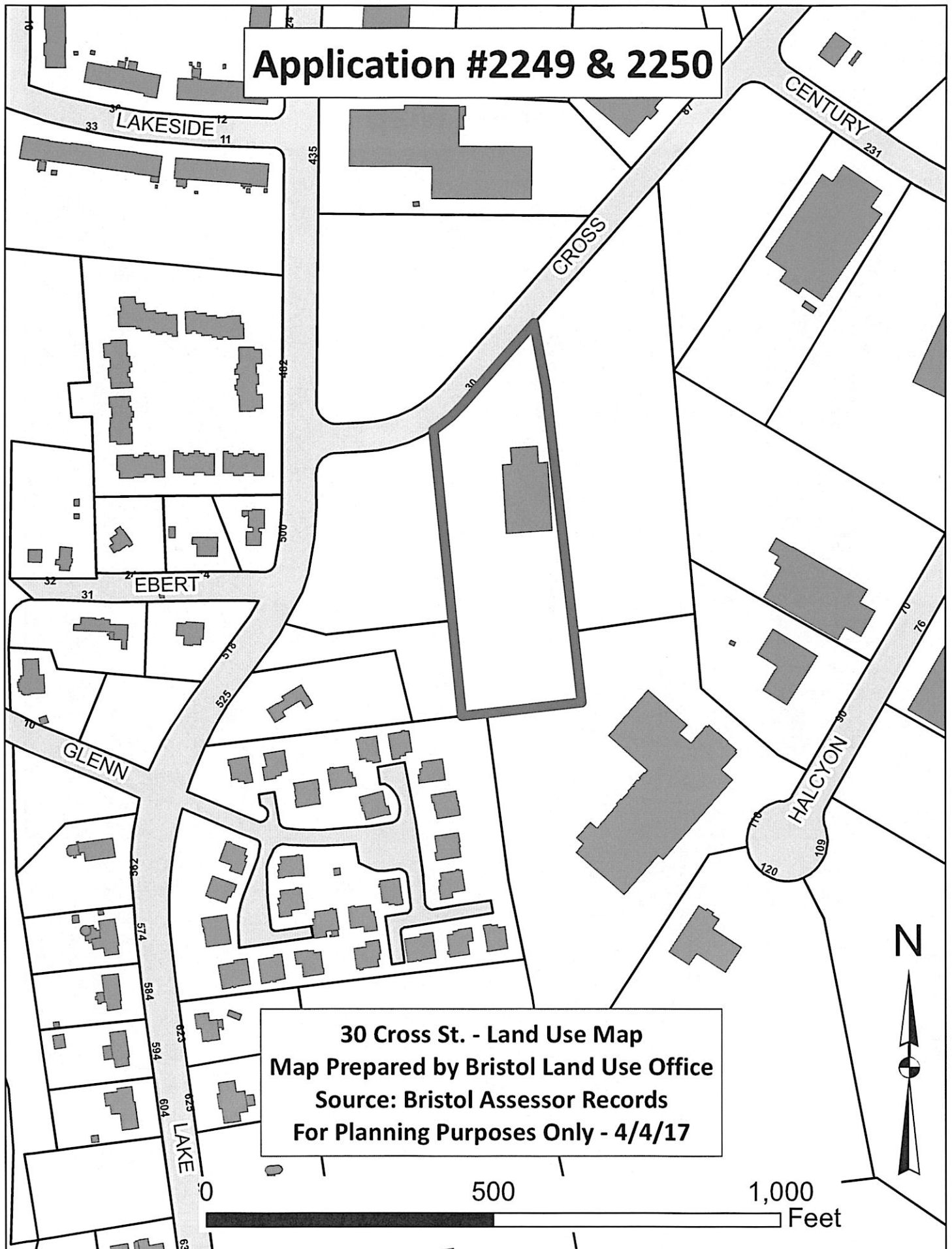
Initiated by: Robert Carbonell, applicant.

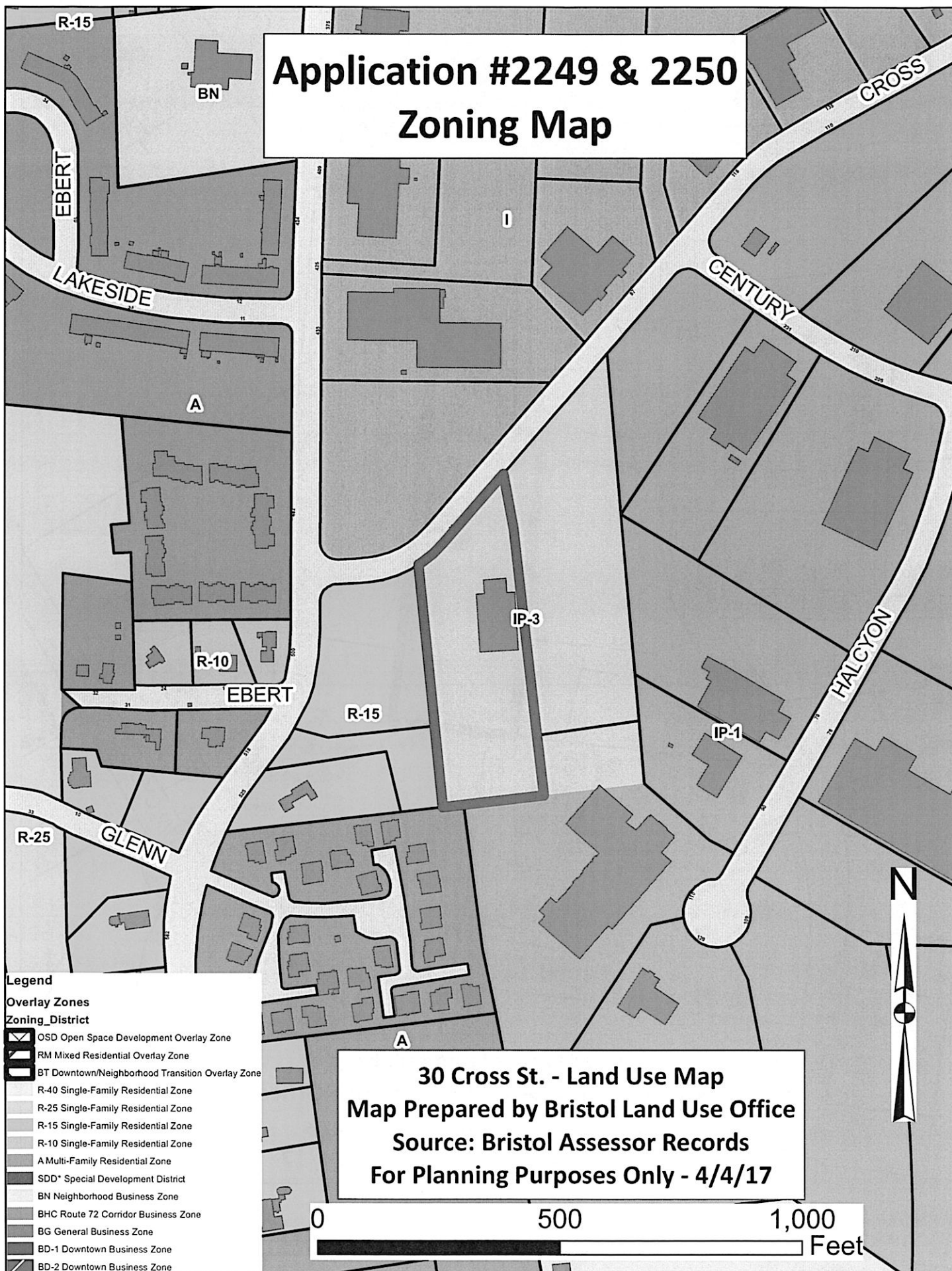
Tentative Hearing Date: May 10, 2017

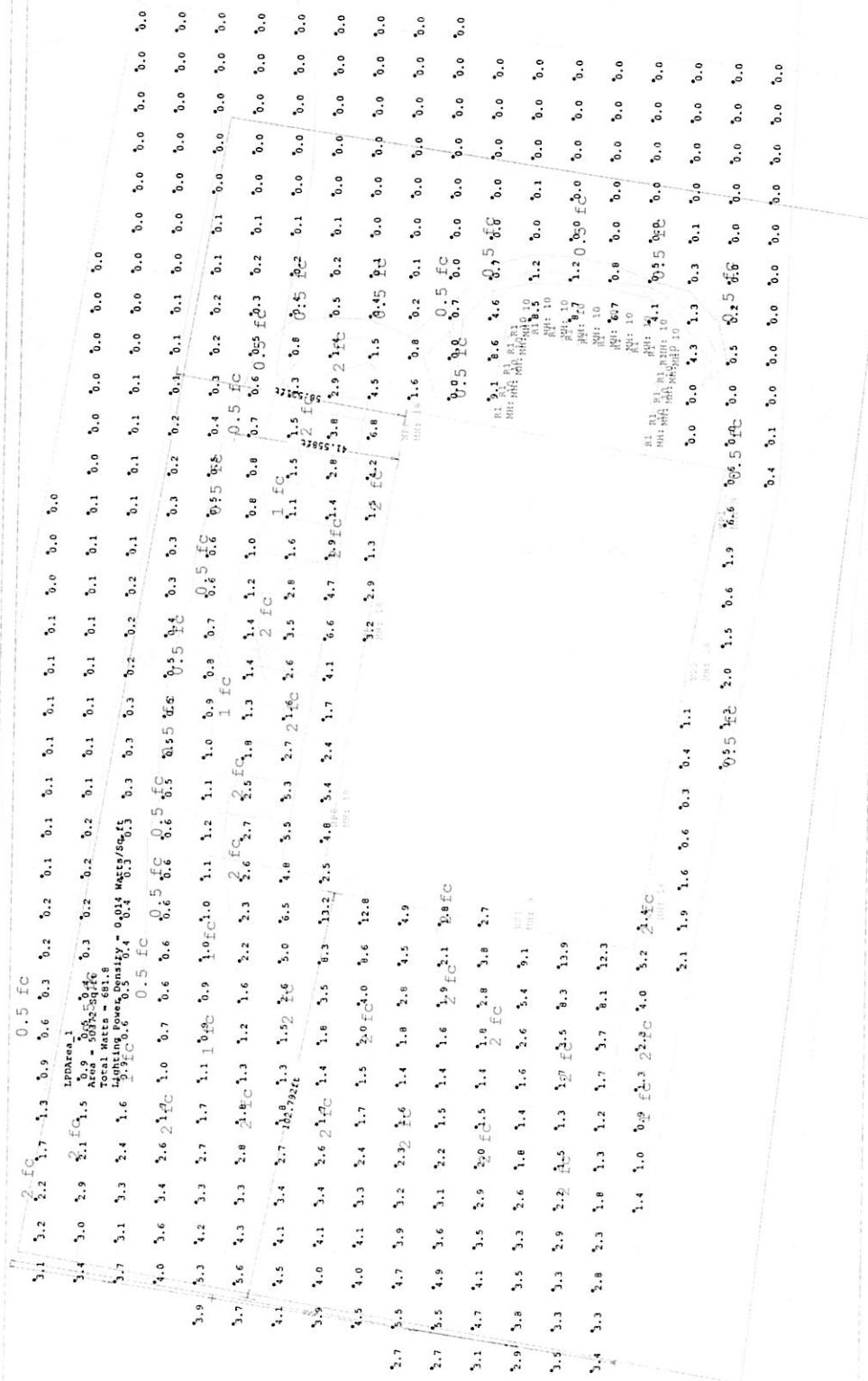
For additional information, please contact the Bristol Land Use Office at 860-584-6225.

Enclosure

Application #2249 & 2250







Luminaire Schedule

Qty	Symbol	Label	Tag	Description	Lum. Lumens	LLF
2	WP1	R1	Lumark	XTOR1B-W	1397	0.90
18	WP6	R1	HALO	RJ560WH9840	1100	0.90
3	WP2	WP6	Lumark	XTOR1B-W	6038	0.90
2	WP12	WP2	Lumark	XTOR12B-W	2103	0.90
3	P3	P3	Lumark	PRV-A40-D-UNV-T4-B2	12728	0.90
					15157	0.90

Calculation Summary
Label
Parking Lot Planar

Units	Avg	Max	Min	Avg/Min	Max/Min
Fc	1.61	13.9	0.0	N.A.	N.A.

2. The width of the required landscaped buffer along the south side of the proposed parking lot shall be modified as shown on the approved Site Plan.
3. All site improvements which have not been satisfactorily completed by December 15, 2017 shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations.

Commissioner Albert seconded the motion.

VOTE: In favor – Albert, Provenzano, Lamarre, Del Mastro and Skinner. Against – none. The application was approved 5-0.

10. Application #2249 – Special Permit for domestic animal day care facility at 30 Cross St.; Assessor's Map 4, Lot 13-1; IP-3 (Industrial Park) zone. Robert Carbonell, applicant.

11. Application #2250 – Site Plan for domestic animal day care facility at 30 Cross St.; Assessor's Map 4, Lot 13-1; IP-3 (Industrial Park) zone. Robert Carbonell, applicant.

Chairman Skinner explained that Applications #2249 and #2250 would be heard concurrently, but voted on separately.

Referral Memorandum	Dated April 3, 2017 , from the Bristol Zoning Commission to the Bristol Planning Commission, regarding the public hearing;
Letter	Dated April 27, 2017 , from Attorney Mark Ziogas, regarding Zoning Application #2249 and #2250;
Referral Memorandum	Dated April 28, 2017 , from the Bristol Planning Commission to the Bristol Zoning Commission, regarding its positive referral;
Narrative from applicant	Dated April 2, 2017 , entitled "Site Plan for "Woof Pack", LLC and 30 Cross Street in Bristol, CT 06010," prepared by Robert Carbonell, regarding his objectives for the plan;
Letter	Dated May 2, 2017 , from R.R. Hiltbrand Engineers & Surveyors, LLC, regarding responses to Site Plan comments and;
Site Plan Comments	the first set of Site Plan Committee comments dated April 11, 2017.

Mr. Flanagan explained the Regulations required a non-binding referral to the Planning Commission because of the need for a Special Permit. The applicant made an error when applying for the uses of domestic animal day care facility and a commercial kennel. The original application had not listed a commercial kennel, which was discussed at the Planning Commission meeting.

Attorney Ziogas verbally amended the application at the Planning Commission meeting and a non-binding Planning Commission referral was included for the commercial kennel use to the Zoning Commission. Attorney Ziogas amended the application with a letter to the Land Use Office the day after the Planning Commission meeting. He reviewed the legal notices that were revised for the application uses, which met the State Statutes.

Attorney Ziogas explained the applicant was requesting a doggie day care center, which included ancillary uses of grooming, training, exercise and sale of retail products for dogs. The third use would be an on-site indoor overnight commercial kennel for use of persons going on vacation, etc. The dogs would be inside the building at night. There was only one other commercial kennel in Bristol, so there was a need for this use. The 10,600 square foot industrial building had a 60 foot buffer and the building was a good fit for the use, which was near industrial buildings and a cemetery. The north side of the building had a vacant industrial lot with power lines, which would likely not be developed. The south side of the building had a cemetery; the east of the building had an industrial building and a residential complex. The rear of the property was fenced in with a smaller fence inside the larger fence to keep the dogs on the property. There would be staff 24 hours seven days a week. The business hours were 6:00 A.M. to 8:00 P.M. His opinion was the building was out of the way and there would be little disturbance to the surrounding area. The dogs would use the entrance to the north of the building, which is fenced.

After inquiries by the Commission, Attorney Ziogas explained on a daily basis there would be up to ninety dogs at the daycare. The dogs would be groomed outside. If there are dogs in the kennel, there would be staff working.

Regarding comments, Attorney Ziogas explained the area that would house the dogs was the fenced in as shown on the plans. The kennels would be inside the building. The handicapped parking would be revised on the plans. A 25 foot buffer was required, but there was a 75 foot buffer to the rear of the property.

After inquiries by the Commission, Robert Carbonell, 36 Mitchell Street, estimated there would be twelve dogs in the overnight kennel, but twenty four kennels were proposed. The industry standards were ten to fifteen dogs per staff person, but he would assign twelve dogs per staff person. There were State laws for waste removal. It would be limited to only dogs. The areas would

be separated for offices, grooming and for the safety of dogs and customers. The fences would be replaced with a six foot chain link fence with privacy slats. The staff would be trained for animal first aid and dog/human CPR.

Mr. Flanagan explained he had concerns with the narrative supplied by the applicant does not describe ninety dogs per day, but it was represented as the maximum. He suggested if there were more than ninety dogs, the applicant should return back to the Commission. Also, the comments remaining were housekeeping matters and Staff was in favor of the application.

Mr. Carbonell explained the existing kennel in the City had 137 dogs per day, but he was confident they would be able to manage this amount of dogs. He agreed to return to the Commission if the amount of dogs increased.

After inquiries by Mr. Flanagan, Attorney Ziogas explained there may be occasional times the clients may arrive at 8:00 P.M. Saturday hours would be 8:00 A.M. to 6:00 P.M. There would be no doggie day care on Sunday or after hours or by appointment. The trees to the front of the building would remain.

The Commission agreed with Mr. Flanagan's suggestion for the applicant to return to the Commission if the number of dogs exceeds 90.

Mr. Flanagan explained the Planning Commission gave a non-binding positive referral for the application in favor of the application.

No one else spoke in favor of this application.

No one spoke against this application.

MOTION: Commissioner Provenzano moved that the public hearing on Application #2249 be closed. Commissioner Albert seconded the motion.

VOTE: In favor – Albert, Provenzano, Lamarre, Del Mastro and Skinner. Against – none. The motion carried 5-0.

MOTION: Commissioner Albert moved that Application #2249, Special Permit for domestic animal day care facility at 30 Cross Street, be approved, because the special permit application, as presented, because it is in compliance with the Plan of Conservation and Development by encouraging the attraction of new business and industry to suitable locations in Bristol.

Commissioner Provenzano seconded the motion.

VOTE: In favor – Albert, Provenzano, Lamarre, Del Mastro and Skinner. Against – none. The application was approved 5-0.

The Commission commented the previous facility had residents complaining about the noise, but there were no neighbors this evening regarding this application. The double fencing would retain the dogs on the site. There would be barking but it was a large facility and the neighbors would likely not complain.

MOTION: Commissioner Provenzano moved that the public hearing on Application #2250 be closed. Commissioner Albert seconded the motion.

VOTE: In favor – Albert, Provenzano, Lamarre, Del Mastro and Skinner. Against – none. The motion carried 5-0.

MOTION: Commissioner Albert moved that Application #2250, Site Plan for domestic animal day care facility at 30 Cross Street, be approved, with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

Commissioner Provenzano seconded the motion.

VOTE: In favor – Albert, Provenzano, Lamarre, Del Mastro and Skinner. Against – none. The application was approved 5-0