

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, APRIL 5, 2022**

CALL TO ORDER:

By: Chairman Rafaniello

Time: 7:00 P.M.

Place: City Hall

ROLL CALL:

Chairman Rafaniello called the meeting to order at 7: 00 P.M.

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:			
	Jerald Rafaniello (Chairman)	X	
	Jeffrey Twombly (Vice Chairman)	X	
	Richard Raymond		X
	Alfred Radke, III	X	
	David Pecevich (Secretary)	X	
ALTERNATE MEMBERS	Rory Ghio	X	
	Tim Adamaitis	X	
	Richard Balsam	X	
	Edward Spyros, Zoning Enforcement Officer	X	
STAFF	Robert M. Flanagan, AICP, City Planner	X	

PUBLIC HEARINGS:

1. Application #3782 – Variance of the build-to-line to allow for the construction of a mixed-use development consisting of 88 residential units and approximately 17,000 sq. ft. of commercial space at east of North Main Street and north of Hope Street; Map 30, Lot 5 and Map 26 Lots 6, 7 & 8; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant.

Chairman Rafaniello designated regular Commissioners Radke, Pecevich, Twombly and Rafaniello to vote on Application #3782. He also designated alternate Commissioner Ghio to vote on Application #3782 in place of Commissioner Raymond with his absence this evening.

The following item was submitted into the record: a letter dated April 4, 2022, from Joseph Green, P.E., of Robert Green Associates, LLC, regarding a summary of how they had to design the location of the structure that would be away from the North Creek Conduit that goes along North Main St. When the property is subdivided then they would widen Main St. and there would be parking on both sides of the street as part of the City Hall redevelopment.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained Charles Talmadge of Development Planning Solutions was part of their design team. He explained the summary of the letter dated April 4, 2022.

Commissioner Pecevich read into the record the letter dated April 4, 2022, from Robert Green Associates, LLC.

Attorney Furey explained this design was to properly engineer the footings because it may affect the North Creek Conduit. When he previously met with his engineer he was told to not make any mistakes or mess up the North Creek Conduit.

Therefore, they have to stay away from the North Creek Conduit and to develop a unified site with four buildings with a quality consistent aesthetic, which was the reason for the pushing the proposed building back from the build-to-line.

They are also requesting relief on Hope St. on the corner of the building. The two reasons were the entire-grade portion of Hope St. had a utility easement in favor of Eversource near the edge of the building. When the Regulations were approved, there were no designs on the site interior and Hope St. did not exist. This would give them more area to work with the utilities.

Attorney Furey explained the conduit turns at an angle on the corner of Riverside Ave. and North Main St.

Attorney Furey, representing the applicant, explained there would be 18,000 sq. ft. of retail area along North Main St. The area was about 35 ft. to 40 ft. deep and goes down Hope St. There is about 28 ft. to 30 ft. between the buildings with pedestrian walkways. With the building setback, there would be area for dining patios, wider sidewalks and street furniture. - Board inquires: Mr. Flanagan explained when the "build-to lines" were created in the Regulations, the City was aware of the conduit. They realized applicants would most likely require Variances.

This build-to-line request was similar to the application last month at about 26 ft. (not exact.) But, this plan was more compliant. This was a reduced request from the application last month.

Mr. Flanagan reviewed a graphic of the street line of the downtown area with the build to line of the Bristol Hospital building. The Regulations that buildings be built towards the sidewalk to create a street wall and to frame the sidewalk.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: Twombly

Seconded: Pecevich.

For: Ghio, Radke, Pecevich, Twombly and Rafaniello.
Against: None.
Abstain: None.

The Board appreciated the map details and the doorway to Main Street as close the built to line as possible. The hardships were the conduit, utilities and the shape/angle of Hope St. The hardship was the conduit, which was similar to the application last month. They were in favor of the application.

MOTION: Move that Application #3782 – Variance of the build-to-line to allow for the construction of a mixed use development consisting of 88 residential units and approximately 17,000 sq. ft. of commercial space at east of North Main Street and north of Hope Street; Map 30, Lot 5 and Map 26 Lots 6, 7 & 8; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant, be approved in accordance with the plot plan and information submitted.

By: Pecevich

Seconded: Twombly.

For: Ghio, Radke, Pecevich, Twombly and Rafaniello.
Against: None.
Abstain: None.

The application is approved.

APPROVAL OF MINUTES

1. Approval of Minutes – March 1, 2022

MOTION: Move to approve the minutes of the March 1, 2022, regular meeting, as amended.

By: Twombly

Seconded: Ghio.

For: Ghio, Radke, Pecevich, Twombly and Rafaniello.
Against: None.
Abstain: None.

ADJOURNMENT

Chairman Rafaniello designated regular Commissioners Radke and Rafaniello to vote on the adjournment. He also designated alternate Commissioners Balsam, Adamaitis and Ghio to vote on the adjournment in place of regular Commissioners Radke, Pecevich and Twombly.

MOTION: Move to adjourn at 7:30 P.M.

Chairman Rafaniello designated regular Commissioners Radke and Rafaniello to vote on the adjournment. He also designated alternate Commissioners Balsam, Adamaitis and Ghio to vote on the adjournment in place of Commissioner Raymond this evening.

By: Twombly

Seconded: Pecevich.

For: Ghio, Radke, Pecevich, Twombly and Rafaniello.

Against: None.

Abstain: None.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

David Pecevich, Secretary