BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY OCTOBER 1, 2024
DRAFT MINUTES

1. Call to Order

By: Chairman Rafaniello Time: 6:00 P.M. Place: City Hall
Council Chambers
111 North Main St.
First Floor

Chairman Rafaniello called the meeting to order at 6:00 P.M.

MEMBERS	Check the templates	**PRESENT**	**ABSENT**
REGULAR MEMBERS:	Jerald A. Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman) (Acting Secretary)	X	
	Richard Raymond (Secretary)		X
	Alfred Radke, III	X	
	Richard Balsam	X	
ALTERNATE MEMBERS:	Rory Ghio	X	
	Liza Salgado-Sirko	X	
	Miles Jennings	X	
STAFF:	Richard Brown, Chief Building Official		X
	Andrew Armstrong, Assistant City Planner	X	

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

Chairman Rafaniello explained there was a limited agenda this evening because Application #3809 has requested to continue the application to the November meeting.

The Commission pointed out the November regular meeting would be held on Wednesday, November 6, 2024 to accommodate the election voting.

Chairman Rafaniello designated Commissioner Pecevich as Acting Secretary this evening in place of Commission Raymond with his absence this evening.

2. Public Hearings

a. Application #3809 – Variance requests for 1) maximum height for a fence of 4.5 feet and 50% open within the front yard and 2) fences located no closer than 3 feet from a front lot line or closer than 6 inches from any other lot line at 31 Poitras Road; Assessor's Map 1, Lot 30; R-15 (single-family residential) zone; Joshua Allen, applicant (Public Hearing continued from September 3, 2024 meeting).

Chairman Rafaniello designated regular Commissioners Pecevich, Balsam and Radke to vote on Application #3809. Chairman Rafaniello designated alternate Commissioner Ghio to vote on Application #3809 in place of Commissioner Raymond with his absence this evening. Chairman Rafaniello designated alternate Commissioner Sirko to vote on Application #3809 in place of Commissioner Rafaniello this evening.

Commissioner Pecevich read into the record the e-mail dated September 23, 2024, from Joshua Allen, regarding the request to continue Application #3809 to the November 6, 2024, regular meeting to allow time to obtain updated maps from the surveyor.

MOTION: Move to continue Application #3809 – Variance requests for 1) maximum height for a fence of 4.5 feet and 50% open within the front yard and 2) fences located no closer than 3 feet from a front lot line or closer than 6 inches from any other lot line at 31 Poitras Road; Assessor's Map 1, Lot 30; R-15 (single-family residential) zone; Joshua Allen, applicant, to the November 6, 2024, regular meeting.

By: Ghio Seconded: Pecevich.

For: Pecevich Ghio, Sirko, Balsam and Radke.
Against: None.
Abstain: None.

The application is continued.

3. Approval of Minutes
a. Regular Meeting - September 3, 2024

Chairman Rafaniello reviewed the corrections needed for the minutes of the September 3, 2024, regular meeting. Chairman Rafaniello noted the correction needed for Page 3, Paragraph 6, on Board inquiries: "Mr. Allen explained there is a "chair link fence of the neighbors" that should be a chain link fence.

Chairman Rafaniello pointed out a correction needed on Page 4, Paragraph 4, that stated Mr. Armstrong explained to Ms. Lemke the "was had distance." The correction should be the property line "had a" distance from the concrete curb…."

Chairman Rafaniello commented a clarification was needed on Page 5, last sentence, of the applicant wanted to know if they can own to property for feasibility reasons to lease the property. The correction should be Attorney Furey's client wanted to know the spaces were able to be individualized so tenants can purchase the spaces and invest in the properties. Attorney Furey's client wanted to know the tenant spaces would be able to have a lease option or to allow purchase of the spaces.

Page 6, Paragraph 2, Chairman Rafaniello noted a correction was needed "because this was a floodway." Chairman Rafaniello thought the floodway went with Application #3812. The correction was to delete "because this was a floodway."

Page 6, Paragraph 4, Sentence 6, Chairman Rafaniello noted a correction was needed for where Mr. Donaghy spoke "of the" wetlands and watercourse agency did not make sense. The correction should be "the Inland Wetlands and Watercourses Agency of the Conservation Commission meeting."

Page 6, Paragraph 4, Sentence 7, Chairman Rafaniello mentioned this should be now there "are" Zoning Regulations.

Page 7, Paragraph 2, Chairman Rafaniello clarified the in parentheses the (.54 spaces of one) needed clarification. The correction should be (0.54 spaces/1,000 sq. ft.)

Chairman Rafaniello requested the voting of the September 3, 2024, regular meeting minutes be postponed to the November 6, 2024, regular meeting to correct the minutes.

4. Adjournment

Chairman Rafaniello inquiries: Mr. Armstrong said he did not post the 2025 Regular Meeting Schedule yet because there was a change to the April 2025 regular meeting.

Chairman Rafaniello explained he put his electronic signature on that revised 2025 Regular Meeting Schedule and e-mailed the schedule to the Land Use Office. Mr. Armstrong reviewed the 2025 Regular Meeting Schedule online with the Board. Mr. Armstrong stated he would e-mail the schedule with the signature to the Board. Mr. Armstrong requested if the Commission had any changes to the schedule to let Staff know prior to November 1, 2024, regular meeting.

Chairman Rafaniello welcomed Commissioner Jennings to the Board. Chairman Rafaniello thanked Commission Pecevich for chairing the September 2024 meeting in his absence.

Mr. Armstrong reminded the Board the next meeting would be on Wednesday, November 6, 2024, to accommodate the Presidential election.

Chairman Rafaniello designated regular Commissioners Pecevich, Balsam Radke and Rafaniello to vote on the adjournment. Chairman Rafaniello designated alternate Commissioner Ghio to vote on the adjournment in place of Commissioner Raymond's absence this evening. Chairman Rafaniello designated alternate Commissioner Sirko to vote on Application #3809 in place of Commissioner Rafaniello this evening.

MOTION: Move to adjourn at 6:15 P.M.

By: Rafaniello Seconded: Pecevich.

For: Pecevich, Ghio, Sirko, Balsam and Jennings.
Against: None.
Abstain: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman Richard Raymond, Secretary