

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY OCTOBER 17, 2024**

1. Call to Order

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

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	

Chairman White explained the Mr. Gomes would be discussing the recommended Environmental Regulations Amendments to the Zoning Regulations with the Commission.

Mr. Gomes explained currently the Commission is working on the third phase of the updates to the Regulations. Mr. Gomes reviewed the Commission's prior work on Phase One to make the document work better, correct errors and to comply with State Statutes. Mr. Gomes explained Phase One has been adopted and the updates have been effective for the City. Mr. Gomes said the Phase Two would be worked on later to link the Regulations to online resources with the City. Mr. Gomes noted when the updates are done a training video would be available on how to use the Regulations.

2. New Business

a. Presentation of recommended environmental regulation amendments to the Zoning Regulations.

Mr. Gomes notified the public there is an Aquifer Protection Area (APA) in the NE area of the City for the purposes of public drinking water. Mr. Gomes noted currently only the Zoning Map had mention of the APA area. Mr. Gomes said there was limited reference to the APA area in the Regulations. Mr. Gomes pointed out the importance of having the APA amendments in the Regulations because of the limited uses in this area such as gasoline stations.

b. Discussion of recommended amendments including questions and answers

Mr. Gomes next reviewed the solutions line by line for all the concerns in the Regulations he previously discussed this evening. Mr. Gomes explained the process for considering the recommendations and then finalizing the documents with a public hearing.

Mr. Gomes started with describing the recommendations #11 through #18, respectively, and each of the purposes. Mr. Gomes referenced recommendation #11 as the APA map.

Mr. Gomes signified recommendation #12 was to increase the ground mounted solar height to 20 ft. along with the existing Regulations. Mr. Gomes agreed with the ground mounted solar Regulation because this would turn excessive heat into energy.

Mr. Gomes described recommendation #13 of the preservation, replacement of trees or payment in lieu of trees. Mr. Gomes added that a Site Plan would be required for the tree Regulations. Mr. Gomes suggested adding Section 15.9 for Sustainability Incentives based on a point system that would also improve storm water management.

Mr. Gomes gave details for recommendation #14 of the proposed new regulation for the Riparian Corridor Protection just for the Pequabuck River for now. Mr. Gomes said the WestCOG developed a report regarding local pollution control for the protection of the Long Island Sound. Mr. Gomes explained any existing buildings requesting expansion in the Riparian Corridor Protection area required a Special Permit.

Mr. Gomes indicated recommendation #15 of the soil erosion and erosion control recommended to update the reference to the recently approved manual. Mr. Gomes pointed out the removal of earth material and filling of land Regulations needed an updated to reference sections 15.2.3. through 15.2.7. Mr. Gomes mentioned the soil erosion and erosion control applications do not allow temporary permits and that language needed correction. Mr. Gomes stated the removal of earth material and filling of land needed distinct definitions for each operation. Mr. Gomes clarified the removal of earth material and filling of land Regulations needed a correction to state the requirement of a yearly report. Mr. Gomes indicated the filling of land required a Site Plan approval by the Commission versus an approval by the Commission.

Mr. Gomes referenced that the recommendation #18 for storm water management Regulations needed to reference the current storm water management manual. Mr. Gomes specified any Special Permit or Site Plan applications needed for storm water infrastructure required a long-term maintenance plans and authorized inspections by the City. Mr. Gomes explained the language needed clarification for the storm water management to allow any modifications of an application.

c. Next Steps

Mr. Gomes summarized the next steps were to review any recommendations received from the meeting this evening. Mr. Gomes added the Commission had to consider any submitted letters or communications received by the City to Mr. Flanagan. Mr. Gomes concluded later the recommendations would be brought to a public hearing for adoption into the Regulations. Mr. Gomes noted the Commission had previously worked on amendments to the Commercial, Industrial and Mixed-Use District Regulations. Mr. Gomes explained a public hearing would be scheduled for January 2025 for the Commercial, Industrial and Mixed-Use District Regulations.

3. Public Participation

There was no public participation.

Chairman White thanked Mr. Gomes for all his efforts on the amendments for the Regulations. Chairman White reminded the Commission of the next Regular Meeting of the Zoning Commission is Monday, October 21, 2024, at 6:00 P.M.

4. Adjournment

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

MOTION: Move to adjourn at 6:56 P.M.

By: White

Seconded: Goodwin.

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

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary