

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY NOVEMBER 6, 2024**

CALL TO ORDER:

By: Chairman Rafaniello

Time: 6:00 P.M.

Place: City Hall
111 North Main St.
Council Chambers
First Floor

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

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:			
	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)	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:			
	Andrew Armstrong, Assistant City Planner	X	

Public Hearings

1. 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 October 1, 2024 meeting).

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

Mr. Armstrong explained an e-mail dated October 30, 2024, was received requesting to withdraw a portion of the Variance requests.

Mr. Armstrong indicated there were some e-mails discussions with the applicant to get the fence on the far southern side of the property. Staff explained getting the fence on the far southern side of the property was not possible, so a portion of the Variance was withdrawn.

Joshua Allen, 31 Poitras Rd., agreed with Staff's description about withdrawing the Variance on the far south side of the property line. Mr. Allen stated the fence would come in from the property line. The applicant noted the rock wall is in the process of being demolished and said tree growing within the wall was also removed from the property. The applicant verified the Variance would be a 13 ft. setback from the Evelyn Rd. side of the property with a 6 ft. high fence only. The applicant clarified that the fence would be from the back corner of the house and 13 ft. away from Evelyn Road. The fence would then go up the 6-inch line and then be constructed where the rock wall was demolished. The applicant made clear the Variance being requested was for the 13 ft. distance with the 6 ft. high fence only. The applicant commented from his notes of 2 months ago the Board would be okay with this portion of the request.

Board inquiries: Mr. Allen confirmed the second Variance request was being withdrawn from the application as indicated in submitted the e-mail.

The Board commented with the withdrawn Variance the request was improved significantly.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Raymond

Seconded: Pecevich.

For: Ghio, Radke, Pecevich Raymond and Rafaniello.

Against: None.

Abstain: None.

The Board commented that the rock wall was the most concerning and the corner lot created the need for the Variance. The Board noted the Evelyn Rd. side of the property was discussed in conjunction with the neighbor on that side of the property. There were no concerns with the sight lines for Evelyn Road. The Board confirmed the Variance would not be needed on the side where the rock wall was located so there were no concerns with the revised request. The Board stated there were no neighbors opposed to the application this month. The Board reiterated that corner lots are usually the difficulty with these types of lots.

MOTION: Move to approve Application #3809, Variance at 31 Poitras Road; in accordance with the plot plan and information submitted with the following stipulations:

The request under Article III, Section 11.3.6.b. has been withdrawn by Joshua Allen's e-mail dated October 31, 2024, and included herein.

By: Rafaniello

Seconded: Raymond.

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

Against: None.

Abstain: None.

The application is approved.

Mr. Armstrong explained to the applicant he would receive a form to be filed on the Land Records with the City Clerk.

Chairman Rafaniello noted that Commissioner Raymond was reappointed to the Board. Commissioner Raymond indicated he was sworn-in and he had submitted his conflict-of-interest form. Chairman Rafaniello reminded Mr. Armstrong to check if Commissioner Jennings had been sworn in and to submit his conflict of interest for to the City Clerk.

Miscellaneous

2. Meeting Minutes – September 3, 2024

Chairman Rafaniello noted the minutes of September 3, 2024, were pending and would be placed on the December agenda.

3. Meeting Minutes – October 1, 2024

Chairman Rafaniello designated regular Commissioners Radke, Pecevich and Rafaniello to vote on the October 1, 2024, regular meeting minutes. Chairman Rafaniello designated alternate Commissioner Ghio to vote on the October 1, 2024, regular meeting minutes in place of Commissioner Balsam with his absence this evening. Chairman Rafaniello designated alternate Commissioner Sirko to vote on the October 1, 2024, regular meeting minutes in place of Commissioner Raymond with his absence at the October 1, 2024, meeting.

MOTION: Move to approve the minutes of the October 1, 2024, regular meeting.

By: Rafaniello

Seconded: Pecevich.

For: Radke, Pecevich Ghio, Sirko and Rafaniello.

Against: None.

Abstain: None.

Communications

4. 2025 Meeting Schedule

Mr. Armstrong said that the 2025 Meeting Schedule for the Zoning Board of Appeals was signed by the Chairman.

Chairman Rafaniello reminded the Board the next regular meeting was on Tuesday, December 3, 2024.

Adjournment

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

MOTION: Move to adjourn at 6:14 P.M.

By: Rafaniello

Seconded: Raymond.

For: Raymond, Sirko, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary