



*City of Bristol
Planning Commission*

**REGULAR MEETING - MONDAY, NOVEMBER 25, 2024
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.**

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/83668148606?pwd=I7EOJtuTQwnbta1qT6FPZNDhLttiNg.1>

Meeting ID:

836 6814 8606

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting - September 23, 2024
4. City Council and Other Referrals
 - a. C.G.S. 8-24 Referral:
685 Lake Ave - Map 4, Lot 17
 - b. C.G.S. 8-24 Referral:
125 Frederick St. - Map 43, Lot 99B-1
 - c. C.G.S. 8-24 Referral:
Century Drive - Eversource Easement

- d. C.G.S. 8-24 Referral:
Candlewood Drive - Map 2, Lot 120-9
 - e. C.G.S. 8-24 Referral:
Violet Drive - Map 2, Lot 129-2
- 5. New Business
- 6. Old Business
- 7. Staff Reports
 - a. Subdivision Status Report
November 2024
- 8. Communications
- 9. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, December 23, 2024.

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY SEPTEMBER 23, 2024**

1. Call to Order

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
Council Chamber
First Floor

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Jon Pose	X	
	Tracey Bacchus	X	
	Christopher Nardi (Acting Secretary)	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller		X
	Kristen O'Donnell	X	
	Kiana Small	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

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

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, October 28, 2024.

Staff notified the Commission the October 28, 2024, meeting would be in on the third floor because of the elections requiring the Council Chambers.

2. Public Participation

Chairman Veits allowed Mr. Dudko to speak under Public Participation for Item #5a on the agenda when it is reviewed.

3. Approval of Minutes

a. June 24, 2024

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on the June 24, 2024, regular minutes.

MOTION: Move to approve the minutes of the June 24, 2024, regular meeting.

By: Pose

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits as voting Commissioners this evening.

4. Zoning Commission Referrals

- a. Application #2508 – Special Permit for the adaptive re-use of an existing non- residential principal building to add dwelling units at 92 Jeanette Street; R-10 (Single- Family Residential) zone; Assessor's Map 39, Lot 57; Paul J. Laferriere, applicant.

Staff reviewed the purpose of the application was for an adaptive re-use of an existing non-residential principal building to add dwelling units. Staff supported this application.

Charles Talmadge of Development Planning Solutions, 225 North Main St., representing the applicant described when the building was constructed in 1930, a second-floor office was built. Mr. Talmadge noted at some point the second floor was converted to an apartment that was never finalized. Mr. Talmadge commented the request was to convert the industrial building to a 2-family house.

Mr. Talmadge explained if the application is approved, the existing apartment would become legal. Mr. Talmadge noted the application would allow the construction of a unit on the southern portion of the first floor. Mr. Talmadge added the 2 garages would be retained for the tenants. Mr. Talmadge's view was this use would be considered more consistent with the neighborhood.

Staff inquiries: Mr. Talmadge noted the existing building is 27,072 sq. ft.
Staff confirmed the minimum sq. ft. was 1,500 for the Regulation.

Commission inquiries: Mr. Talmadge explained the lot was .19 acres. Mr. Talmadge noted there are two parking spaces per unit of one space in the garage and one space in the driveway.

Staff stated the applicant was requested to show the parking spaces on the revised plans.

MOTION: To send a positive referral to the Zoning Commission for Application #2508 – 92 Jeanette Street; R-10 (Single-Family Residential) zone; Assessor's Map 39, Lot 57 in accordance with Article IV Section 16.2.5 of the Bristol Zoning Regulations.

The Planning Commission finds that the adaptive re-use of an existing non-residential principal building to add dwelling units, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Soares

Seconded: Bacchus.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

5. City Council and Other Referrals

a. C.G.S. 8-24 Referral

Lot 3 Business Park Drive – Map 3, Lot 3

The following items were submitted into the record: an aerial photograph from 1934 of the property (submitted by Michael J. Dudko.)

Staff reviewed this was an existing developed business park with a few lots remaining to be developed. Staff clarified the City Council has referred this 8-24 referral to the Commission for a sale to purchase agreement for \$288,000 by Forced Automation. Staff described the applicant's goals were to construct a building and expand the business in the future. Staff reviewed the documents for the request that included the 8-24 Statute. Staff described the businesses located in the business park.

The following person was allowed to speak:

Michael J. Dudko, 116 Lewis Rd., explained how he was concerned about the property. Mr. Dudko explained the property has a 2.5-acre inland wetlands pond on the 6.5-acre lot. Mr. Dudko's view was this lot could be saved for future generations for a small walking park. Mr. Dudko gave a background of how his family who owned this property in the past. Mr. Dudko reviewed the kettles on the site much like the Hoppers property. Mr. Dudko noted this structure has a unique habitat living there and may possibly be a vernal pool. Mr. Dudko suggested the City subdivide the property into two lots to preserve this area while the City owns the property.

Staff stated the if this were a positive referral, the City Council would need a simple majority vote. Staff noted if this was a negative referral, the City Council would need a super majority vote.

MOTION: Make a motion to send a positive referral to the City Council for the C.G.S. 8-24 referral, for Lot 3 Business Park Drive – Map 3, Lot 3.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Nardi

Seconded: Soares.

Commissioner Nardi agreed with Mr. Dudko's comments. Commissioner Nardi did not disagree with protecting the inland wetlands areas. Commissioner Nardi commented that is the reason for these regulatory bodies be in place. Commissioner Nardi trusted these authorities would protect this site.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

b. C.G.S. 8-24 Referral
30 Cross Street – Map 4, Lot 13-1

Staff explained the City of Bristol was requesting to purchase an existing building for a new animal control building. Staff noted the Town of Plymouth would be partnering with the City of Bristol for a regional facility. Staff commented this would be a positive project for both towns that included coverage for off hours for animal control. Staff noted the initial project was for a different site, but this site became available recently.

Staff reviewed the documents for the application.

Commissioner Nardi thought this would be a great idea partnering with additional towns. Commissioner Nardi had helped designed animal facilities across the State. Commissioner Nardi cautioned Staff that the renovation finances may be more than what are considered at this time with the regulations.

Staff explained the State has new guidelines required that these facilities increase the sizes of the facilities.

MOTION: Make a motion to send a positive referral to the City Council for the C.G.S. 8-24 Referral for: 30 Cross Street – Map 4, Lot 13-1.

The Planning Commission finds that the C.G.S. 8-24 referral as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Soares

Seconded: Nardi.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

c. C.G.S. 8-24 Referral
396 Jerome Avenue – Map 53, Lot 134-2-2

Staff read into the record the memorandum dated September 16, 2024, from Raymond Rogozinski, Director of Public Works, regarding the request to purchase 396 Jerome Ave. by the City of Bristol for flood storage.

Department of Public Works Engineering Division has been working with the Natural Resource Conservation Service (NRCS) on an Emergency Watershed Protection Floodplain Easement (EWPP – FPE) Grant.

Staff thought this was forward thinking by the City to purchase these properties when they are available to help people in the neighborhoods for flood storage. Staff commented this would be a timely purchase to improve the situations for neighbors.

MOTION: Make a motion to send a positive referral to the City Council for the C.G.S. 8-24 Referral for: 396 Jerome Avenue – Map 53, Lot 134-2-2.

The Planning Commission finds that the C.G.S. 8-24 referral as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Nardi

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

6. New Business

There was no new business.

7. Staff Reports

- a. Subdivision Status Report
September 2024

Staff reported on the Subdivision Status report for September 2024.

8. Communications

There were no communications.

9. Adjournment

Motion was made by Commissioner Nardi to adjourn.

Motion seconded by Commissioner Soares.

Motion carried 5-0.

The meeting adjourned at 6:57 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission



685 Lake Ave. Solar Request

City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860) 584-6200 ext. 0

October 9, 2024

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on October 8, 2024 it was unanimously voted that the City of Bristol enter into a Site Lease and Easement Agreement with CTEC Solar, LLC for use of a portion of the closed City landfill at 685 Lake Avenue under the terms as presented, and that the Mayor or Acting Mayor be authorized to execute the agreement on behalf of the City; and to refer this matter to the Office of Corporation Counsel for review. It was further voted that the proposed lease and easement agreement be referred to the Planning Commission for its review and report pursuant to CGS Sec. 8-24.

Very truly yours,

A handwritten signature in black ink that reads "Erica Cabiya". The signature is fluid and cursive.

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Noelle Bates
Thomas Conlin, Asst. Corporation Counsel
Raymond A. Rogozinski, Dir. of P.W.

EDWARD C. KRAWIECKI, JR.
CORPORATION COUNSEL

THOMAS W. CONLIN
ASSISTANT CORPORATION COUNSEL

JEFFREY R. STEEG
ASSISTANT CORPORATION COUNSEL

SCOTT MATNEY
ASSISTANT CORPORATION COUNSEL

NOELLE T. BATES
LEGAL ADMINISTRATOR

MARIA THEAM
LEGAL ADMINISTRATIVE ASSISTANT



CITY HALL
111 NORTH MAIN STREET
BRISTOL, CONNECTICUT 06010
Tel. (860) 584-6150
Fax (860) 584-6152

City of Bristol
Office of the Corporation Counsel

MEMORANDUM

TO: Robert Flanagan, City Planner

FROM: Thomas W. Conlin, Assistant Corporation Counsel *TWC*

DATE: October 23, 2024

RE: Request for C.G.S. Section 8-24 Planning Commission Review
City Lease of 685 Lake Avenue Closed Landfill site to CTEC, LLC
Solar Power Generation

Robert, the City recently approved a Lease between the City of Bristol and CTEC, LLC contingent upon C.G.S. 8-24 review, for lease of approximately 7.5 acres of property within the existing Bristol solid waste transfer site, in particular the closed and capped landfill portion which is no longer in use but subject to a Stewardship Permit provided and approved by CT Department of Energy and Environmental Protection. CTEC's proposal is to place solar voltaic panels on top of the closed landfill in what is called a "ballast system", which will not disturb the cap, or the transfer station operations. The solar voltaic panels will collect solar energy which is then converted into electrical energy and transmitted on to the electrical grid. It is estimated that approximately 2 megawatts DC of electrical energy will be generated (2,823,380 Kilowatts) annually. Attached is a map depicting the proposed area for placement of the solar voltaic panels.

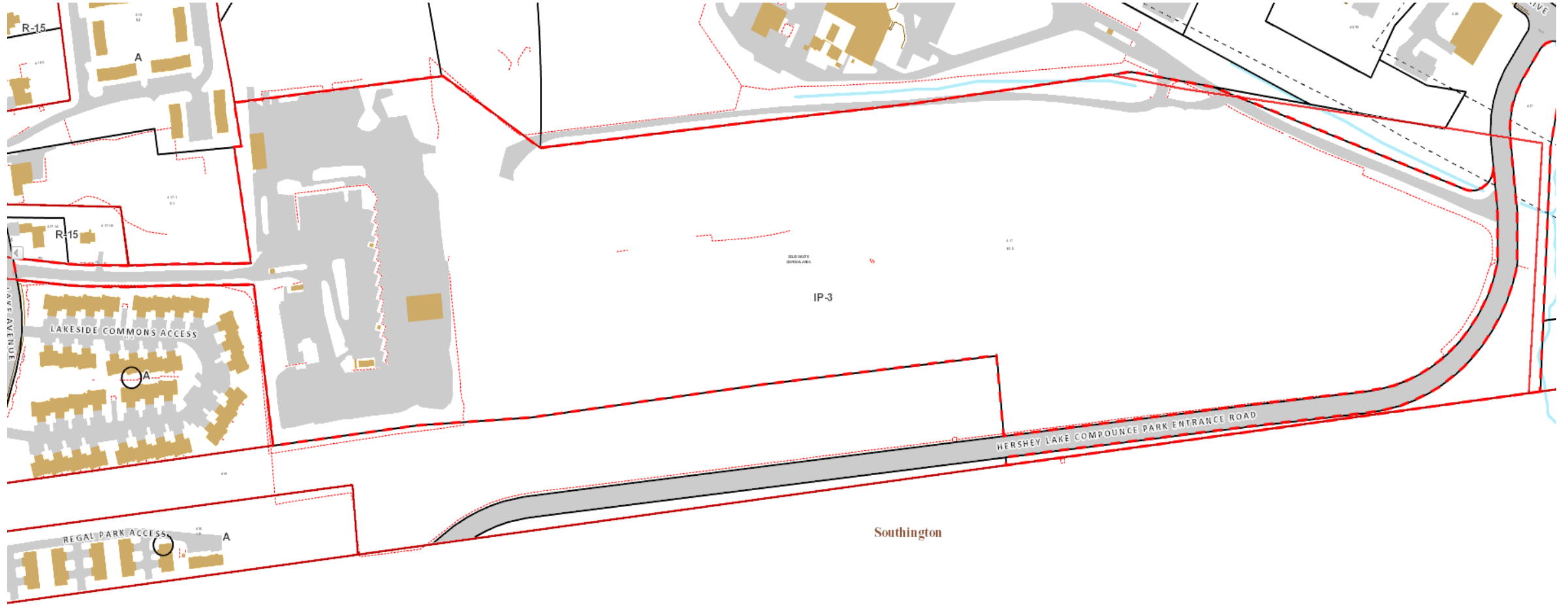
Conn. Gen. Stat. § 8-24

Section 8-24 - Municipal improvements

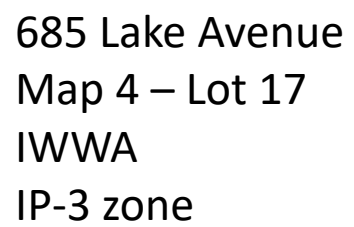
No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.

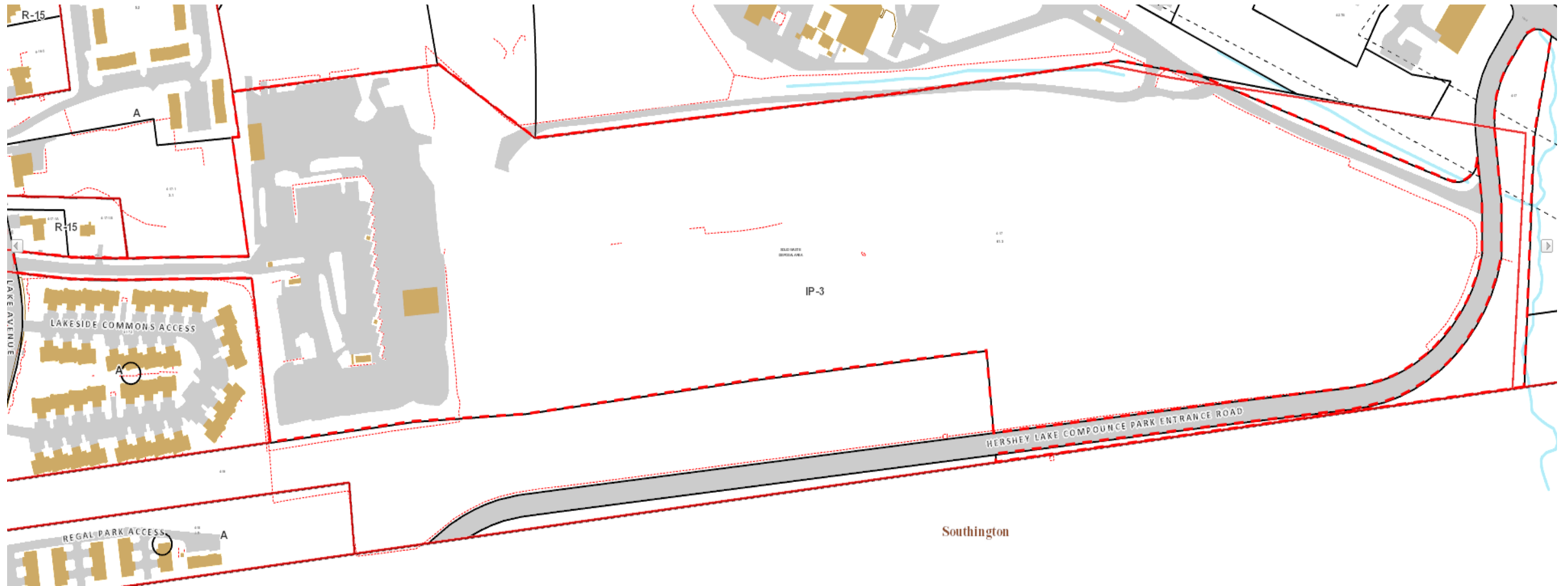


685 Lake Avenue
Map 4 – Lot 17
Aerial
IP-3 zone



685 Lake Avenue
Map 4 – Lot 17
Location
IP-3 zone





685 Lake Avenue
Map 4 – Lot 17
Zoning
IP-3 zone

125 Frederick Street



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860) 584-6200 ext. 0

November 13, 2024

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on November 12, 2024 it was voted to refer the property known as Map 43, Lot 99B-1, 125 Frederick Street, to the Planning Commission for a C.G.S. 8-24 report. The purpose of the referral is to ascertain if the City of Bristol should accept title to this property in lieu of a pending foreclosure action for back real estate taxes.

Very truly yours,

A handwritten signature in black ink that reads "Erica Cabiya". The signature is fluid and cursive.

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Susan Tyler, Chairwoman of Real Estate Comm.

Conn. Gen. Stat. § 8-24

Section 8-24 - Municipal improvements

No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.

From: Jeffrey Steeg <JeffreySteeg@bristolct.gov>
Sent: Thursday, November 21, 2024 9:31 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: FW: Gaskis Realty, Inc - 125 Frederick Street

Robert; I am forwarding to you an email from Attorney Goodine wherein he is offering the above property on Frederick Street in lieu of paying delinquent property taxes. I reached out to Bristol Water & Sewer, Parks and Public Works. Only Parks was interested in obtaining this property as it will work with the other lands donated by Mr. David Palaia. I will forward Park's email to you as well.

Jeff

From: Rick Goodine [<mailto:rick@goodinelaw.com>]
Sent: Tuesday, September 24, 2024 9:29 AM
To: Jeffrey Steeg <JeffreySteeg@bristolct.gov>
Subject: Gaskis Realty, Inc - 125 Frederick Street

Good morning Jeff,

I represent Scott Gaski(past president of the company) regarding this vacant lot on Frederick Street next to the other lots in the flood plain owned by the City of Bristol. For your information, this lot was created when Attorney Wynne split the lot from an adjoining residence owned by the Gaskis some years ago. Mr. Gaski advises he received a demand letter from Attorney Ustach regarding the taxes. The corporation was dissolved last year but Scott still has the authority to execute a quitclaim deed to the City of Bristol to save on legal fees and costs. I see the prior owner of the adjacent lot (David Palaia) did the same last year.

Let me know if I may be of assistance. Thanks, Rick

Attorney Richard A. Goodine, Jr.
The Goodine Law Firm, LLC
120 Laurel Street
Bristol, Connecticut 06010
(860) 314-1641
Fax: (860) 585-9080

This email contains Privileged and Confidential Information intended for the use of the addressee(s) named above. If you have received this email in error, you are requested to do the following: (1) do not read the contents of this email and (2) promptly call our office to advise of the improper transmission.

IF THIS IS AN ATTEMPT TO COLLECT A DEBT, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

From: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Sent: Tuesday, September 24, 2024 5:53 PM
To: Joshua Medeiros <JoshMedeiros@bristolct.gov>; Robert Longo <RobertLongo@bristolct.gov>; Jeffrey Steeg <JeffreySteeg@bristolct.gov>

Subject: DPW - 125 Frederick Street

DPW does not have a designated use for the parcel. The parcel is located within a floodplain along the Pequabuck River therefore development of the parcel will be a challenge. DPW does support maintaining the parcel in its current state or use for basis passive recreation and therefore supports City acquisition.

From: Joshua Medeiros
Sent: Tuesday, September 24, 2024 5:11 PM
To: Robert Longo <RobertLongo@bristolct.gov>; Jeffrey Steeg <JeffreySteeg@bristolct.gov>; Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Cc: Jeffrey Caggiano <jeffcaggiano@bristolct.gov>; Susan L. Tyler <susantylor@bristolct.gov>; Erick Rosengren <erickrosengren@bristolct.gov>; Mark Dickau <MarkDickau@bristolct.gov>; Edward Krawiecki <EdwardKrawiecki@bristolct.gov>; Noelle Bates <NoelleBates@bristolct.gov>; lynne@ustachlaw.com; Rick Goodine <rick@goodinelaw.com>; Ann Bednaz <AnnBednaz@bristolct.gov>; JenniferCole <JenniferCole@bristolct.gov>
Subject: RE: 125 Frederick Street

Good evening,

Parks would potentially be interested in this property with it's connection to the other Frederick Street lot 2566 we recently acquired. If the city could acquire Lot 1446 next to it as well then this would be a potential spot for a future park development with river access. Let me know if you need anything else from me at this time.

Thank you,

Josh Medeiros
Superintendent

From: Robert Longo <RobertLongo@bristolct.gov>
Sent: Tuesday, September 24, 2024 4:26 PM
To: Jeffrey Steeg <JeffreySteeg@bristolct.gov>; Joshua Medeiros <JoshMedeiros@bristolct.gov>; Raymond Rogozinski <RaymondRogozinski@bristolct.gov>

Subject: RE: 125 Frederick Street

Hi Jeff,
Water and Sewer would have no interest in this property.
Thanks,

Robert J. Longo, Superintendent



Bristol Water and Sewer Department

119 Riverside Avenue
Bristol, CT 06010

860-582-7431
860-585-1287 Fax

Follow us at:



From: Jeffrey Steeg

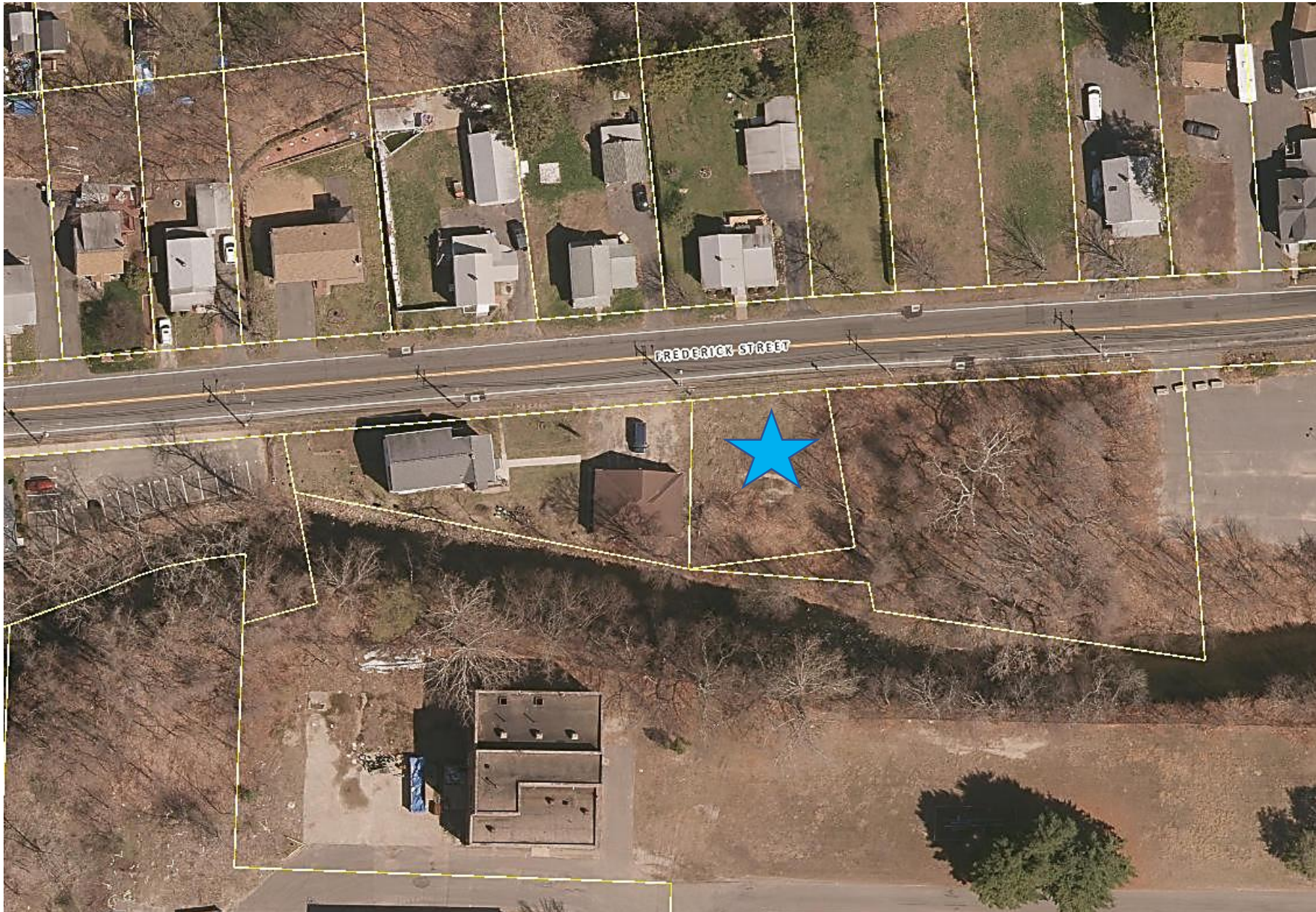
Sent: Tuesday, September 24, 2024 3:40 PM

To: Joshua Medeiros <JoshMedeiros@bristolct.gov>; Raymond Rogozinski
<RaymondRogozinski@bristolct.gov>; Robert Longo <RobertLongo@bristolct.gov>

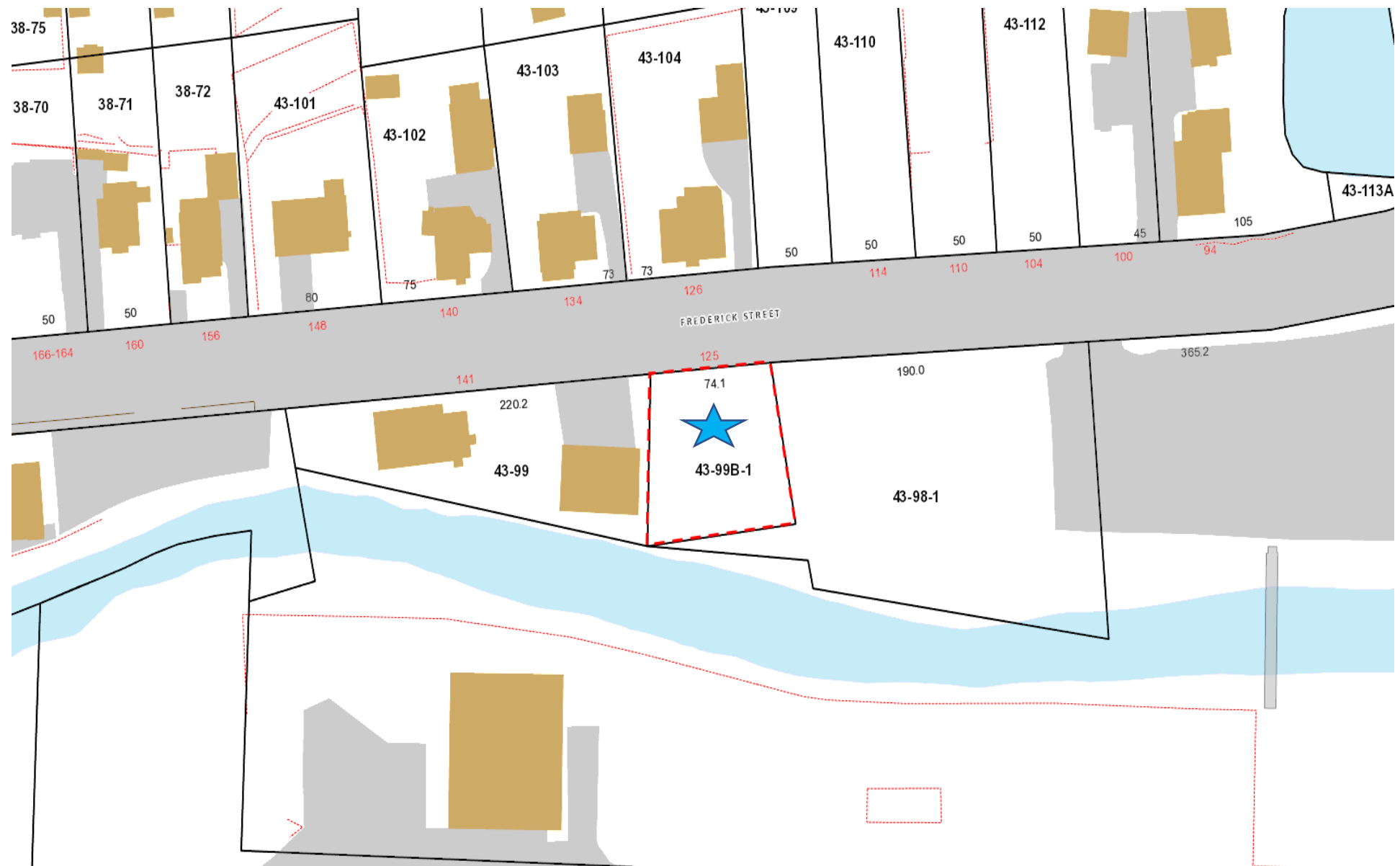
Subject: 125 Frederick Street

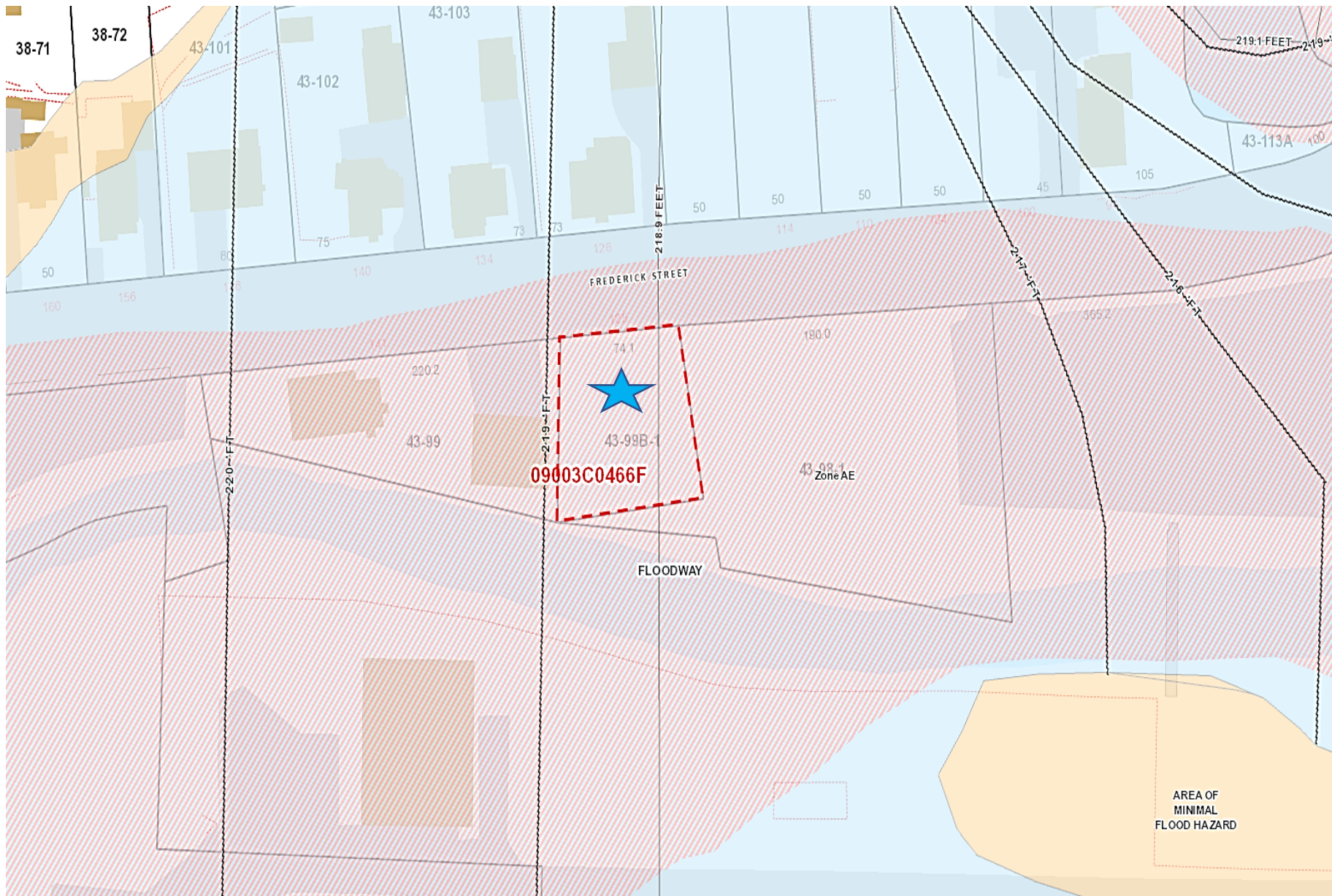
Hi All; I received an email today from Attorney Goodine asking if the city would be interested in receiving this lot in lieu of the property taxes due (see his email). This lot is located right next to the Frederick Street lot that we received last year from David Palaia and it is located right next to the Coppermine. As customary, I am inquiring if there is any interest in acquiring this lot on behalf of Parks, Public Works or Water & Sewer Department. If there is interest, I will place this item on the October 17th Real Estate Agenda. Any input would be greatly appreciated!

Jeff

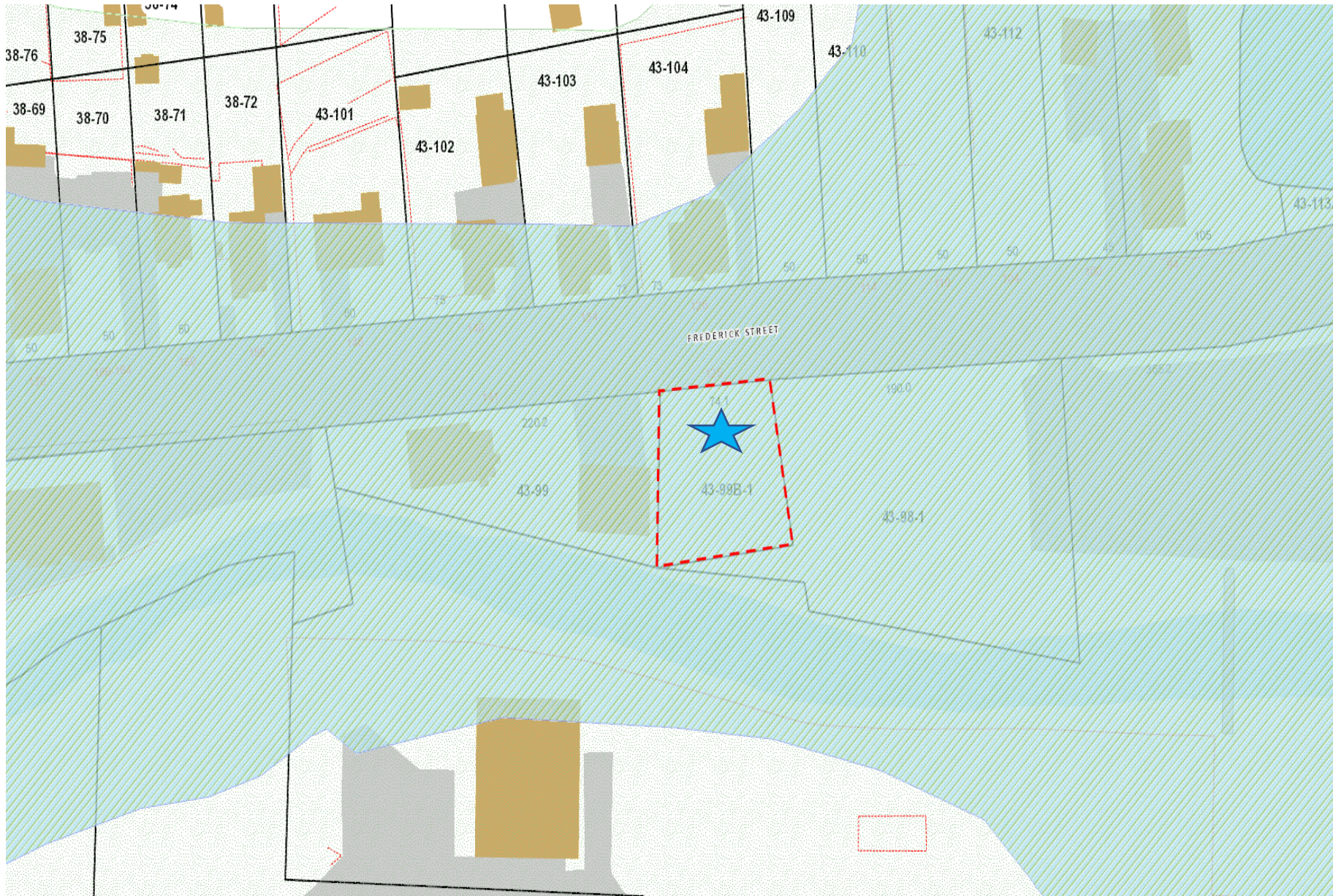


125 Frederick Street - Aerial





125 Frederick Street - Floodplain



125 Frederick Street – Inland Wetlands





Department of Public Works | 860.584.6125

Eversource Easement Request

MEMORANDUM

DATE: November 5, 2024

TO: Mayor Jeffrey Caggiano
Board of Public Works

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: **DPW CENTURY DRIVE – EVERSOURCE EASEMENT**

Eversource Electric has requested that the City grant an easement to them for the purpose of installing an electrical switch gear within the right of way of Century Drive. The switch gear would be part of Eversource's infrastructure to provide power to the businesses within Enterprise Drive Industrial Park.

The proposed work will not impact City road operations or use of Century Drive. I order to process the easement request, the Department of Public Work request the following City Council action:

Submit a referral to the City's Planning Commission in accordance with State Statute 8-24 requesting a positive referral for the City to grant an easement to Eversource Electric within the right of way of Century Drive for the purpose of installing an electrical switch gear.

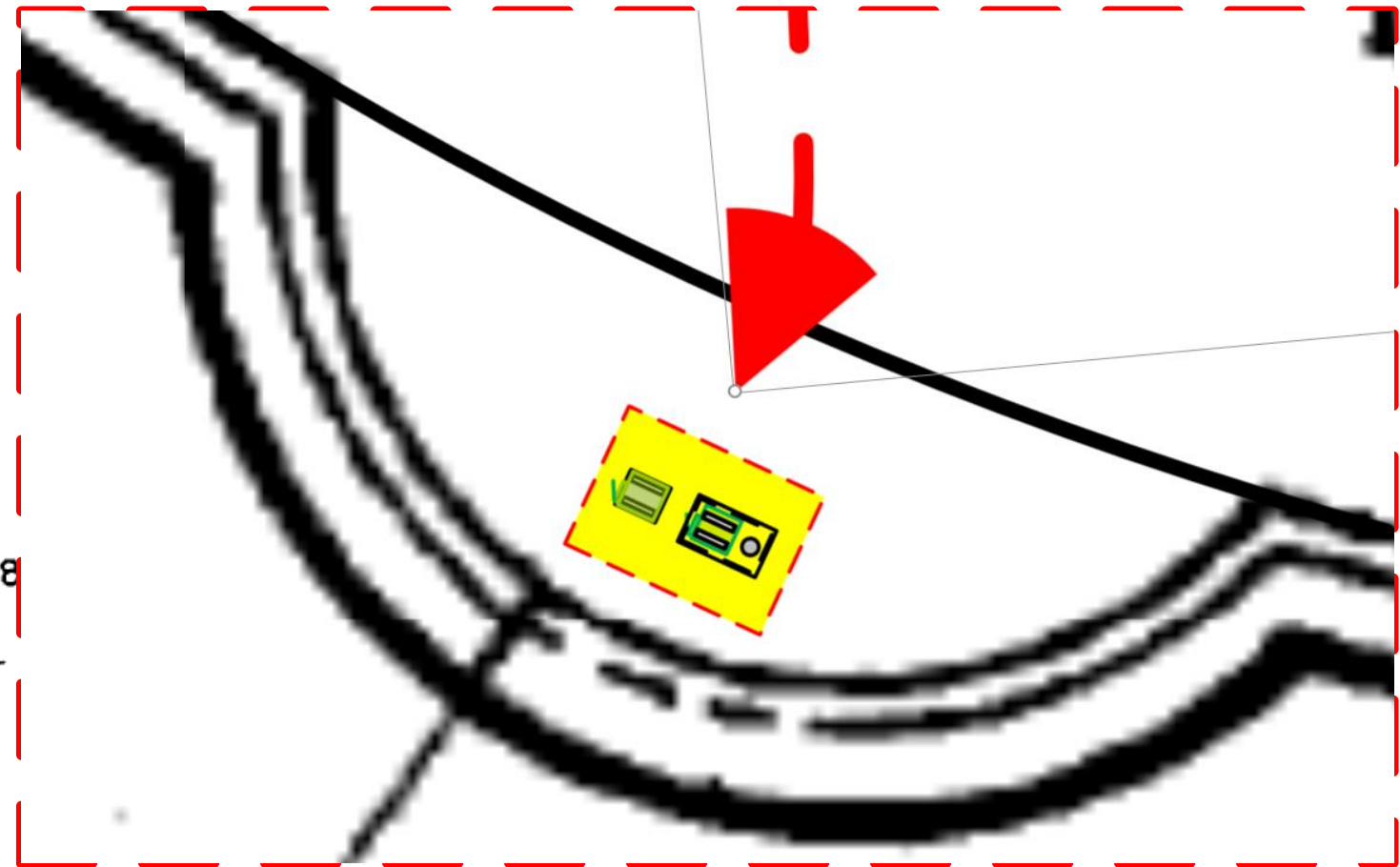
The proposed easement would be located in the area of 99 Century Drive (Otis Elevator), west of the building. The Switch gear would be installed behind the sidewalk, within the subject easement (if approved). There is a larger right of way in the area due to a temporary cul-de-sac provided to the City during development of the property. A sketch of the proposed easement location is attached.

Please feel free to contact me with any questions or concerns at 860-584-6113.

Conn. Gen. Stat. § 8-24

Section 8-24 - Municipal improvements

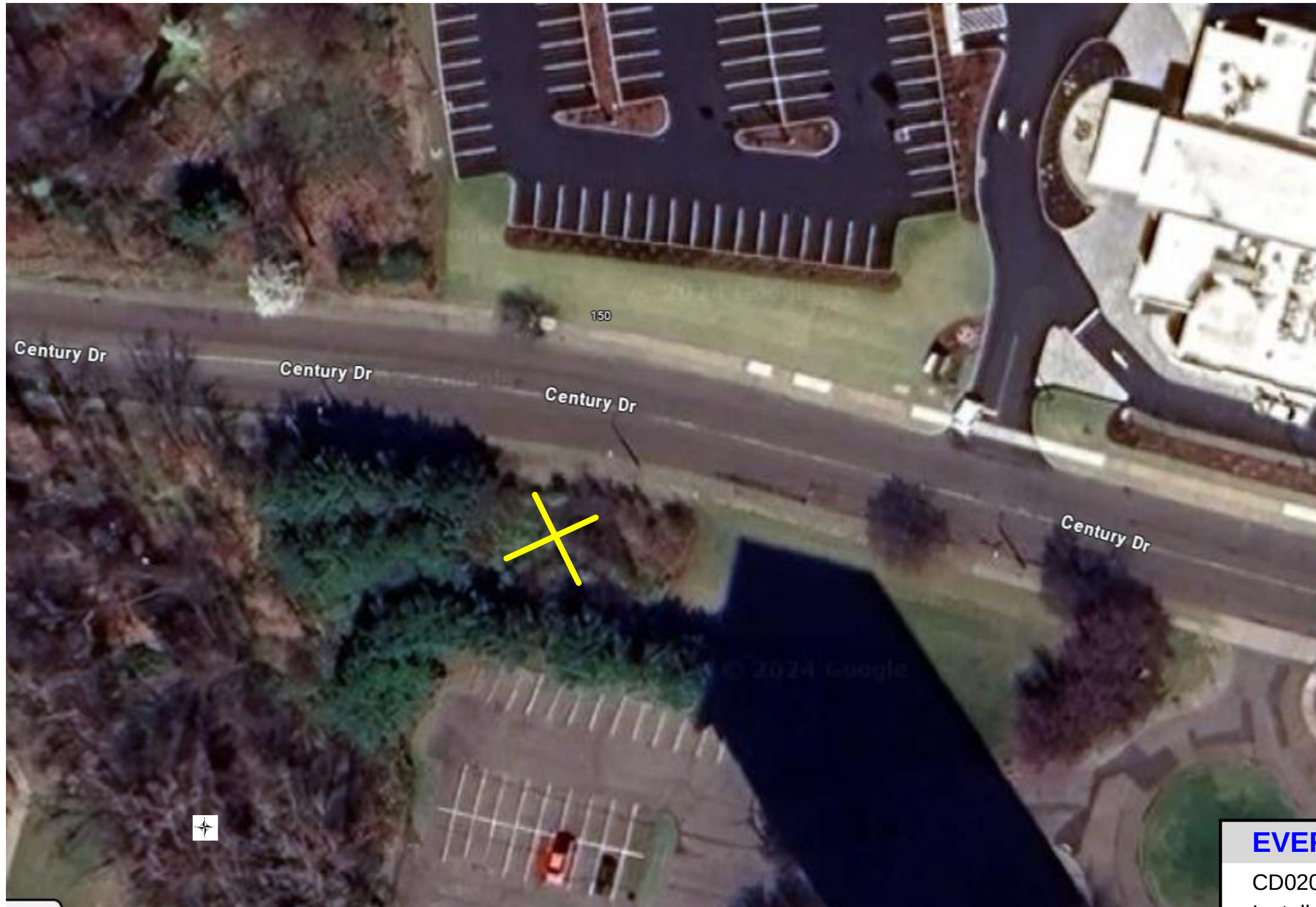
No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.



EVERSOURCE

CD02046 Enterprise Drive Cul-De-Sac Easement, Bristol
Install Switchgear in City of Bristol's ROW

Drawn by Jim Harkin Date: 11/5/2024

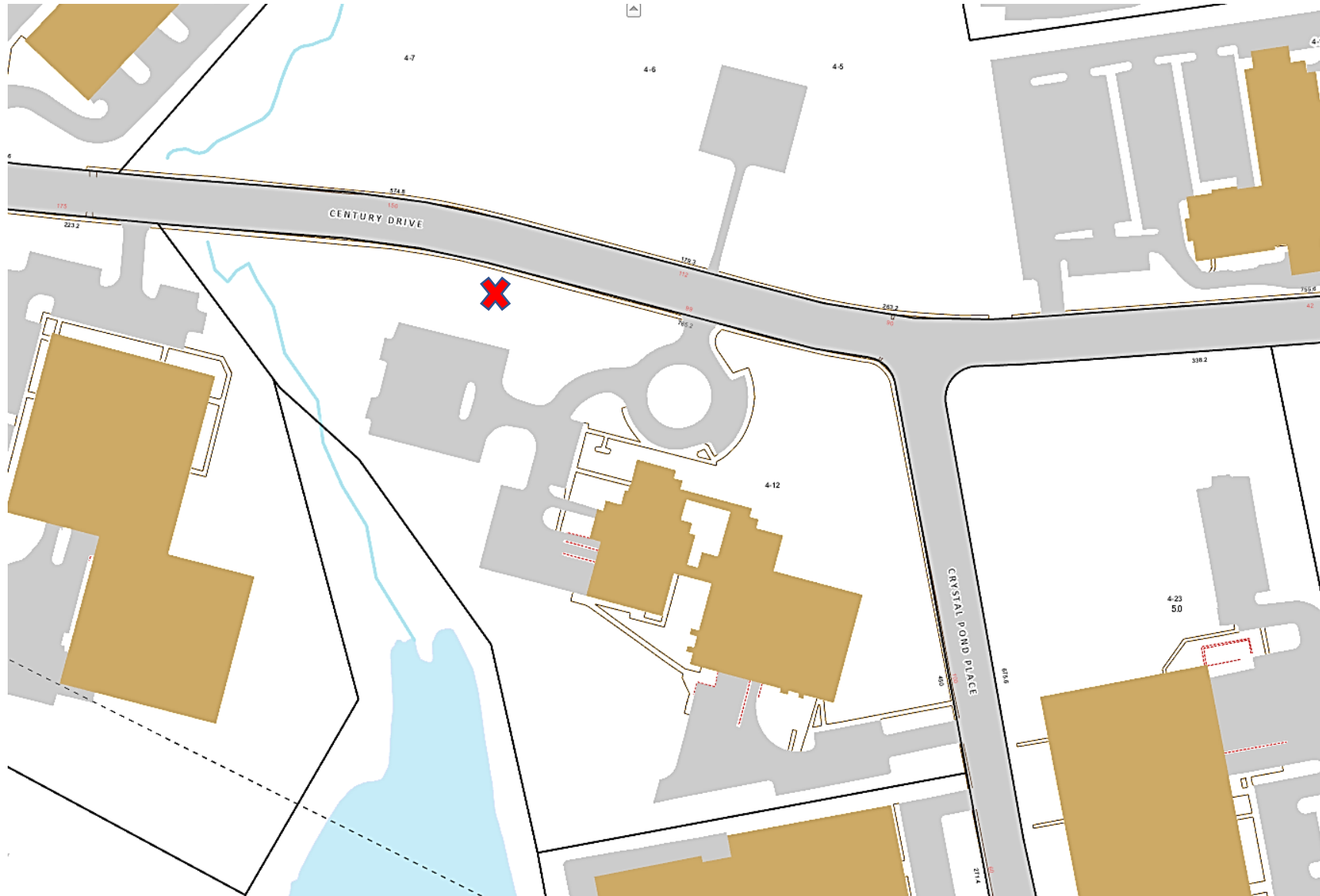


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N:\UG ENERGY DELIVERY SHARED\SPECIFIC PROJECTS\CENTRAL\
CHESHIRE\CD02046 NEW SWITCHGEAR SPLIT 311C UP\CUL DE SAC
SWITCHGEAR EASEMENT GOOGLE MAP.VSDX

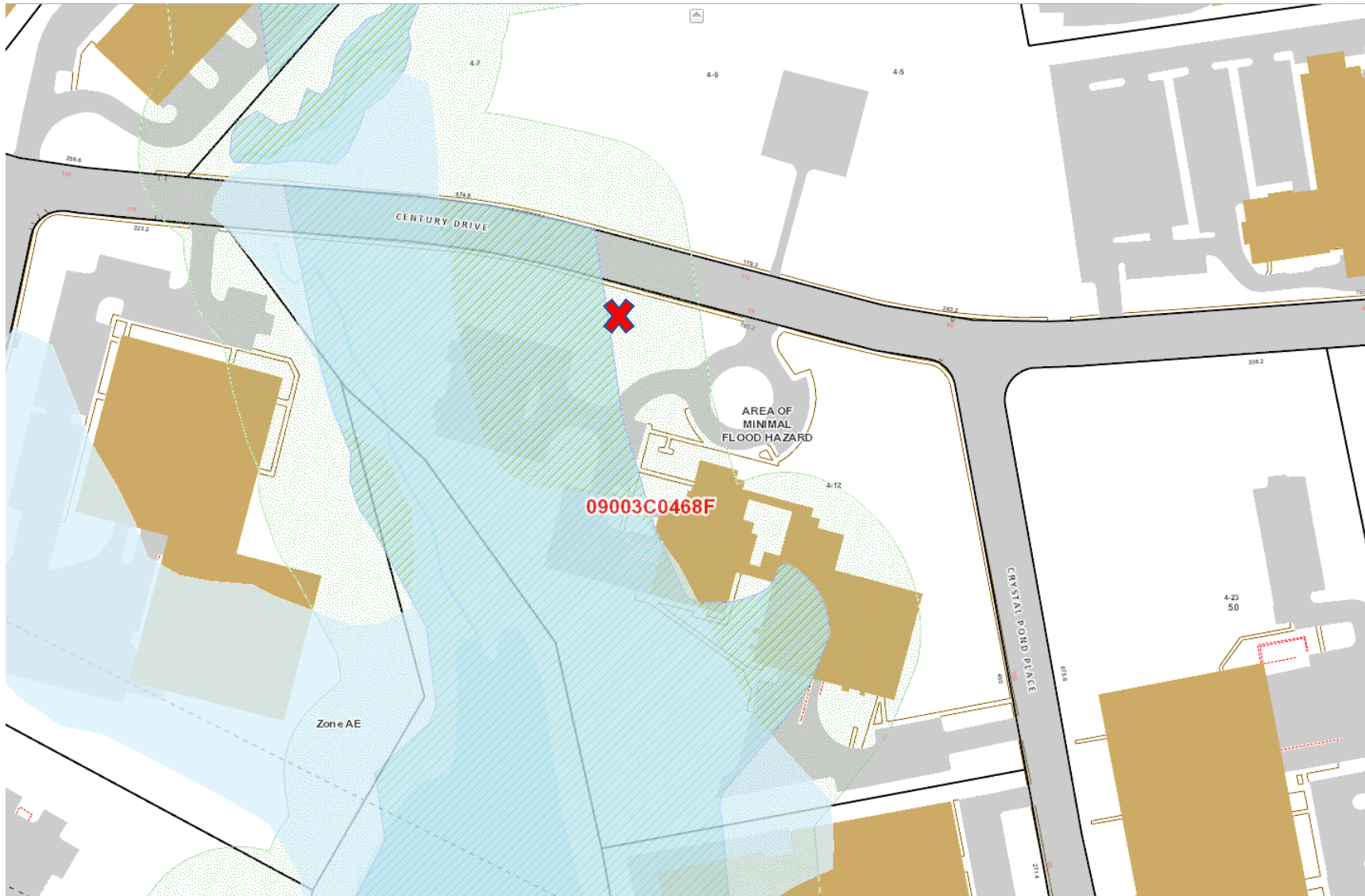
EVERSOURCE

CD02046 Enterprise Drive Cul-De-Sac Easement, Bristol
Install Switchgear in City of Bristol's ROW

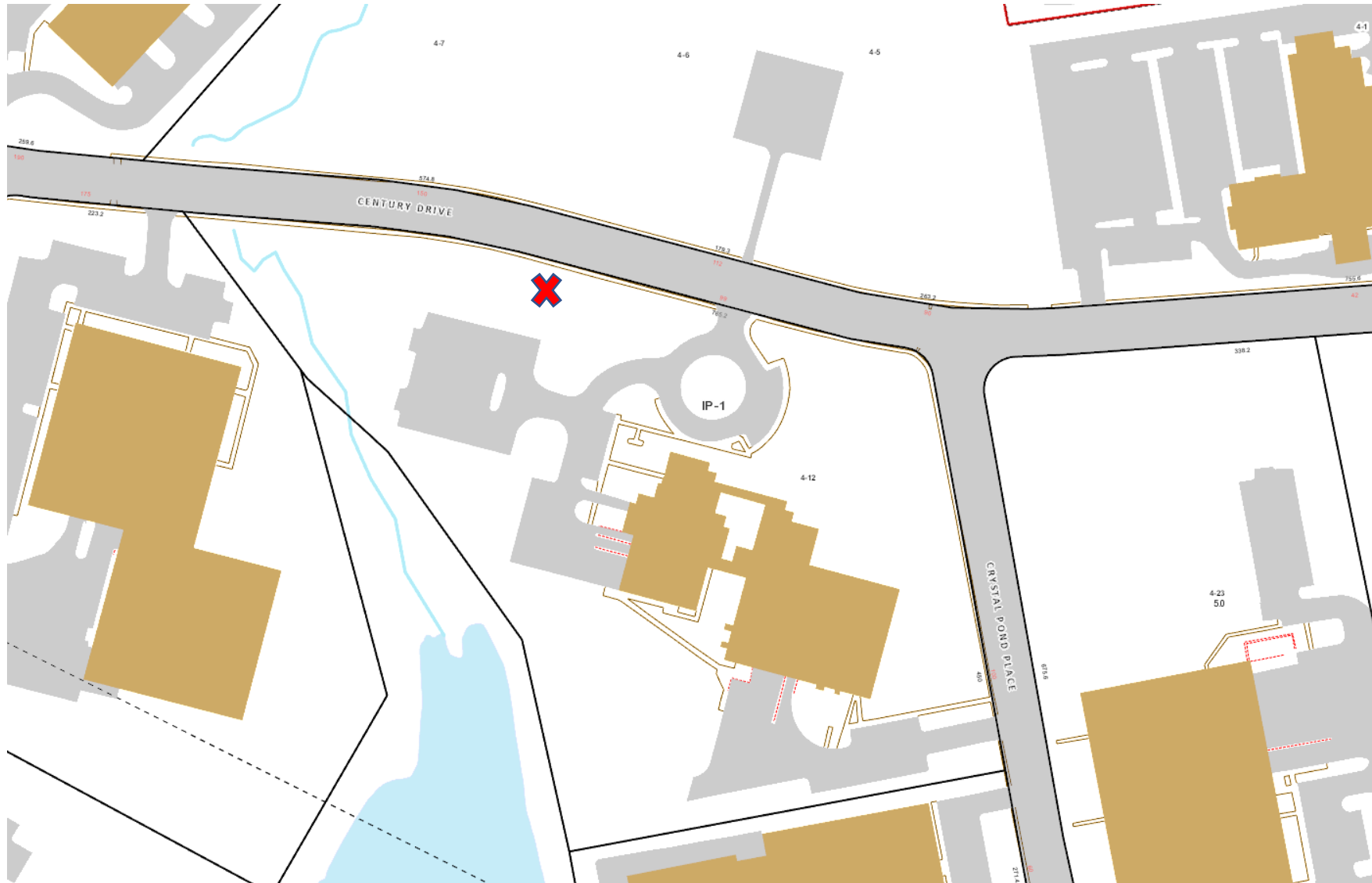
Drawn by Jim Harkin Date: 11/5/2024



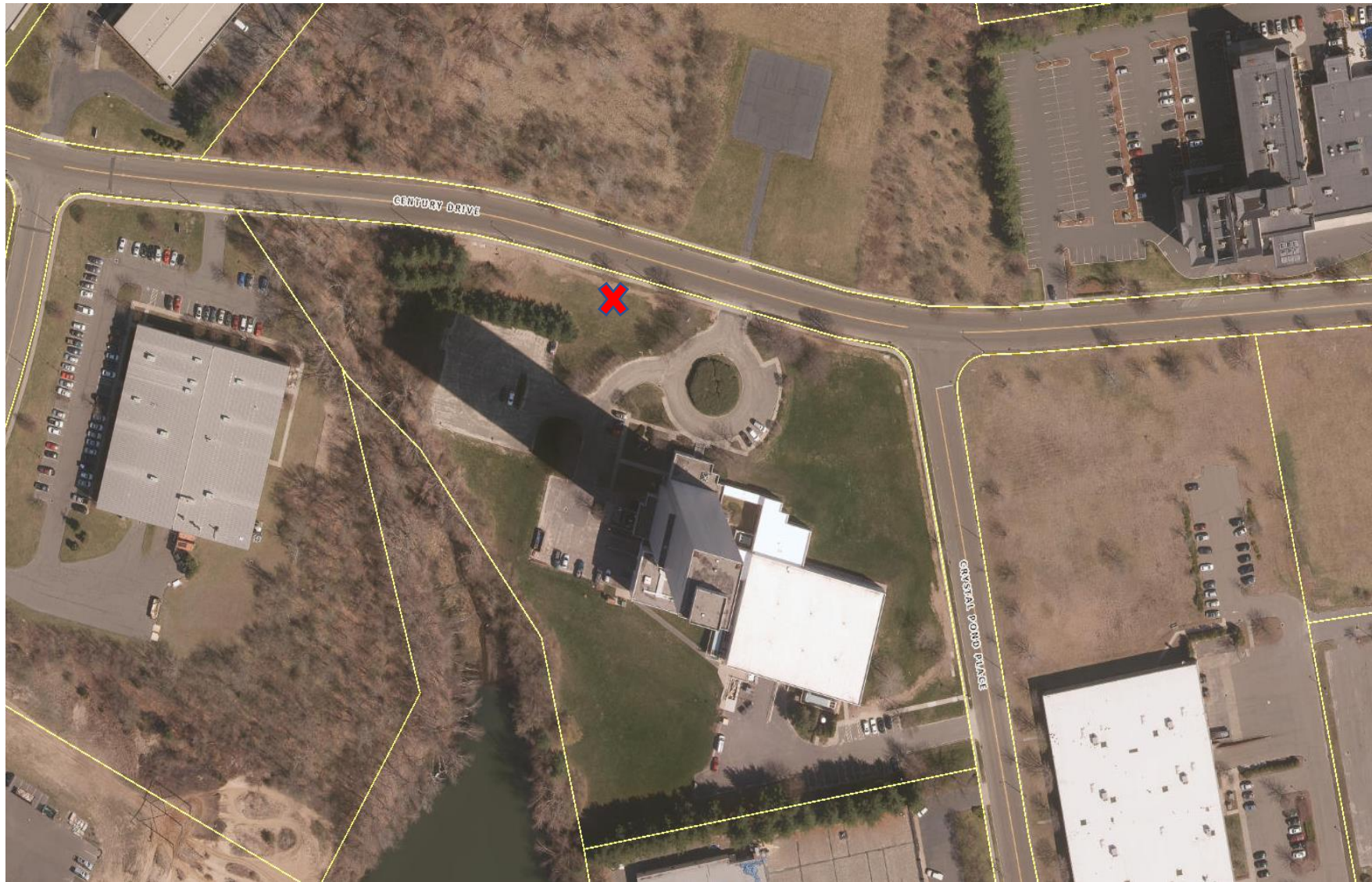
Location: 99 Century Drive



99 Century Drive
Floodplain, Inland Wetlands & Upland Review



99 Century Drive
Zoning (IP-1) Industrial Park zone



99 Century Drive
Zoning (IP-1) Industrial Park zone

October 2024 Referral Candlewood



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860) 584-6200 ext. 0

October 9, 2024

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on October 8, 2024 it was voted to refer city-owned property known as Lot 129-2 on Tax Assessor's Map 2, Violet Drive, to the Planning Commission for a C.G.S. 8-24 report specifically to address proposing a lot line boundary adjustment with the adjoining property known as 127 Daisy Circle.

It was further voted to refer city-owned property known as Lot 120-9 on Tax Assessor's Map 2, Candlewood Drive, to the Planning Commission for a C.G.S. 8-24 report specifically to address proposing boundary line adjustments with the following adjoining properties:

242 Candlewood Drive
258 Candlewood Drive
272 Candlewood Drive
282 Candlewood Drive

Very truly yours,

A handwritten signature in black ink, reading "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Susan Tyler, Chairwoman of Real Estate Comm.



April 2024 Referral Candlewood

City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut
(860)584-6200

April 10, 2024

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on April 9, 2024 it was voted to refer Map 02, Lot 120-9 Candlewood Drive to the Planning Commission for a C.G.S. §8-24 Report. It was also voted to refer this matter to Public Works to assess the pond and/or wetlands on the lot. It was further voted to refer this matter to the Corporation Counsel to prepare and/or review any necessary documents and that the Mayor or acting Mayor be authorized to execute any necessary documents to effectuate the same.

Very truly yours,

A handwritten signature in black ink, reading "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Susan Tyler, Chairwoman

Conn. Gen. Stat. § 8-24

Section 8-24 - Municipal improvements

No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.

From: Jeffrey Steeg
Sent: Monday, May 13, 2024 11:17 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: CGS Section 8-24 referrals

Hi Robert: Supplementing my email of January 22, 2024 (copy attached), below are some additional comments along with some comments on new referrals I see going to Planning Commission this month which meets next Monday, May 20th:

1. City owned property known as Lot 129-2 Violet Drive – currently being encroached by property known as 127 Daisy Circle. This city owned property has a pond which could be a liability issue if someone were to get hurt. This lot was established as open space subject to a reversionary clause if the property was used for any other purpose then for open space, then it would revert back to Cadwell Hoerle or his successors. The Hoerle heirs have waived the reversionary clause. The city is now considering options to remedy the encroachment, one option would be to sell the city owned lot to the encroaching neighbor;
2. City owned property known as Lot 120-9 Candlewood Drive – again, open space from Cadwell Hoerle. There are a number of neighbors on Candlewood Drive who are encroaching. The city is considering either selling or doing a boundary line adjustment with the encroaching neighbors;
3. City owned property known as 163 Church Avenue (Map 43, Lot 16 – new proposed Forestville firehouse) – a neighbor's property known as 64 Washington Street is encroaching the city owned lot. City would do a boundary line adjustment of approximately 5,124.7 square feet. The boundary line adjustment does not affect the construction of the new proposed firehouse.

Other CGS Section 8-24 referrals;

1. Public Works referral of Lot 34-93 Downs Street for the purpose of granting an easement to Yankee Gas Service Company dba Eversource Energy to install utilities;
2. Public Works request to 1 Hope Street (Lot 30-4) to lease 63 parking spaces within 500 feet of Wheeler Clinic Inc.;
3. From ECD, to execute a Purchase & Sale Agreement for Southeast Bristol Business Park property for Lot #10 and Lot #11.

I will be here until Thursday, starting my vacation on Friday, May 17th in case you have any questions or concerns. By separate email, I will send you a copy of the map for 64 Washington Street.

Jeff

June 2024 Minutes

BRISTOL PLANNING COMMISSION MINUTES REGULAR MEETING OF MONDAY JUNE 24, 2024

1. Call to Order:

By: Chairman Veits

Time: 6:00 P.M.

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

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Jon Pose (Acting Secretary)	X	
	Tracey Bacchus	X	
	Christopher Nardi	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Anthony Lorenzetti		X
	Kristen O'Donnell	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, July 22, 2024.

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

2. Public Participation

Item #3, Approval of Minutes was taken out of order.

a. Regular Meeting - May 20, 2024

Chairman Veits designated Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on the May 20, 2024, regular meeting minutes.

MOTION: Move to approve the minutes of the May 2, 2024, regular meeting.

By: Pose

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits as voting members this evening.

4. Zoning Commission Referrals

There were no Zoning Commission referrals.

5. City Council and Other Referrals

a. C.G.S. 8-24 Referral:

Candlewood Drive - Map 2, Lot 120-9

b. C.G.S. 8-24 Referral:

Violet Drive - Map 2, Lot 129-2

Henry Tracz of Bristol Self-Storage, LLC, 185 Curtiss St., representing the applicant, explained the site has been owned about 5 years. Mr. Tracz explained the project has been phased. He explained the request was to pivot/turn Building #12 (rear building) 90 degrees to improve the traffic and plowing on the property. He explained the building was within the setback and the property lines.

Staff explained this was an insignificant change to the building and this was an administrative request that would be reviewed by the Site Plan Committee.

Staff inquiries: Mr. Tracz explained the impervious surface would be reduced by 1,100 sq. ft. He explained the storm drainage would remain as it exists. He explained the building square footage and the building footprint would remain the same.

MOTION: Motion to direct Staff to conduct an administrative review of the revisions by sending the proposed plan to the Site Plan Review Committee. Staff may bring the plan back to the Commission if it is necessary.

By: Bacchus

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

7. Old Business

There was no old business.

Item #5 City Council and Other Referrals was resumed.

City Council and Other Referrals

5. C.G.S. 8-24 Referral (Open Space Encroachments)

a. Candlewood Drive – Map 2, Lot 120-9

b. Violet Drive – Map 2, Lot 129-2

Chairman Veits designated Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Candlewood Drive – Map 2, Lot 120-9 and Violet Drive – Map 2, Lot 129-2.

Attorney Jeffrey Steeg, City of Bristol, 111 North Main St., Corporation Counsel's Office, explained the encroachments of the properties in the area and on Violet Drive and Candlewood Drive. He explained at the May meeting the Commission briefly discussed a property that was encroaching on the pond.

He explained the biggest concern was of the liability of the City of Bristol and the encroachment of the property owner on the open space area. He explained the property owner has a dock, shed, fire pit and is mowing the area. He explained the main concern was on 127 Daisy Circle. He reviewed the Staff team inspection of the property.

He explained the Real Estate Committee questioned if there were any additional properties that were encroaching on the open space. As such, he explained the additional four property owners encroaching on Candlewood Dr. onto the open space. He reviewed some solutions to the concerns that possibly included some type of boundary line changes or selling portions of land to property owners. Staff explained this was a development from the late 1970's and early 1980's.

He reviewed some of the suggestions for the properties. He requested any suggestions.

Staff explained a suggestion was made today to not reward bad behavior. Staff suggested the conservation area posts and plaques be placed on the properties. Staff reviewed some of the original subdivision maps and files with the Commission. He did not want to minimize the neighborhood concerns. Staff read into the record a memorandum dated February 1, 1990, regarding open space for these properties.

The Commission was unsure of the request being made this evening. The Commission suggested to possibly do nothing with the properties. The Commission suggested to review each separate lot to find out if the structures were permitted on the property.

Commission inquiries: Attorney Steeg was unaware if any open space has ever been given back. He reviewed his and his team's conversations with the property owners. He explained a boundary line adjustment may be done and the shed could be relocated.

MOTION: Motion to send a **negative referral** to the City Council for the C.G.S. 8-24 referral for Candlewood Drive – Map 2, Lot 120-9.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, **is not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Soares Seconded: Pose.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

MOTION: Motion to send a **negative referral** to the City Council for the C.G.S. 8-24 Referral for Violet Drive – Map 2, Lot 129-2.

The Planning Commission finds that the C.G.S. 8-24 referral as presented, **is not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Pose Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

8. Staff Reports

a. Subdivision Status Report

Staff explained that a \$175,000 bond was received just before this meeting for Blossom Estates (16 Lots.). He explained this information would be given to the Site Plan Committee and the Building Official tomorrow. He explained the applicant would be able to start filing for Building Permits. He explained the bond was supposed to be \$500,000, but the applicant finished \$375,000 of infrastructure work and was able to reduce the bond amount.

9. Communications

There was no communication.

10. Adjournment

Motion was made by Commissioner Soares to adjourn.

Motion seconded by Commissioner Pose.

Motion carried 5-0.

The meeting adjourned at 7:00 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: June 26, 2024

TO: City Council (c/o Erica Cabiya, Town and City Clerk)

FROM: Bristol Planning Commission

RE: C.G.S. 8-24 Referral (Open Space Encroachments)
Candlewood Drive – Map 2, Lot 120-9

The Planning Commission, at its Regular Meeting of June 24, 2024, approved the following motion:

“To send a negative referral to the City Council for the C.G.S. 8-24 referral for Candlewood Drive – Map 2, Lot 120-9. The Planning Commission finds that the C.G.S. 8-24 referral, as presented, is not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.”

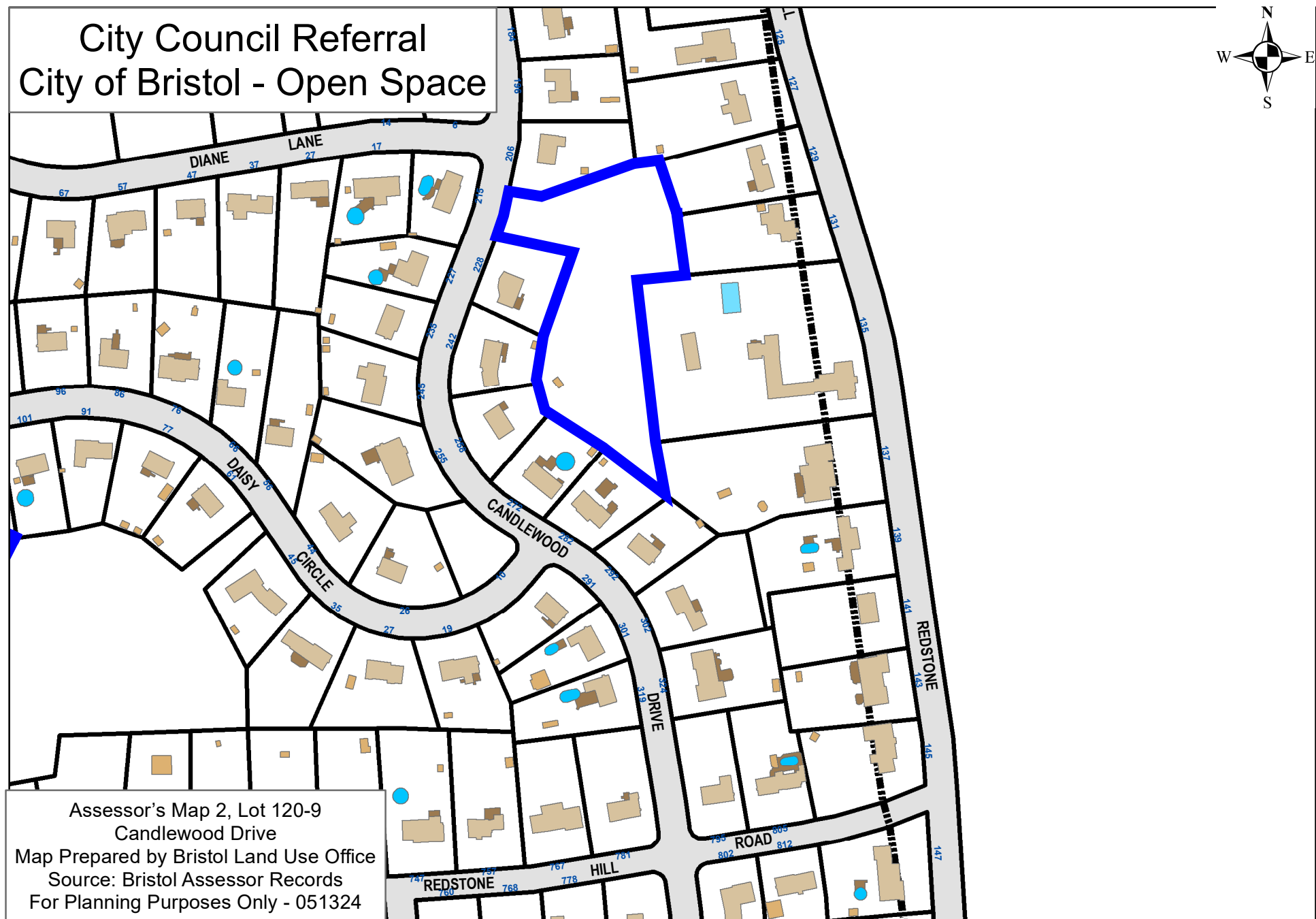
For questions or additional information, please contact:

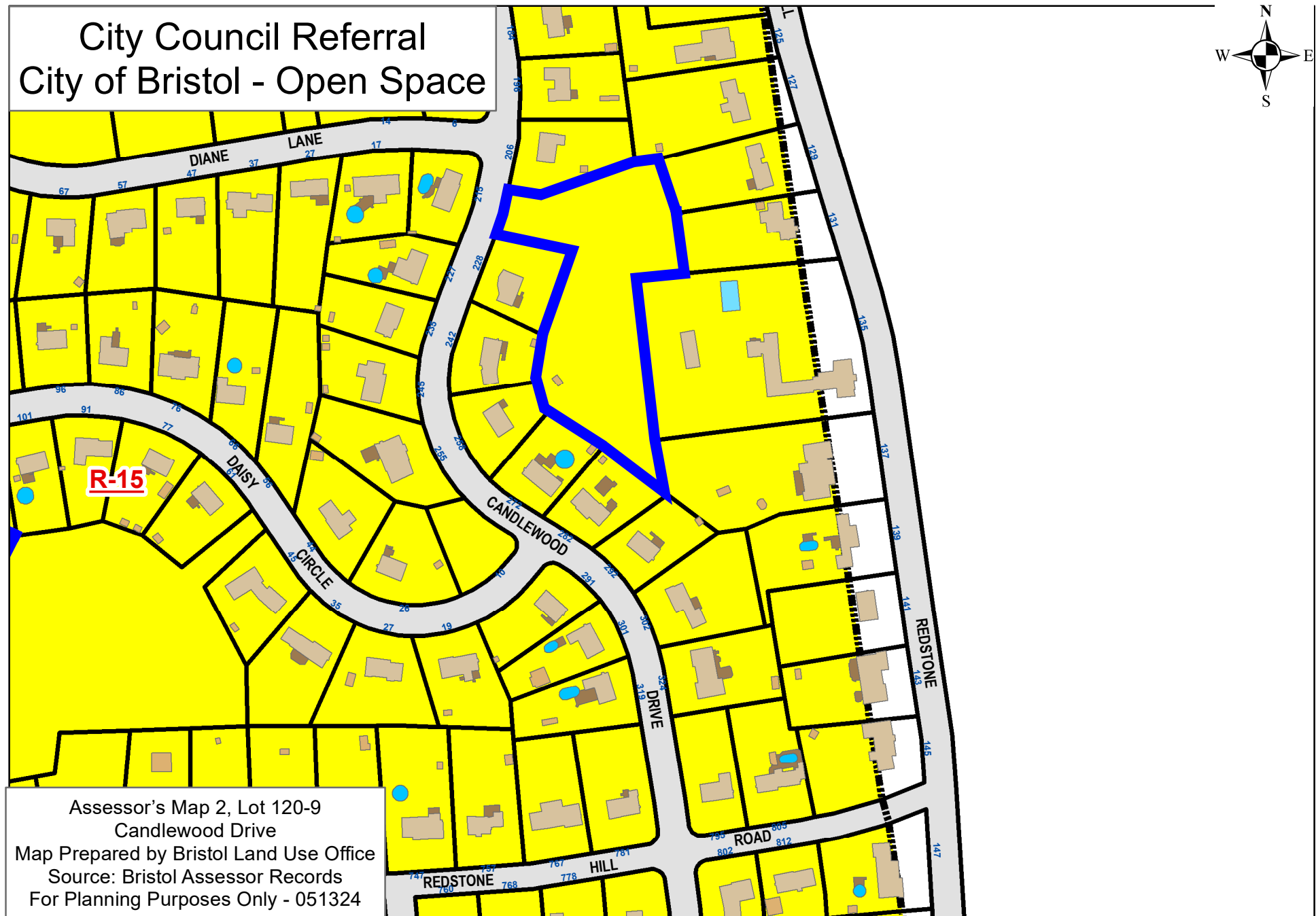
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

cc: Attorney J. Steeg (via email)

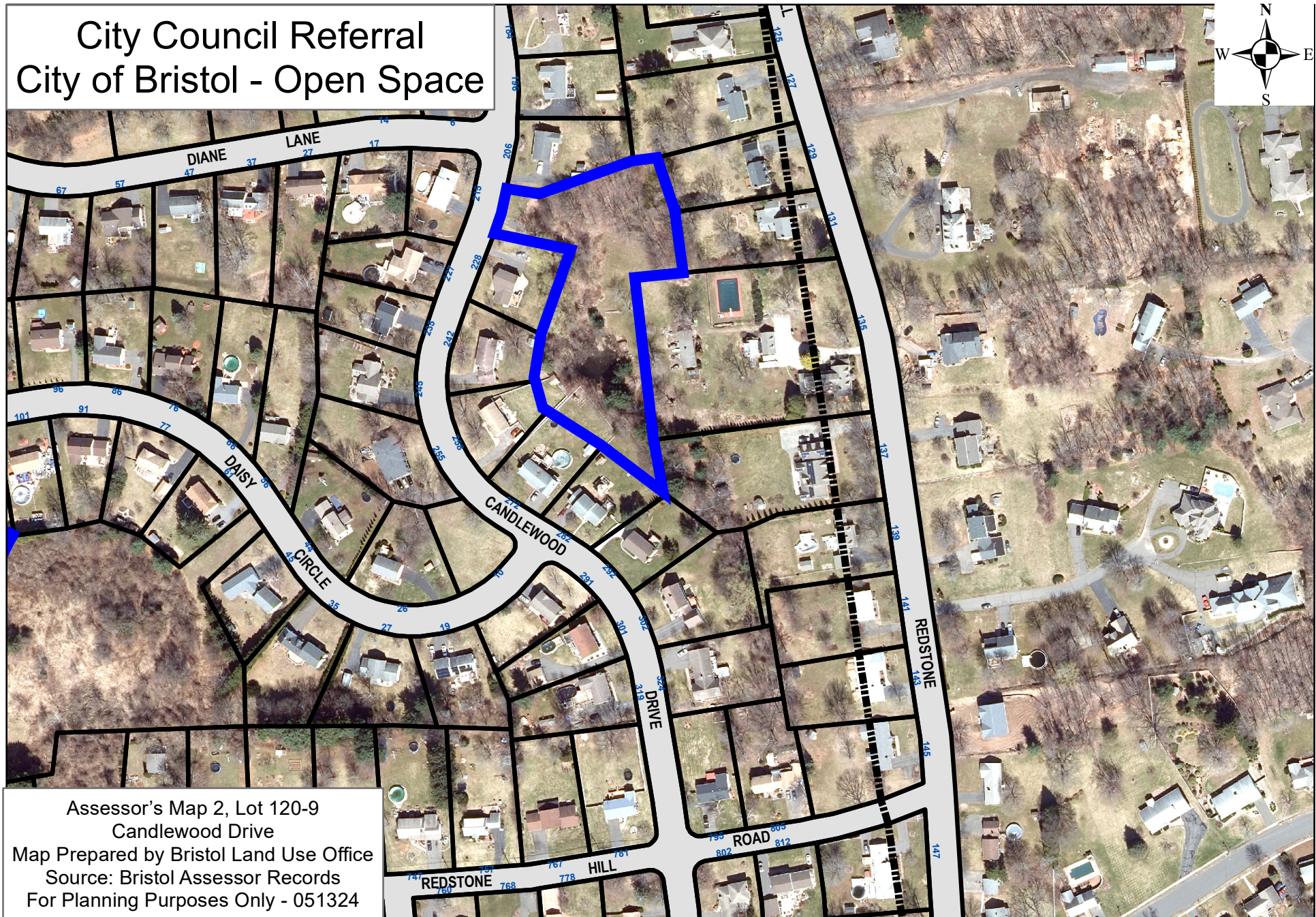
City of Bristol

GIS Maps





City Council Referral City of Bristol - Open Space



Assessor's Map 2, Lot 120-9

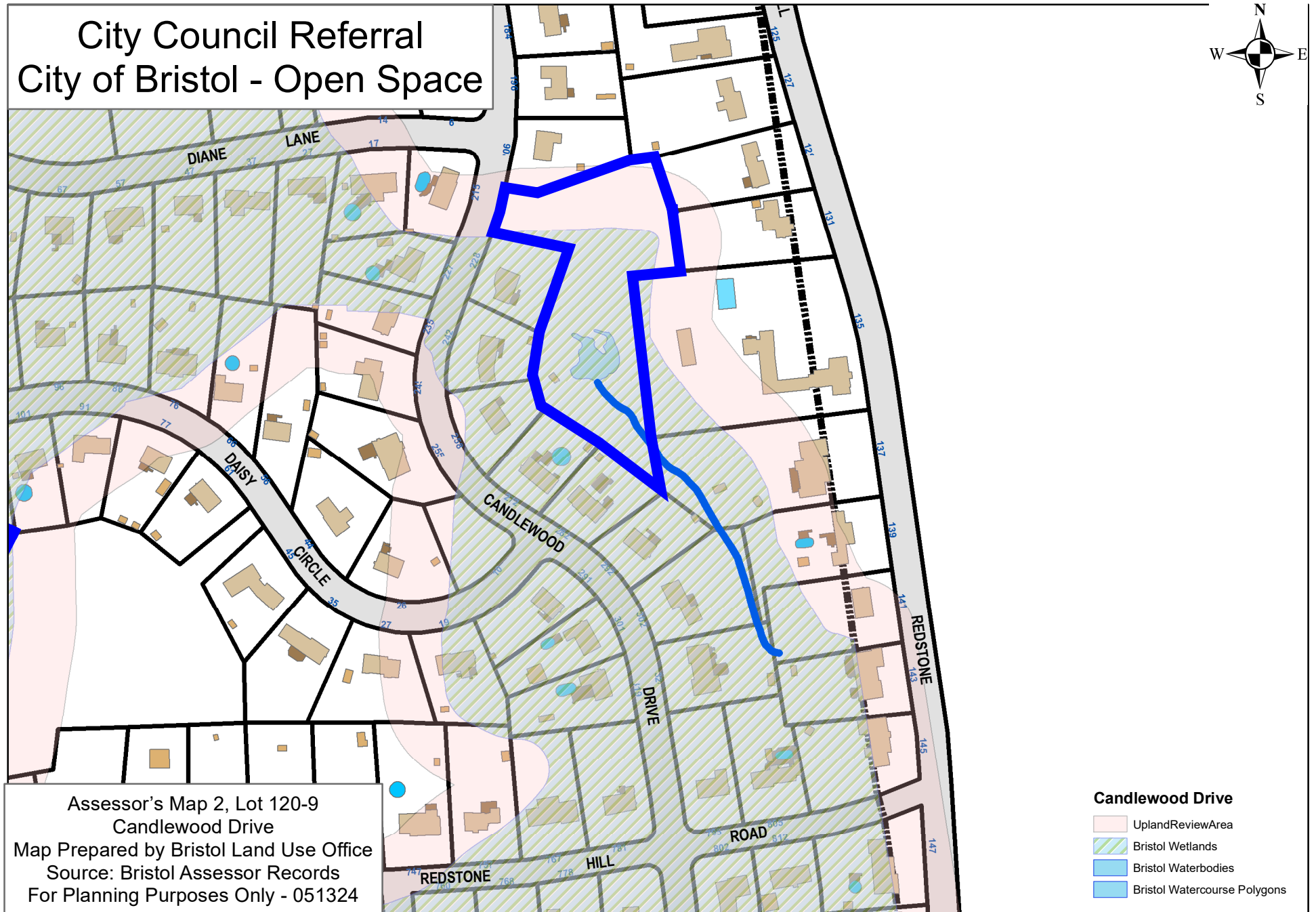
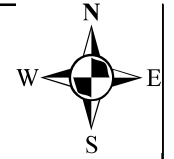
Candlewood Drive

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

For Planning Purposes Only - 051324

City Council Referral City of Bristol - Open Space



Google Earth

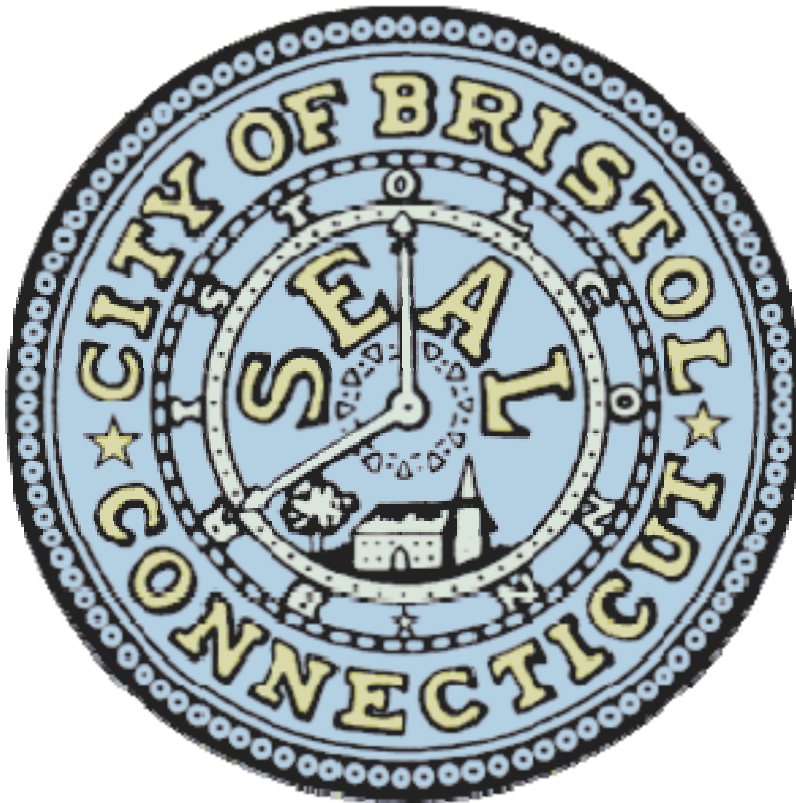




Current Subdivision Regulations

Open Space Discussion

SUBDIVISION REGULATIONS



City of Bristol, Connecticut

EFFECTIVE: September 10, 1996
AMENDED TO: January 15, 2013

Open Space Discussion

- a. For watersheds one square mile and larger, the design of culverts, bridges and through watercourses shall be based upon not less than a 100-year storm. For watersheds less than one square mile, the design shall be for not less than a 50-year storm.
- b. The drainage system for roads, including catch basins, inlets, pipe, underdrains and gutters within or abutting the subdivision shall be designed for not less than a 25-year storm.
- c. Storm drainage facilities shall be adequate for present uses, and additional storm drainage created by new subdivisions shall not increase the City's obligation for additional storm drainage facilities on existing City streets, unless otherwise approved by the Board of Public Works.

5.09 Open Spaces, Parks and Playgrounds — The Commission may require that up to 15 percent of the total area of a subdivision be set aside for open spaces, parks or playgrounds. Such open spaces, parks or playgrounds shall be shown on the subdivision plan. In determining the need for such land, the Commission shall consider the size of the subdivision, the City's Plan of Conservation and Development, and the presence or absence of any existing open spaces, parks or playgrounds in the neighborhood.

- (1) **General Character of Land** – Such land shall be of such location, shape, topography and general character as to meet the purpose of these Regulations, as determined by the Commission.
- (2) **Deferred Dedication** – The Commission may defer the requirements for the immediate provision of such land in a subdivision which is a part of a larger tract of land, provided that:
 - a. The subdivider agrees to dedicate an area of land in the undeveloped portion of the tract equal to the requirements of this Section for the developed portion.
 - b. The subdivider grants the City an option to accept such land when the undeveloped portion of the tract is hereafter subdivided.
- (3) **Access and Location** – Such land shall abut or have direct access to a public street through a right-of-way dedicated to public use. Such right-of-way shall be at least 15 feet in width. When a subdivision abuts an existing open space, park or playground, the Commission may require that the lot lines of such land form a continuation of the existing open space, park or playground to provide a single, unified area.
- (4) **Inclusion of Wetland Areas** – Unless otherwise approved by the Commission, the ratio of wetlands to non-wetlands of such land shall be no greater than the ratio of wetlands to non-wetlands of the entire tract.
- (5) **Conservation Easements** – Where the purposes of open space preservation can be achieved through permanent restrictions upon property, as distinct from fee ownership thereof, the Commission may approve the use of conservation easements. Such easements shall be in a form approved by the Commission and shall apply to locations which meet the requirements of this Section.
- (6) **Schedule** – Unless otherwise approved by the Commission, provisions for the permanent disposition, reservation and management of such land shall be completed or implemented no later than the time of filing of the approved subdivision plan in the office of the City Clerk. Unless otherwise approved by the Commission, disposition of such land shall be by warrantee deed.
- (7) **Provisions for Ownership and Maintenance** – Proper provision shall be made by the subdivider and approved by the Commission for the permanent disposition, reservation and management of such land, including but not limited to one or more of the following options:
 - a. Establishment of suitable restrictive covenants.
 - b. Establishment of a homeowners' association.
 - c. Conveyance to a land trust or similar non-profit conservation organization.
 - d. Conveyance to the City, if accepted by the City Council.

Open Space Discussion

- (8) **Fees in Lieu of Open Space** – With the approval of the Commission, the subdivider may pay a fee to the City or pay a fee to the City and transfer land to the City in lieu of any requirement to provide open spaces, parks or playgrounds. Procedures for same shall be as follows:
- a. Such payment or combination of payment and the fair market value of land transferred shall be equal to not more than ten percent of the fair market value of the land to be subdivided prior to the approval of the subdivision.
 - b. The fair market value shall be determined by an appraiser jointly selected by the Commission and the subdivider.
 - c. A fraction of such payment the numerator of which is one and the denominator of which is the number of approved lots in the subdivision shall be made at the time of the sale of each approved lot in the subdivision and placed in a fund established by the City to be used for the purpose of preserving open space or acquiring additional land for open space or for recreational or agricultural purposes.
- (9) **Exemptions** – The open space requirements of these Regulations shall not apply if the transfer of all land in a subdivision of less than five parcels is to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle or first cousin for no consideration, or if the subdivision is to contain affordable housing, as defined in Section 8-39a of the Connecticut General Statutes, equal to twenty five percent or more of the total housing to be constructed in such subdivision.

1975

Subdivision Regulations

Open Space Discussion 1975 Regulations

SUBDIVISION REGULATIONS

CITY OF BRISTOL

CONNECTICUT

Adopted June 15, 1966
Effective June 22, 1966

Revisions:

Dec. 1, 1966
Jan. 3, 1967
Feb. 16, 1968
June 18, 1969
June 23, 1970
March 5, 1971
June 5, 1972
Oct. 1, 1972
Oct. 9, 1973

Bristol City Planning Commission

Technical Planning Associates, Consultants

Open Space Discussion

1975 Regulations

FOREWORD

I. AUTHORITY

The City Planning Commission of the City of Bristol, Connecticut, established by State Enabling Legislation - Chapter 126 of the General Statutes, 1958 Revision, as amended, is charged with the responsibility - Section 8-23, to prepare, adopt and amend a plan of development for the municipality. -Section 8-25. - "No subdivision of land shall be made until a plan for such subdivision has been approved by the Commission.-----." Before exercising the powers granted in this section, the Commission shall adopt regulations covering the subdivision of land.

II. DECLARATION OF POLICY

The purpose of these Subdivision Regulations is to achieve orderly urban development through land subdivision, to promote and develop the utilization of land to assure the best possible urban environment, to cause land subdivision to be in accordance with the Master Plan for the City of Bristol, and to promote the health, safety and general welfare of the City of Bristol.

Open Space Discussion

1975 Regulations

TABLE OF CONTENTS

Section 1	Definition of Terms
Section 2	General Regulations
Section 3	Preliminary Subdivision Plans (Deleted June 23, 1970)
Section 4	Final Subdivision Plans
Section 5	Resubdivision
Section 6	Administration

Open Space Discussion 1975 Regulations

- 2.11 All lots shall provide off-street parking in accord with the Zoning Commission of the City of Bristol.
- 2.12 The Commission reserves the right to require tree planting, and such landscape features as are appropriate to the area being developed. Removal of topsoil (stripped) or surplus earth material from the subdivision area shall not be permitted other than in accord with the Zoning Ordinance. See 8.2

A. Public Open Spaces

In a subdivision of any tract or tracts of land containing twenty-five (25) acres or more, and in areas designated on the Plan of Development as open space or recreation areas, the Commission may require the reservation of open space at the proportionate rate of one acre per fifty building lots, as provided in the General Statutes.

1. When only a part of such a tract is to be developed immediately and the subdivider shall agree to dedicate an area of land in the undeveloped portion of such tract equal to the requirements for open space in the developed portion, and shall grant the City an option to accept such dedication when such undeveloped portion is hereafter subdivided, then the Commission may waive the requirements for immediate provision of open space in a subdivision which is a part of a larger tract of land.
2. Such open spaces shall abut or have direct access to a public street through a right of way dedicated to public use.
3. When a property line of a subdivision abuts an existing public open space, the Commission may require the new public open space lines to form a continuation of the existing area to provide a single large unified area.
4. No public open space containing less than one acre of area will be approved unless, in the judgement of the Commission, potential future development of adjoining land makes such smaller area feasible, or unless the area is a continuation of brook and stream protection areas, as noted in the Plan of Development.

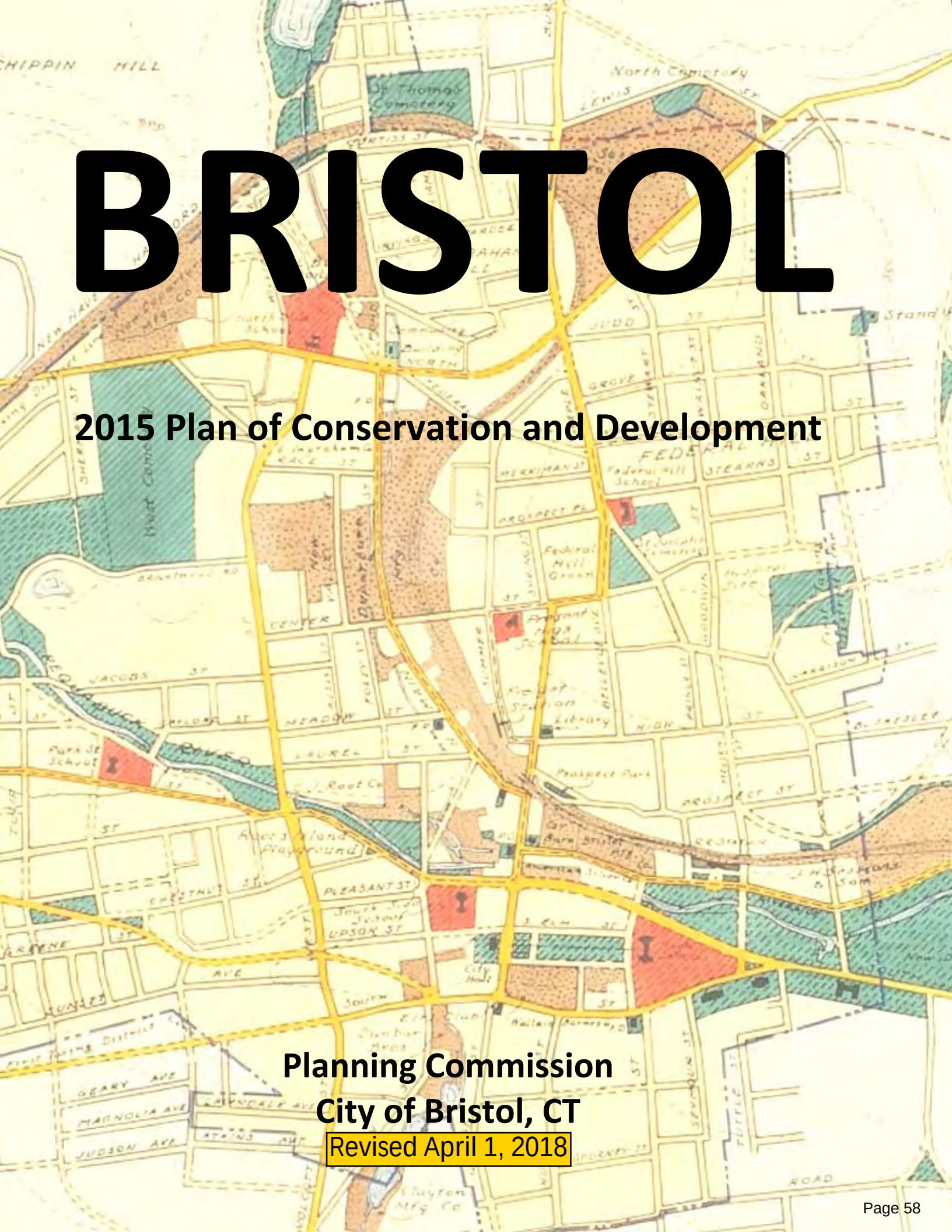
2018

Plan of

Conservation

and

Development

A detailed historical map of Bristol, Connecticut, showing a grid of streets and various colored areas. Green areas represent parks or undeveloped land, including 'Must Corners' and 'Prospect Park'. Red areas are highlighted, possibly indicating specific zones of interest. The map includes labels for streets like 'Judd St', 'Prospect St', and 'Center St', as well as landmarks like 'Federal Hill School' and 'City Hall'. The title 'BRISTOL' is superimposed in large black letters.

BRISTOL

2015 Plan of Conservation and Development

Planning Commission
City of Bristol, CT
Revised April 1, 2018

POCD 2018

2.7. Land Use In Bristol

Bristol contains approximately 17,168 acres of land within the city limits.

A land use evaluation using the Assessor's database found that about 89 percent of the community (15,335 acres) is occupied for residential, business, industrial or institutional use or was dedicated to a specific purpose such as public land or protected open space. Conversely, about 11 percent of the land in Bristol (1,883 acres) is vacant or uncommitted to a specific use at this time.

Land Use	Area	Acres	Percent
Residential		7,867	46%
Single-Family Residential	6,689		
2-4 Family Residential	511		
Multi-Family / Other	667		
Business		811	5%
Business	765		
Mixed Use	46		
Industrial		949	6%
Industrial	941		
Earth Excavation	8		
Community Facilities / Institutions		1,331	8%
Public Institutions	493		
Private Institutions	838		
Open Space		1,695	10%
Park / Active Recreation	250		
Passive Open Space / Water Supply	983		
Private Open Spaces	462		
Other		2,684	16%
Farm	399		
Miscellaneous Public Land	153		
Transportation / Roads / Utility / Parking	2,132		
Vacant / Potentially Developable	1,833	1,833	11%
CITY OF BRISTOL		17,168	100%

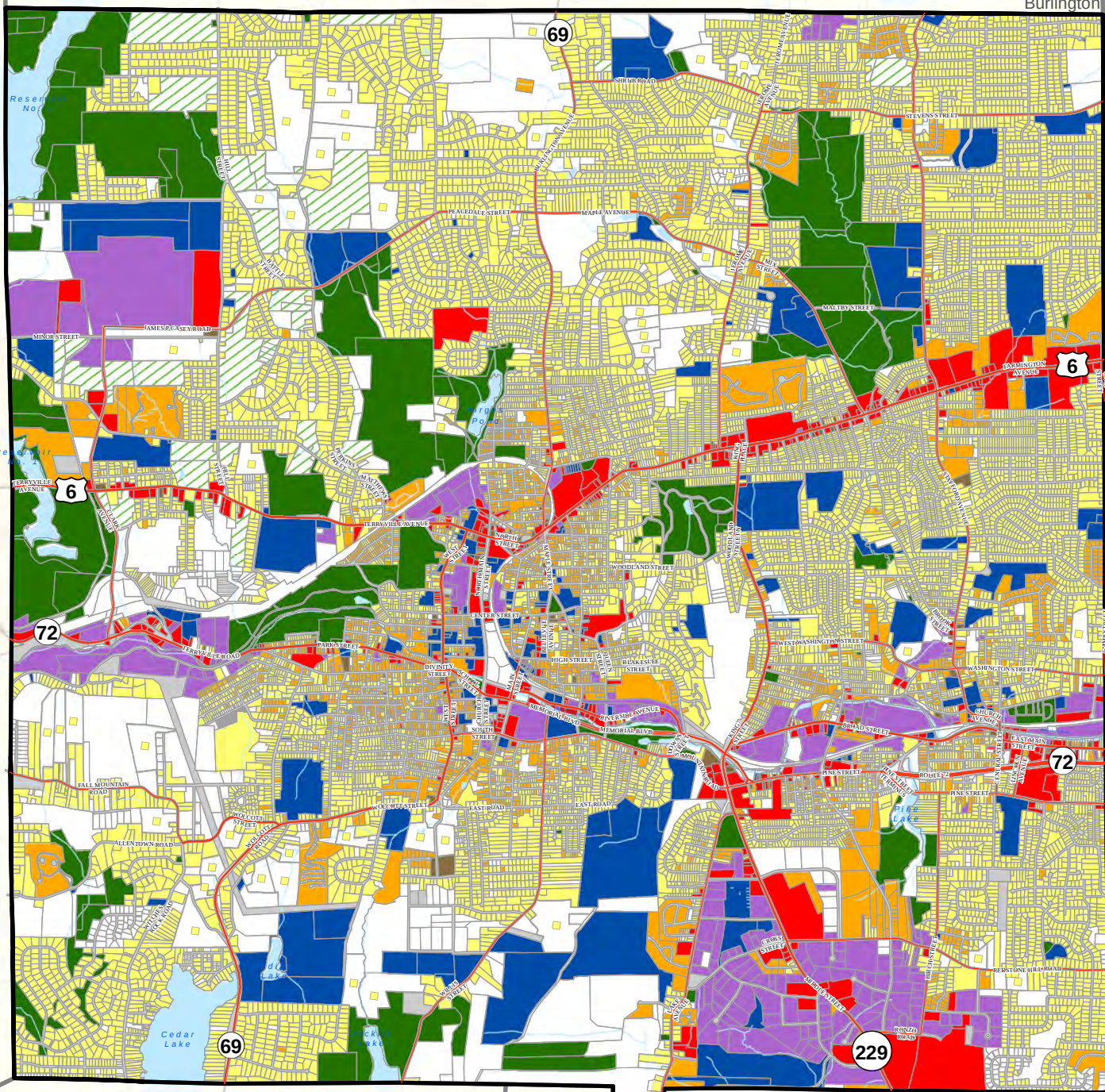
Totals may not add due to rounding.

Land Use Map

Bristol, CT

POCD 2018

Burlington



Legend

- | | |
|---------------------------|----------------|
| Single-Family Residential | Institutional |
| Other Residential | Infrastructure |
| Mixed Use | Open Space |
| Business | Farm |
| Industrial | Vacant |



2,700

Feet

POCD 2018

2.8. Zoning In Bristol

Based upon data in the City's geographic information system, about 86 percent of the community is zoned for residential use, about 5 percent is zoned for business use, and the remaining 10 percent is zoned for industrial use. Note that some of these zoned areas include road rights-of way.

Zone	Area	Acres	Percent
Residential - Single-Family		13,546	79%
R-10 – Single Family	1,204		
R-15 – Single Family	5,237		
R-25 – Single Family	4,662		
R-40 – Single Family	2,051		
R-15/OSD– Single Family – Open Space	41		
R-25/OSD – Single Family – Open Space	182		
R-40/OSD – Single Family – Open Space	169		
Residential - Other		1,131	7%
R-15/BT – Downtown Transition	97		
R-10/RM – Mixed Residential	10		
R-15/RM – Mixed Residential	545		
A – Multi-Family	465		
SDD – Special Development	14		
Business		844	5%
BD-1 – Downtown Business	105		
BD-2 – Downtown Business	43		
BG – General Business	524		
BHC – Highway Commercial (Route 72)	106		
BN – Neighborhood Business	66		
Industrial		1,647	10%
I – General Industrial	634		
IP-1 – Industrial Park	584		
IP-3 – Industrial Park	195		
IP-25 – Industrial Park	234		
CITY OF BRISTOL		17,168	100%

Totals may not add due to rounding.

POCD 2018

Interviews

In addition to the community meetings and other exercises described in this Chapter, the consultant that assisted with preparation of this POCD interviewed a variety of people representing different organizations and interest groups in Bristol.

3.2. Scoping Meetings

As the process of preparing this Plan of Conservation and Development began, a number of exercises were undertaken to learn about issues and concerns important to the community:

- A discussion of issues with the Planning Commission,
- Input from members of other boards and commissions,
- Input from City department heads,
- Interviews with a diverse complement of Bristol residents, and
- A public meeting devoted to hearing from Bristol residents.

Things Bristol May Want To Protect (Conservation Strategies)

Topic	Issues and Concerns
Natural Resources	• Residents feel Bristol should continue to protect natural resources and water quality
Open Space	• Residents like the open spaces in Bristol and want more
Community Character	• Residents believe there is a need to improve the character of business areas • Residents feel that a lack of property maintenance (“blight”) is an issue in some parts of the city • Residents want to maintain and enhance the overall “quality of life” for people of different ages in Bristol
Sustainability / Resiliency	• Residents would like to be “greener” • Residents would like the City of Bristol to anticipate and address vulnerabilities to storms or major events

Pequabuck River



Rockwell Park



POCD 2018

PRESERVE OPEN SPACE

5

5.1. Overview

The preservation of open space is important to Bristol residents. Open space enhances the overall character of the city and the quality of life of its residents. From the telephone survey, it was learned that about 60 percent of Bristol residents feel the City should try to acquire more land for open space and parks.

For the purposes of the Plan, “open space” refers to land which is primarily intended for passive uses or to remain undeveloped. For a discussion of strategies related to active recreation (such as sports fields), please refer to the chapter on Community Facilities.

Local land conservation efforts have been significant over the years. Some of the organizations involved include:

- the Environmental Learning Centers of Connecticut,
- the Jacklin Rod and Gun Club, and
- the Bristol Fish and Game Club.

There are several walking and hiking trails located in the city, managed and maintained by the mostly volunteer Southern Tunxis Maintenance Crew.

Rockwell Park



Page Park



POCD 2018



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

Bristol should try to acquire more land for open space and parks.

Strongly agree	14%
Agree	46%
Disagree	30%
Strongly disagree	5%
Not sure	5%

5.2. Overall Goal

Provide adequate open space for all Bristol residents.

5.3. Policies

1. Maintain the open space land in Bristol – both in terms of the quantity and quality of open space land.
2. Promote public access to open space.
3. Acquire land for open space, as it becomes available, in locations recommended in the Plan.
 - a. Seek to establish an inter-connected system of open spaces as opportunities arise.
 - b. Encourage the preservation of South Mountain as an environmentally sensitive area.
 - c. Increase public access to and along the Pequabuck River corridor for economic development, community development, and quality-of-life purposes.
4. Encourage the passive use of open space (such as for walking trails) within Bristol.
5. Give attention to the quality, size and location of open space parcels proposed through the subdivision process to assure that they become assets and not liabilities.
6. Where appropriate, utilize the "fee-in-lieu-of-open space" provisions of the Subdivision Regulations.
7. Work with surrounding communities to interconnect open spaces and trails into a regional system.

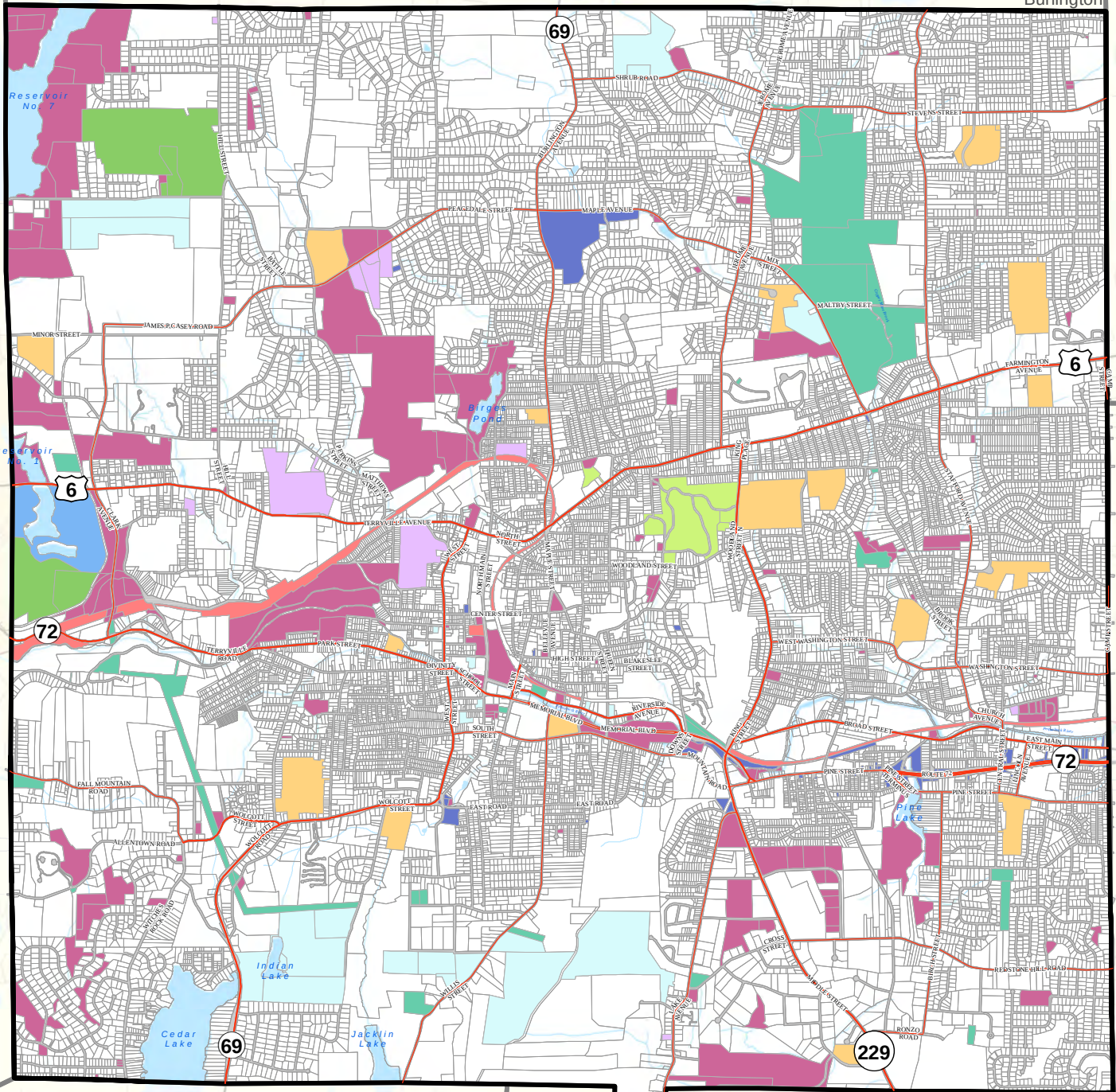
Page Park



Walking Trails



Burlington



Wolcott

Southington

Legend

- | | |
|---|---|
| ■ Federal Land / Facilities | ■ Golf Facility |
| ■ State Land | ■ Municipal Land / Facilities |
| ■ Cemetery | ■ Recreation |
| ■ Non-Profit | ■ Public Utility |
| ■ Educational Land / Facilities | ■ Water Supply |



2,700 Feet

POCD 2018

Open Space Categorization

The open space categorization on this page is a suggestion for how open space might be classified in Bristol.

The distinction between public versus private might be an effective way to reflect the accessibility of the open space to Bristol residents.

Other classification schemes might be appropriate depending on the overall purpose.

Some communities have used categories such as “Dedicated Open Space” and “Managed Open Space” to reflect the degree of protection or likelihood of continued preservation.

Bristol should determine a categorization scheme which works for the community.

5.4. Action Steps

1. Establish and maintain a comprehensive inventory of open space areas, and map these resources for the benefit of all Bristol residents.

Possible Open Space Categories
Public Open Space • City-owned parks, open spaces and recreation areas • State-owned open space areas
Semi-Public Open Space • City school sites and facilities • Bristol Water Department • New Britain Water Department • Bristol Regional Environmental Center • Scout Camp
Private Open Space • Subdivision open space • Private golf courses • Fish and game clubs • Private school sites and facilities

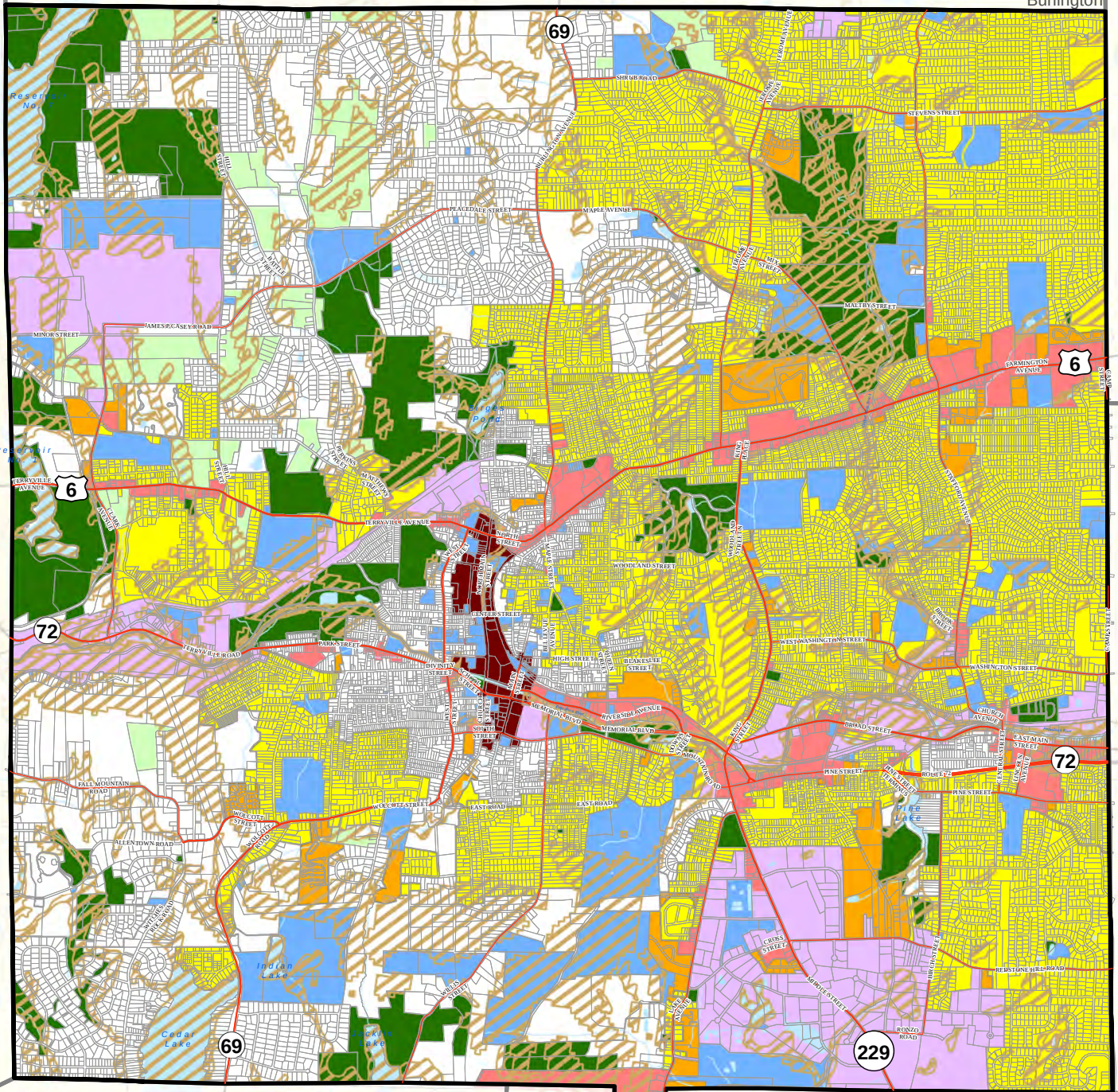
2. Establish a dedicated fund for the acquisition of land for open space, so that opportunities for acquisition can be acted upon expeditiously and/or used to match State or federal funding programs.
3. Strengthen the open space set-aside requirements in the subdivision regulations to ensure that open space in a location acceptable to the Planning Commission is preserved as part of every subdivision or that a fee-in-lieu-of-open-space is provided to the City of Bristol’s open space fund.
4. Modify the Subdivision Regulations (Section 5.09) to create a hierarchy of organizations to be considered for acceptance of open space where:
 - Public ownership and access is encouraged, and
 - Private ownership (such as homeowner associations and/or conservation easements) is discouraged.

Future Land Use Plan

Bristol, CT

POCD 2018

Burlington



Wolcott

Legend

Residential

- Lower Density
- Moderate Density
- Higher Density

Business/Industrial

- Downtown
- Commercial
- Industrial

Other Uses

- Farm
- Open Space
- Community Facility / Institutional

Natural Resources

- Watercourses
- Natural Resource Restrictions



2,700

Feet

634 34

S.E.I.T. CORP. - RESERVED FOR FUTURE DEVELOPMENT

SUBDIVISION

Plan Granted Final Approval by
City Planning Commission, Bristol.

Comm. 2-26-1979

Attested *[Signature]*
Secretary

Attested *[Signature]*
Chairman

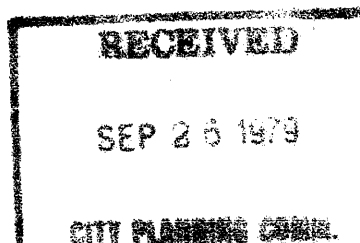
NOTICE
UNLESS THIS PLAN IS FILED
WITH THE BRISTOL CITY CLERK

BY 12-26-79
IT SHALL BE NULL AND VOID
EXCEPT TO SEC. 8-23
OF THE JUNE GEN. STATUTES

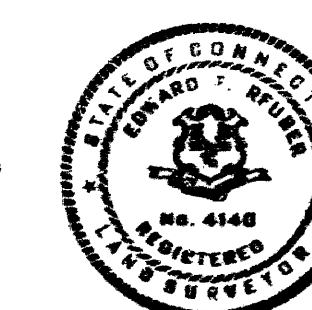
NOTICE
If All Public Improvements Are Not
Completed and Accepted By The City
of Bristol Prior to 2-26-84
This Approval Shall Be Null and Void

NOTICE
THE BRISTOL CITY PLANNING
COMMISSION HAS APPROVED THIS
PLAN SUBJECT TO THE FILING OF
A PERFORMANCE GUARANTEE BOND
UNLESS THIS BOND IS FILED BY
3-26-81. THE APPROVAL
IS NULL AND VOID

Approved for Record 12-17-79 9:10 AM
Recorded in Bristol Land Records
Vol. 634 Page 34
By *[Signature]*
CITY CLERK



Approved by the Planning and Zoning
Commission of the City of Bristol
This day of 1979
[Signature], CHAIRMAN



PLAN OF SUBDIVISION Rolling Greens - Section 1B

To be Developed by
SE.I.T. Corp.

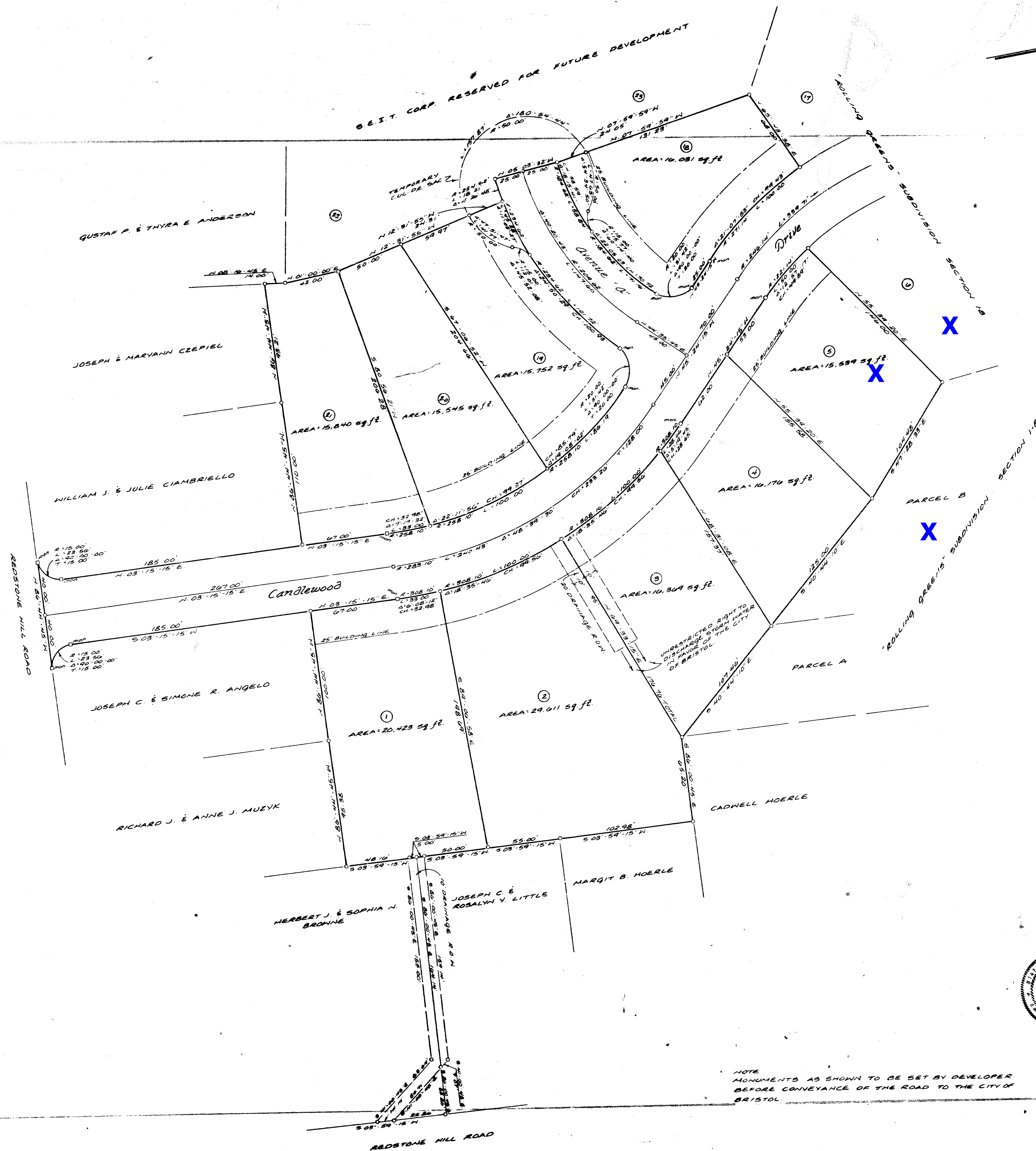
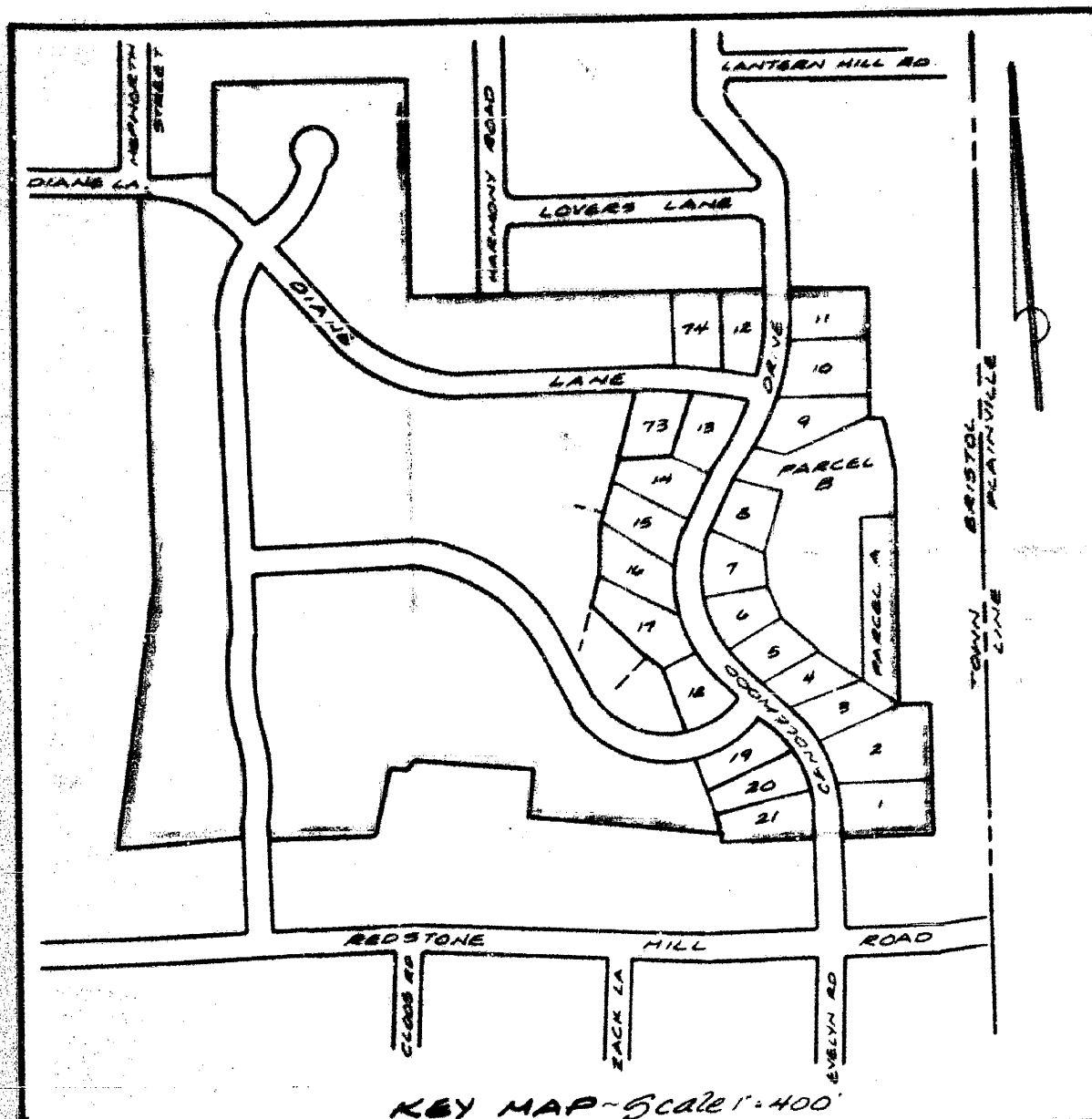
Candlewood Drive BRISTOL, CONNECTICUT
Scale 1"=40'
JULY 1979
Certified substantially correct in accordance with Class A-2 of the
Code of Recommendations Practice for Accuracy & Maps.
[Signature], Surveyor
HODGE SURVEYING ASSOCIATES, P.C.

A TRUE PHOTOGRAPHIC COPY
OF THE ORIGINAL

ATTEST: *[Signature]*
CITY CLERK

graphic scale

634 35



SUBDIVISION

Plan Granted Final Approval by
City Planning Commission, Bristol.

Comm. 3-26-1979

Attested William J. Brown
Secretary

or
Attested _____
Chairman

NOTICE

UNLESS THIS PLAN IS FILED
WITH THE BRISTOL CITY CLERK

BY 12-26-79
IT SHALL BE NULL AND VOID
PURSUANT TO SECT. 8-25
OF THE CONN. GEN. STATUTES

NOTICE

If All Public Improvements Are Not
Completed and Accepted By The City
of Bristol Prior to 2-26-84
This Approval Becomes Null and Void
Pursuant to Section 8-26c of The
General Statutes of Conn.

NOTICE

THE BRISTOL CITY PLANNING
COMMISSION HAS APPROVED THIS
PLAN SUBJECT TO THE FILING OF
A PERFORMANCE GUARANTY BOND.
UNLESS THIS BOND IS FILED BY
3-26-84 THE APPROVAL
IS NULL AND VOID

Received for Record 12-17-79 9:11 AM
Recorded in Bristol Land Records
Vol. 634 Page 35
By Rita A. Brown
TOWN CLERK

RECEIVED
SEP 25 1979
CITY PLANNING COM.

Approved by the Planning and Zoning
Commission of the City of Bristol
this _____ day of _____ 1979
_____, CHAIRMAN



PLAN OF SUBDIVISION Rolling Greens-Section

To be developed by
SE.I.T. Corp.

Candlewood Drive BRISTOL, CONNECTICUT

Scale 1"=40' May 1979

Certified substantially correct in accordance with Class 2
Code of Recommended Practice for accuracy of Surveys & Maps

Edward F. Reuber 1500
HODGE SURVEYING ASSOCIATES P.C.

A TRUE PHOTOGRAPHIC COPY
OF THE ORIGINAL
ATTEST: Rita A. Brown
CITY CLERK

graphic scale



October 2024 Referral

City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860) 584-6200 ext. 0

October 9, 2024

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on October 8, 2024 it was voted to refer city-owned property known as Lot 129-2 on Tax Assessor's Map 2, Violet Drive, to the Planning Commission for a C.G.S. 8-24 report specifically to address proposing a lot line boundary adjustment with the adjoining property known as 127 Daisy Circle.

It was further voted to refer city-owned property known as Lot 120-9 on Tax Assessor's Map 2, Candlewood Drive, to the Planning Commission for a C.G.S. 8-24 report specifically to address proposing boundary line adjustments with the following adjoining properties:

242 Candlewood Drive
258 Candlewood Drive
272 Candlewood Drive
282 Candlewood Drive

Very truly yours,

A handwritten signature in black ink, appearing to read "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Susan Tyler, Chairwoman of Real Estate Comm.



April 2024 Referral

City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut
(860)584-6200

April 10, 2024

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on April 9, 2024 it was voted to refer Map 02, Lot 129-2 Violet Drive to the Planning Commission for a C.G.S. §8-24 Report. It was also voted to refer this matter to Public Works to assess the pond on the lot. It was further voted to refer this matter to the Corporation Counsel to prepare and/or review any necessary documents and that the Mayor or acting Mayor be authorized to execute any necessary documents to effectuate the same.

Very truly yours,

A handwritten signature in black ink that reads "Erica Cabiya". The signature is fluid and cursive.

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Susan Tyler, Chairwoman

Conn. Gen. Stat. § 8-24

Section 8-24 - Municipal improvements

No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.

From: Jeffrey Steeg
Sent: Monday, May 13, 2024 11:17 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: CGS Section 8-24 referrals

Hi Robert: Supplementing my email of January 22, 2024 (copy attached), below are some additional comments along with some comments on new referrals I see going to Planning Commission this month which meets next Monday, May 20th:

1. City owned property known as Lot 129-2 Violet Drive – currently being encroached by property known as 127 Daisy Circle. This city owned property has a pond which could be a liability issue if someone were to get hurt. This lot was established as open space subject to a reversionary clause if the property was used for any other purpose then for open space, then it would revert back to Cadwell Hoerle or his successors. The Hoerle heirs have waived the reversionary clause. The city is now considering options to remedy the encroachment, one option would be to sell the city owned lot to the encroaching neighbor;
2. City owned property known as Lot 120-9 Candlewood Drive – again, open space from Cadwell Hoerle. There are a number of neighbors on Candlewood Drive who are encroaching. The city is considering either selling or doing a boundary line adjustment with the encroaching neighbors;
3. City owned property known as 163 Church Avenue (Map 43, Lot 16 – new proposed Forestville firehouse) – a neighbor's property known as 64 Washington Street is encroaching the city owned lot. City would do a boundary line adjustment of approximately 5,124.7 square feet. The boundary line adjustment does not affect the construction of the new proposed firehouse.

Other CGS Section 8-24 referrals;

1. Public Works referral of Lot 34-93 Downs Street for the purpose of granting an easement to Yankee Gas Service Company dba Eversource Energy to install utilities;
2. Public Works request to 1 Hope Street (Lot 30-4) to lease 63 parking spaces within 500 feet of Wheeler Clinic Inc.;
3. From ECD, to execute a Purchase & Sale Agreement for Southeast Bristol Business Park property for Lot #10 and Lot #11.

I will be here until Thursday, starting my vacation on Friday, May 17th in case you have any questions or concerns. By separate email, I will send you a copy of the map for 64 Washington Street.

Jeff

June 2024 Minutes

BRISTOL PLANNING COMMISSION MINUTES REGULAR MEETING OF MONDAY JUNE 24, 2024

1. Call to Order:

By: Chairman Veits

Time: 6:00 P.M.

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

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Jon Pose (Acting Secretary)	X	
	Tracey Bacchus	X	
	Christopher Nardi	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Anthony Lorenzetti		X
	Kristen O'Donnell	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, July 22, 2024.

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

2. Public Participation

Item #3, Approval of Minutes was taken out of order.

a. Regular Meeting - May 20, 2024

Chairman Veits designated Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on the May 20, 2024, regular meeting minutes.

MOTION: Move to approve the minutes of the May 2, 2024, regular meeting.

By: Pose

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits as voting members this evening.

4. Zoning Commission Referrals

There were no Zoning Commission referrals.

5. City Council and Other Referrals

a. C.G.S. 8-24 Referral:

Candlewood Drive - Map 2, Lot 120-9

b. C.G.S. 8-24 Referral:

Violet Drive - Map 2, Lot 129-2

Henry Tracz of Bristol Self-Storage, LLC, 185 Curtiss St., representing the applicant, explained the site has been owned about 5 years. Mr. Tracz explained the project has been phased. He explained the request was to pivot/turn Building #12 (rear building) 90 degrees to improve the traffic and plowing on the property. He explained the building was within the setback and the property lines.

Staff explained this was an insignificant change to the building and this was an administrative request that would be reviewed by the Site Plan Committee.

Staff inquiries: Mr. Tracz explained the impervious surface would be reduced by 1,100 sq. ft. He explained the storm drainage would remain as it exists. He explained the building square footage and the building footprint would remain the same.

MOTION: Motion to direct Staff to conduct an administrative review of the revisions by sending the proposed plan to the Site Plan Review Committee. Staff may bring the plan back to the Commission if it is necessary.

By: Bacchus

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

7. Old Business

There was no old business.

Item #5 City Council and Other Referrals was resumed.

City Council and Other Referrals

5. C.G.S. 8-24 Referral (Open Space Encroachments)

a. Candlewood Drive – Map 2, Lot 120-9

b. Violet Drive – Map 2, Lot 129-2

Chairman Veits designated Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Candlewood Drive – Map 2, Lot 120-9 and Violet Drive – Map 2, Lot 129-2.

Attorney Jeffrey Steeg, City of Bristol, 111 North Main St., Corporation Counsel's Office, explained the encroachments of the properties in the area and on Violet Drive and Candlewood Drive. He explained at the May meeting the Commission briefly discussed a property that was encroaching on the pond.

He explained the biggest concern was of the liability of the City of Bristol and the encroachment of the property owner on the open space area. He explained the property owner has a dock, shed, fire pit and is mowing the area. He explained the main concern was on 127 Daisy Circle. He reviewed the Staff team inspection of the property.

He explained the Real Estate Committee questioned if there were any additional properties that were encroaching on the open space. As such, he explained the additional four property owners encroaching on Candlewood Dr. onto the open space. He reviewed some solutions to the concerns that possibly included some type of boundary line changes or selling portions of land to property owners. Staff explained this was a development from the late 1970's and early 1980's.

He reviewed some of the suggestions for the properties. He requested any suggestions.

Staff explained a suggestion was made today to not reward bad behavior. Staff suggested the conservation area posts and plaques be placed on the properties. Staff reviewed some of the original subdivision maps and files with the Commission. He did not want to minimize the neighborhood concerns. Staff read into the record a memorandum dated February 1, 1990, regarding open space for these properties.

The Commission was unsure of the request being made this evening. The Commission suggested to possibly do nothing with the properties. The Commission suggested to review each separate lot to find out if the structures were permitted on the property.

Commission inquiries: Attorney Steeg was unaware if any open space has ever been given back. He reviewed his and his team's conversations with the property owners. He explained a boundary line adjustment may be done and the shed could be relocated.

MOTION: Motion to send a **negative referral** to the City Council for the C.G.S. 8-24 referral for Candlewood Drive – Map 2, Lot 120-9.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, **is not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Soares Seconded: Pose.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

MOTION: Motion to send a **negative referral** to the City Council for the C.G.S. 8-24 Referral for Violet Drive – Map 2, Lot 129-2.

The Planning Commission finds that the C.G.S. 8-24 referral as presented, **is not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Pose Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

8. Staff Reports

a. Subdivision Status Report

Staff explained that a \$175,000 bond was received just before this meeting for Blossom Estates (16 Lots.). He explained this information would be given to the Site Plan Committee and the Building Official tomorrow. He explained the applicant would be able to start filing for Building Permits. He explained the bond was supposed to be \$500,000, but the applicant finished \$375,000 of infrastructure work and was able to reduce the bond amount.

9. Communications

There was no communication.

10. Adjournment

Motion was made by Commissioner Soares to adjourn.

Motion seconded by Commissioner Pose.

Motion carried 5-0.

The meeting adjourned at 7:00 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

June 2024 Letter to City Council

DATE: June 26, 2024

TO: City Council (c/o Erica Cabiya, Town and City Clerk)

FROM: Bristol Planning Commission

RE: C.G.S. 8-24 Referral:
Violet Drive – Map 2, Lot 129-2

The Planning Commission, at its Regular Meeting of June 24, 2024, approved the following motion:

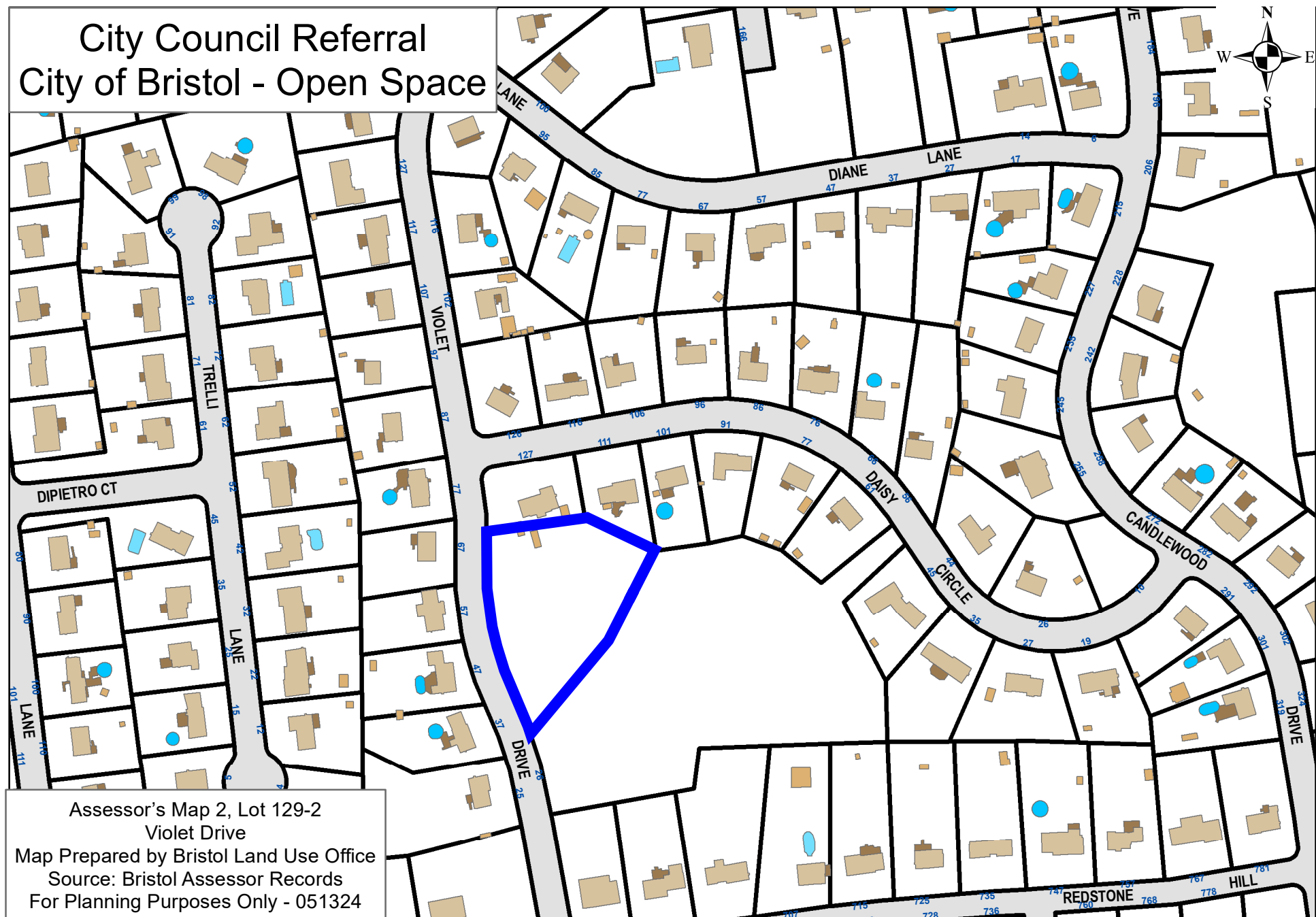
“To send a negative referral to the City Council for the C.G.S. 8-24 referral for Violet Drive – Map 2, Lot 129-2. The Planning Commission finds that the C.G.S. 8-24 referral, as presented, is not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.”

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

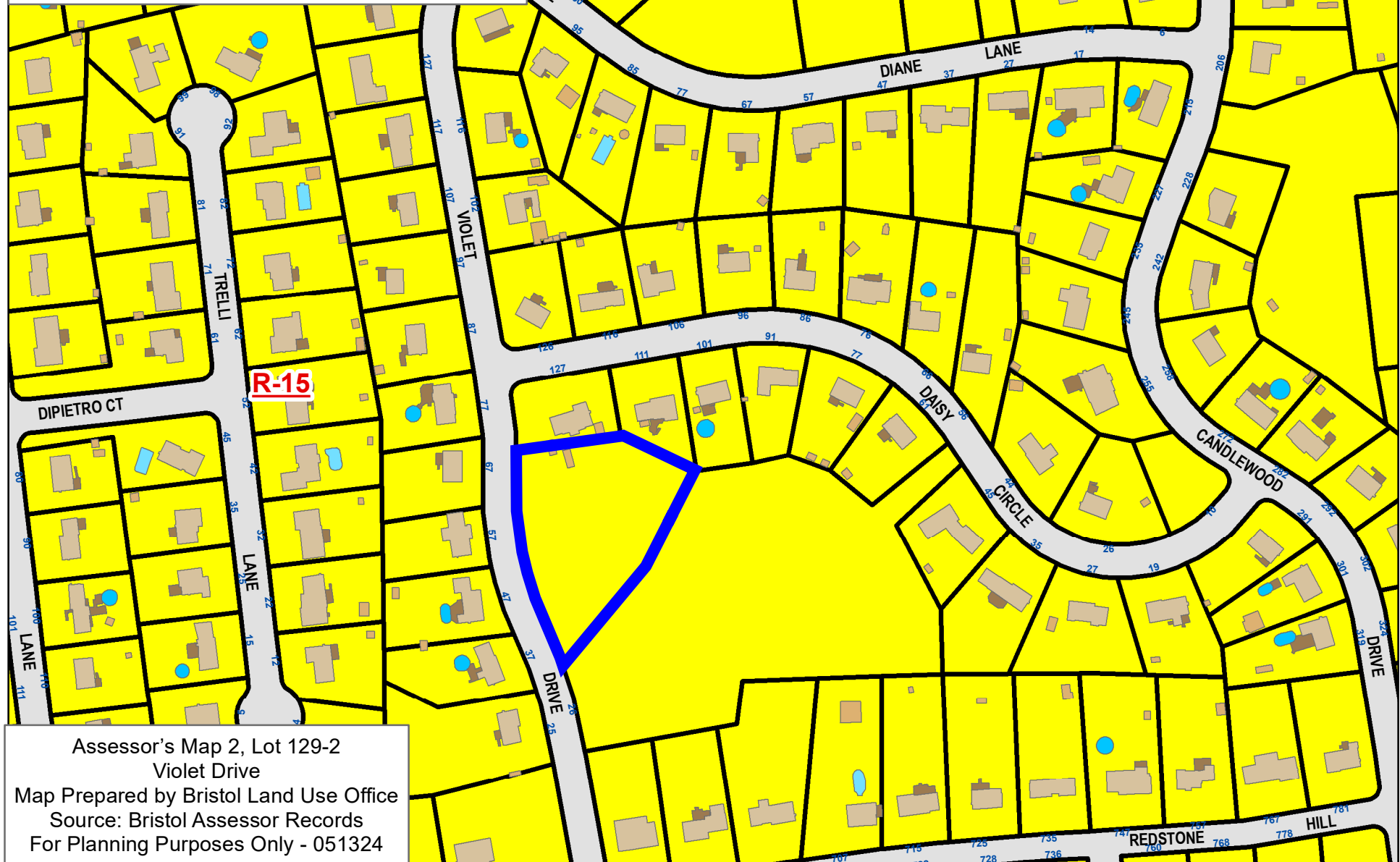
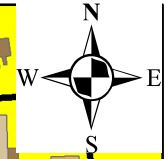
cc: Attorney J. Steeg (via email)

City of Bristol

GIS Maps



City Council Referral City of Bristol - Open Space



City Council Referral City of Bristol - Open Space



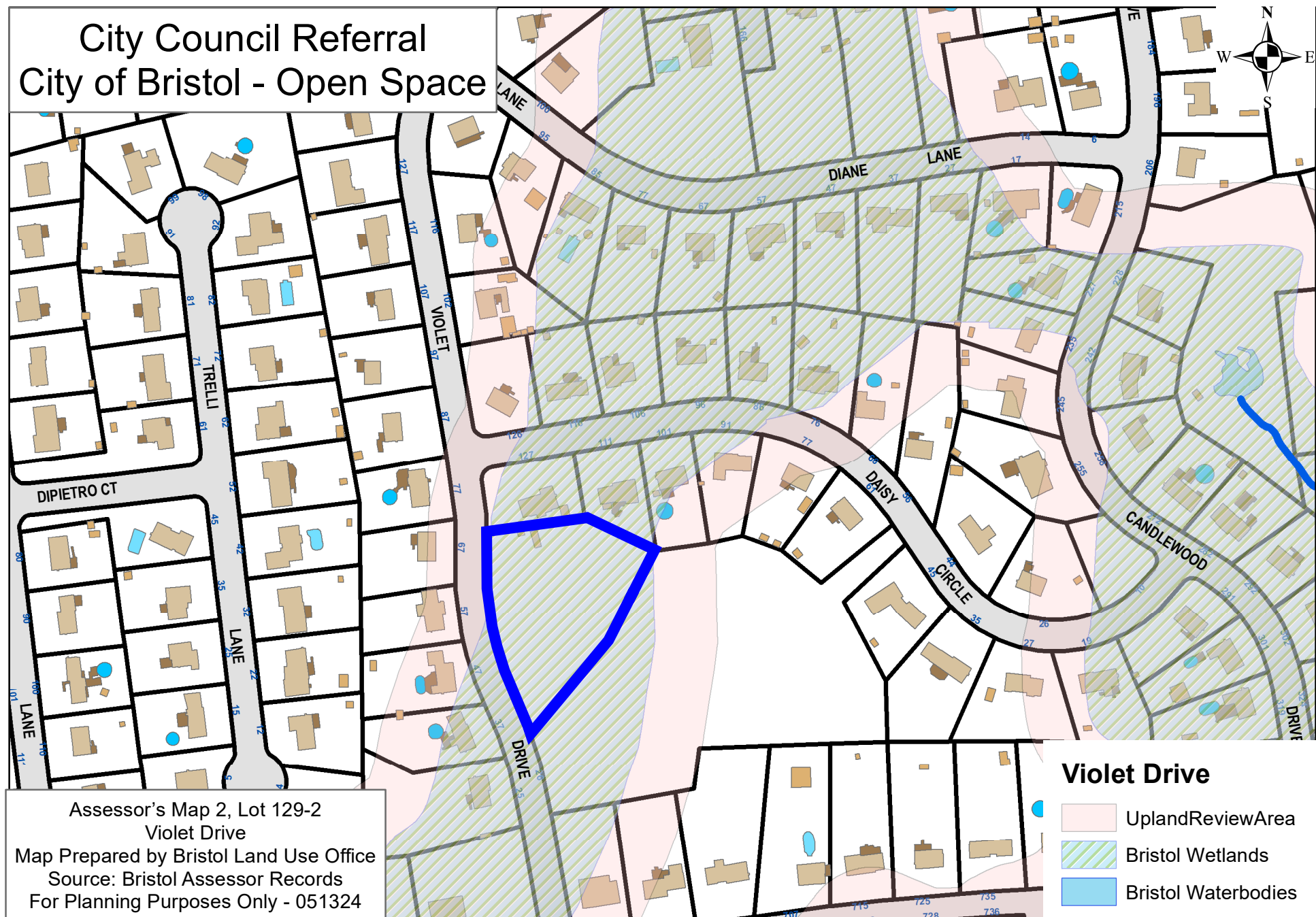
Assessor's Map 2, Lot 129-2

Violet Drive

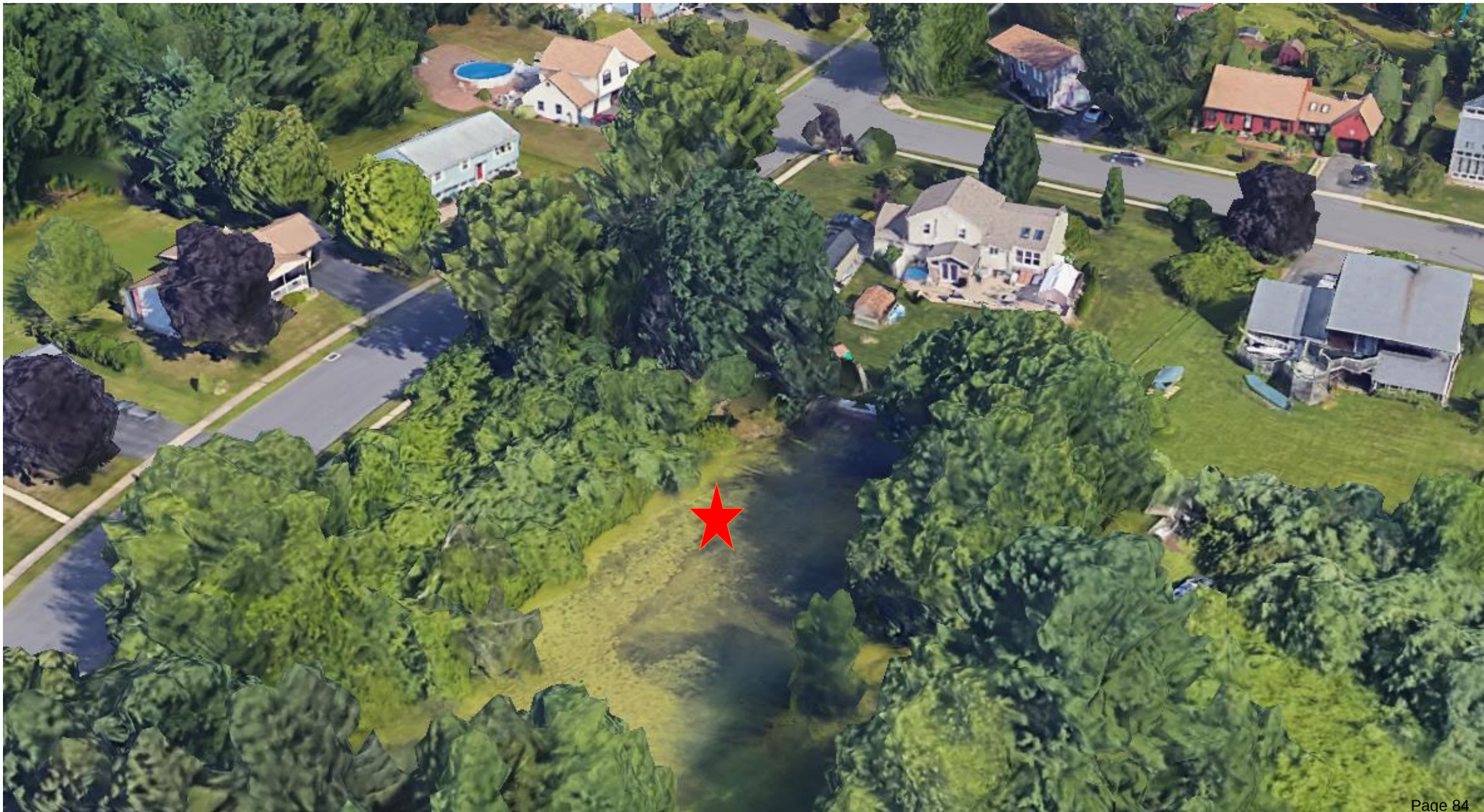
Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

For Planning Purposes Only - 051324



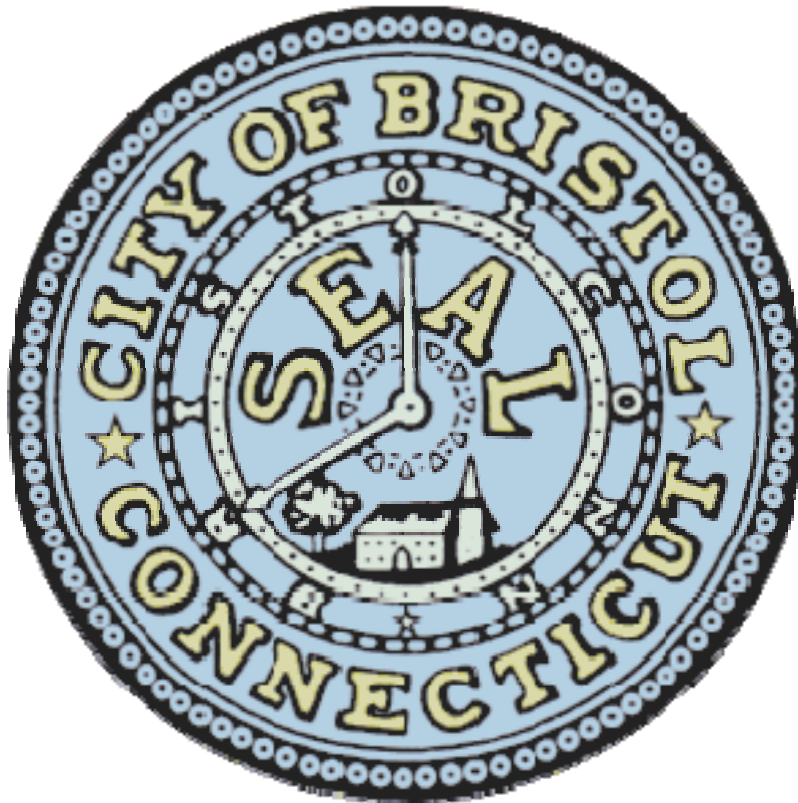
Google Earth



Current Subdivision Regulations

Open Space Discussion

SUBDIVISION REGULATIONS



City of Bristol, Connecticut

EFFECTIVE: September 10, 1996
AMENDED TO: January 15, 2013

Open Space Discussion

- a. For watersheds one square mile and larger, the design of culverts, bridges and through watercourses shall be based upon not less than a 100-year storm. For watersheds less than one square mile, the design shall be for not less than a 50-year storm.
- b. The drainage system for roads, including catch basins, inlets, pipe, underdrains and gutters within or abutting the subdivision shall be designed for not less than a 25-year storm.
- c. Storm drainage facilities shall be adequate for present uses, and additional storm drainage created by new subdivisions shall not increase the City's obligation for additional storm drainage facilities on existing City streets, unless otherwise approved by the Board of Public Works.

5.09 Open Spaces, Parks and Playgrounds — The Commission may require that up to 15 percent of the total area of a subdivision be set aside for open spaces, parks or playgrounds. Such open spaces, parks or playgrounds shall be shown on the subdivision plan. In determining the need for such land, the Commission shall consider the size of the subdivision, the City's Plan of Conservation and Development, and the presence or absence of any existing open spaces, parks or playgrounds in the neighborhood.

- (1) **General Character of Land** – Such land shall be of such location, shape, topography and general character as to meet the purpose of these Regulations, as determined by the Commission.
- (2) **Deferred Dedication** – The Commission may defer the requirements for the immediate provision of such land in a subdivision which is a part of a larger tract of land, provided that:
 - a. The subdivider agrees to dedicate an area of land in the undeveloped portion of the tract equal to the requirements of this Section for the developed portion.
 - b. The subdivider grants the City an option to accept such land when the undeveloped portion of the tract is hereafter subdivided.
- (3) **Access and Location** – Such land shall abut or have direct access to a public street through a right-of-way dedicated to public use. Such right-of-way shall be at least 15 feet in width. When a subdivision abuts an existing open space, park or playground, the Commission may require that the lot lines of such land form a continuation of the existing open space, park or playground to provide a single, unified area.
- (4) **Inclusion of Wetland Areas** – Unless otherwise approved by the Commission, the ratio of wetlands to non-wetlands of such land shall be no greater than the ratio of wetlands to non-wetlands of the entire tract.
- (5) **Conservation Easements** – Where the purposes of open space preservation can be achieved through permanent restrictions upon property, as distinct from fee ownership thereof, the Commission may approve the use of conservation easements. Such easements shall be in a form approved by the Commission and shall apply to locations which meet the requirements of this Section.
- (6) **Schedule** – Unless otherwise approved by the Commission, provisions for the permanent disposition, reservation and management of such land shall be completed or implemented no later than the time of filing of the approved subdivision plan in the office of the City Clerk. Unless otherwise approved by the Commission, disposition of such land shall be by warrantee deed.
- (7) **Provisions for Ownership and Maintenance** – Proper provision shall be made by the subdivider and approved by the Commission for the permanent disposition, reservation and management of such land, including but not limited to one or more of the following options:
 - a. Establishment of suitable restrictive covenants.
 - b. Establishment of a homeowners' association.
 - c. Conveyance to a land trust or similar non-profit conservation organization.
 - d. Conveyance to the City, if accepted by the City Council.

Open Space Discussion

- (8) **Fees in Lieu of Open Space** – With the approval of the Commission, the subdivider may pay a fee to the City or pay a fee to the City and transfer land to the City in lieu of any requirement to provide open spaces, parks or playgrounds. Procedures for same shall be as follows:
- a. Such payment or combination of payment and the fair market value of land transferred shall be equal to not more than ten percent of the fair market value of the land to be subdivided prior to the approval of the subdivision.
 - b. The fair market value shall be determined by an appraiser jointly selected by the Commission and the subdivider.
 - c. A fraction of such payment the numerator of which is one and the denominator of which is the number of approved lots in the subdivision shall be made at the time of the sale of each approved lot in the subdivision and placed in a fund established by the City to be used for the purpose of preserving open space or acquiring additional land for open space or for recreational or agricultural purposes.
- (9) **Exemptions** – The open space requirements of these Regulations shall not apply if the transfer of all land in a subdivision of less than five parcels is to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle or first cousin for no consideration, or if the subdivision is to contain affordable housing, as defined in Section 8-39a of the Connecticut General Statutes, equal to twenty five percent or more of the total housing to be constructed in such subdivision.

1975

Subdivision Regulations

Open Space Discussion 1975 Regulations

SUBDIVISION REGULATIONS

CITY OF BRISTOL

CONNECTICUT

Adopted June 15, 1966
Effective June 22, 1966

Revisions:

Dec. 1, 1966
Jan. 3, 1967
Feb. 16, 1968
June 18, 1969
June 23, 1970
March 5, 1971
June 5, 1972
Oct. 1, 1972
Oct. 9, 1973

Bristol City Planning Commission

Technical Planning Associates, Consultants

Open Space Discussion

1975 Regulations

FOREWORD

I. AUTHORITY

The City Planning Commission of the City of Bristol, Connecticut, established by State Enabling Legislation - Chapter 126 of the General Statutes, 1958 Revision, as amended, is charged with the responsibility - Section 8-23, to prepare, adopt and amend a plan of development for the municipality. -Section 8-25. - "No subdivision of land shall be made until a plan for such subdivision has been approved by the Commission.-----." Before exercising the powers granted in this section, the Commission shall adopt regulations covering the subdivision of land.

II. DECLARATION OF POLICY

The purpose of these Subdivision Regulations is to achieve orderly urban development through land subdivision, to promote and develop the utilization of land to assure the best possible urban environment, to cause land subdivision to be in accordance with the Master Plan for the City of Bristol, and to promote the health, safety and general welfare of the City of Bristol.

Open Space Discussion 1975 Regulations

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Open Space Discussion 1975 Regulations

- 2.11 All lots shall provide off-street parking in accord with the Zoning Commission of the City of Bristol.
- 2.12 The Commission reserves the right to require tree planting, and such landscape features as are appropriate to the area being developed. Removal of topsoil (stripped) or surplus earth material from the subdivision area shall not be permitted other than in accord with the Zoning Ordinance. See 8.2

A. Public Open Spaces

In a subdivision of any tract or tracts of land containing twenty-five (25) acres or more, and in areas designated on the Plan of Development as open space or recreation areas, the Commission may require the reservation of open space at the proportionate rate of one acre per fifty building lots, as provided in the General Statutes.

1. When only a part of such a tract is to be developed immediately and the subdivider shall agree to dedicate an area of land in the undeveloped portion of such tract equal to the requirements for open space in the developed portion, and shall grant the City an option to accept such dedication when such undeveloped portion is hereafter subdivided, then the Commission may waive the requirements for immediate provision of open space in a subdivision which is a part of a larger tract of land.
2. Such open spaces shall abut or have direct access to a public street through a right of way dedicated to public use.
3. When a property line of a subdivision abuts an existing public open space, the Commission may require the new public open space lines to form a continuation of the existing area to provide a single large unified area.
4. No public open space containing less than one acre of area will be approved unless, in the judgement of the Commission, potential future development of adjoining land makes such smaller area feasible, or unless the area is a continuation of brook and stream protection areas, as noted in the Plan of Development.

2018

Plan of

Conservation

and

Development

2015 Plan of Conservation and Development

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POCD 2018

2.7. Land Use In Bristol

Bristol contains approximately 17,168 acres of land within the city limits.

A land use evaluation using the Assessor's database found that about 89 percent of the community (15,335 acres) is occupied for residential, business, industrial or institutional use or was dedicated to a specific purpose such as public land or protected open space. Conversely, about 11 percent of the land in Bristol (1,883 acres) is vacant or uncommitted to a specific use at this time.

Land Use	Area	Acres	Percent
Residential		7,867	46%
Single-Family Residential	6,689		
2-4 Family Residential	511		
Multi-Family / Other	667		
Business		811	5%
Business	765		
Mixed Use	46		
Industrial		949	6%
Industrial	941		
Earth Excavation	8		
Community Facilities / Institutions		1,331	8%
Public Institutions	493		
Private Institutions	838		
Open Space		1,695	10%
Park / Active Recreation	250		
Passive Open Space / Water Supply	983		
Private Open Spaces	462		
Other		2,684	16%
Farm	399		
Miscellaneous Public Land	153		
Transportation / Roads / Utility / Parking	2,132		
Vacant / Potentially Developable	1,833	1,833	11%
CITY OF BRISTOL		17,168	100%

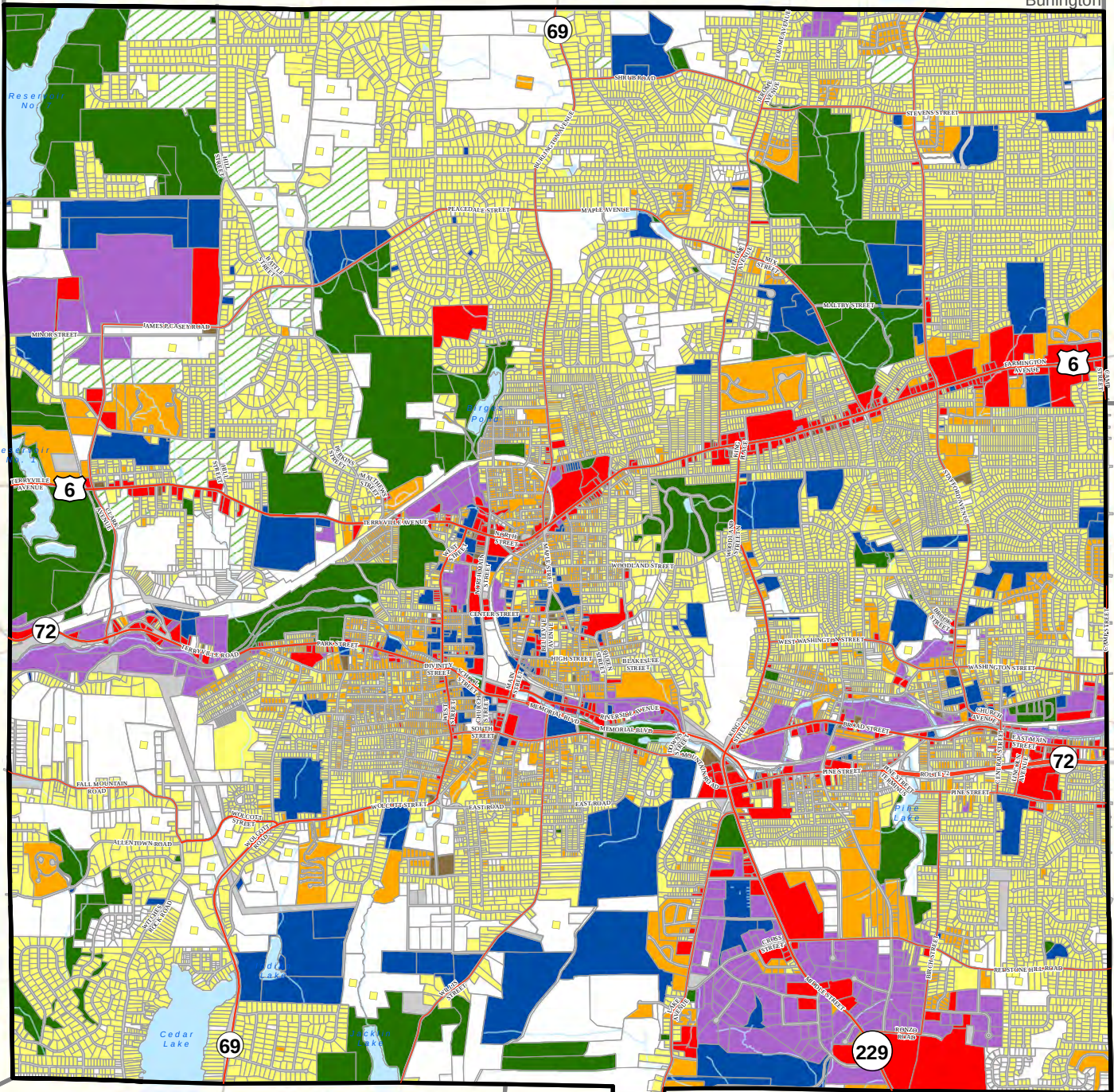
Totals may not add due to rounding.

Land Use Map

Bristol, CT

POCD 2018

Burlington



Wolcott

Southington

Legend

- | | |
|---------------------------|----------------|
| Single-Family Residential | Institutional |
| Other Residential | Infrastructure |
| Mixed Use | Open Space |
| Business | Farm |
| Industrial | Vacant |



2,700

Feet

POCD 2018

2.8. Zoning In Bristol

Based upon data in the City's geographic information system, about 86 percent of the community is zoned for residential use, about 5 percent is zoned for business use, and the remaining 10 percent is zoned for industrial use. Note that some of these zoned areas include road rights-of way.

Zone	Area	Acres	Percent
Residential - Single-Family		13,546	79%
R-10 – Single Family	1,204		
R-15 – Single Family	5,237		
R-25 – Single Family	4,662		
R-40 – Single Family	2,051		
R-15/OSD– Single Family – Open Space	41		
R-25/OSD – Single Family – Open Space	182		
R-40/OSD – Single Family – Open Space	169		
Residential - Other		1,131	7%
R-15/BT – Downtown Transition	97		
R-10/RM – Mixed Residential	10		
R-15/RM – Mixed Residential	545		
A – Multi-Family	465		
SDD – Special Development	14		
Business		844	5%
BD-1 – Downtown Business	105		
BD-2 – Downtown Business	43		
BG – General Business	524		
BHC – Highway Commercial (Route 72)	106		
BN – Neighborhood Business	66		
Industrial		1,647	10%
I – General Industrial	634		
IP-1 – Industrial Park	584		
IP-3 – Industrial Park	195		
IP-25 – Industrial Park	234		
CITY OF BRISTOL		17,168	100%

Totals may not add due to rounding.

POCD 2018

Interviews

In addition to the community meetings and other exercises described in this Chapter, the consultant that assisted with preparation of this POCD interviewed a variety of people representing different organizations and interest groups in Bristol.

3.2. Scoping Meetings

As the process of preparing this Plan of Conservation and Development began, a number of exercises were undertaken to learn about issues and concerns important to the community:

- A discussion of issues with the Planning Commission,
- Input from members of other boards and commissions,
- Input from City department heads,
- Interviews with a diverse complement of Bristol residents, and
- A public meeting devoted to hearing from Bristol residents.

Things Bristol May Want To Protect (Conservation Strategies)

Topic	Issues and Concerns
Natural Resources	• Residents feel Bristol should continue to protect natural resources and water quality
Open Space	• Residents like the open spaces in Bristol and want more
Community Character	• Residents believe there is a need to improve the character of business areas • Residents feel that a lack of property maintenance (“blight”) is an issue in some parts of the city • Residents want to maintain and enhance the overall “quality of life” for people of different ages in Bristol
Sustainability / Resiliency	• Residents would like to be “greener” • Residents would like the City of Bristol to anticipate and address vulnerabilities to storms or major events

Pequabuck River



Rockwell Park



POCD 2018

PRESERVE OPEN SPACE

5

5.1. Overview

The preservation of open space is important to Bristol residents. Open space enhances the overall character of the city and the quality of life of its residents. From the telephone survey, it was learned that about 60 percent of Bristol residents feel the City should try to acquire more land for open space and parks.

For the purposes of the Plan, “open space” refers to land which is primarily intended for passive uses or to remain undeveloped. For a discussion of strategies related to active recreation (such as sports fields), please refer to the chapter on Community Facilities.

Local land conservation efforts have been significant over the years. Some of the organizations involved include:

- the Environmental Learning Centers of Connecticut,
- the Jacklin Rod and Gun Club, and
- the Bristol Fish and Game Club.

There are several walking and hiking trails located in the city, managed and maintained by the mostly volunteer Southern Tunxis Maintenance Crew.

Rockwell Park



Page Park



POCD 2018



In the telephone survey, participants were asked whether they agreed or disagreed with the following statement:

Bristol should try to acquire more land for open space and parks.

Strongly agree	14%
Agree	46%
Disagree	30%
Strongly disagree	5%
Not sure	5%

5.2. Overall Goal

Provide adequate open space for all Bristol residents.

5.3. Policies

1. Maintain the open space land in Bristol – both in terms of the quantity and quality of open space land.
2. Promote public access to open space.
3. Acquire land for open space, as it becomes available, in locations recommended in the Plan.
 - a. Seek to establish an inter-connected system of open spaces as opportunities arise.
 - b. Encourage the preservation of South Mountain as an environmentally sensitive area.
 - c. Increase public access to and along the Pequabuck River corridor for economic development, community development, and quality-of-life purposes.
4. Encourage the passive use of open space (such as for walking trails) within Bristol.
5. Give attention to the quality, size and location of open space parcels proposed through the subdivision process to assure that they become assets and not liabilities.
6. Where appropriate, utilize the "fee-in-lieu-of-open space" provisions of the Subdivision Regulations.
7. Work with surrounding communities to interconnect open spaces and trails into a regional system.

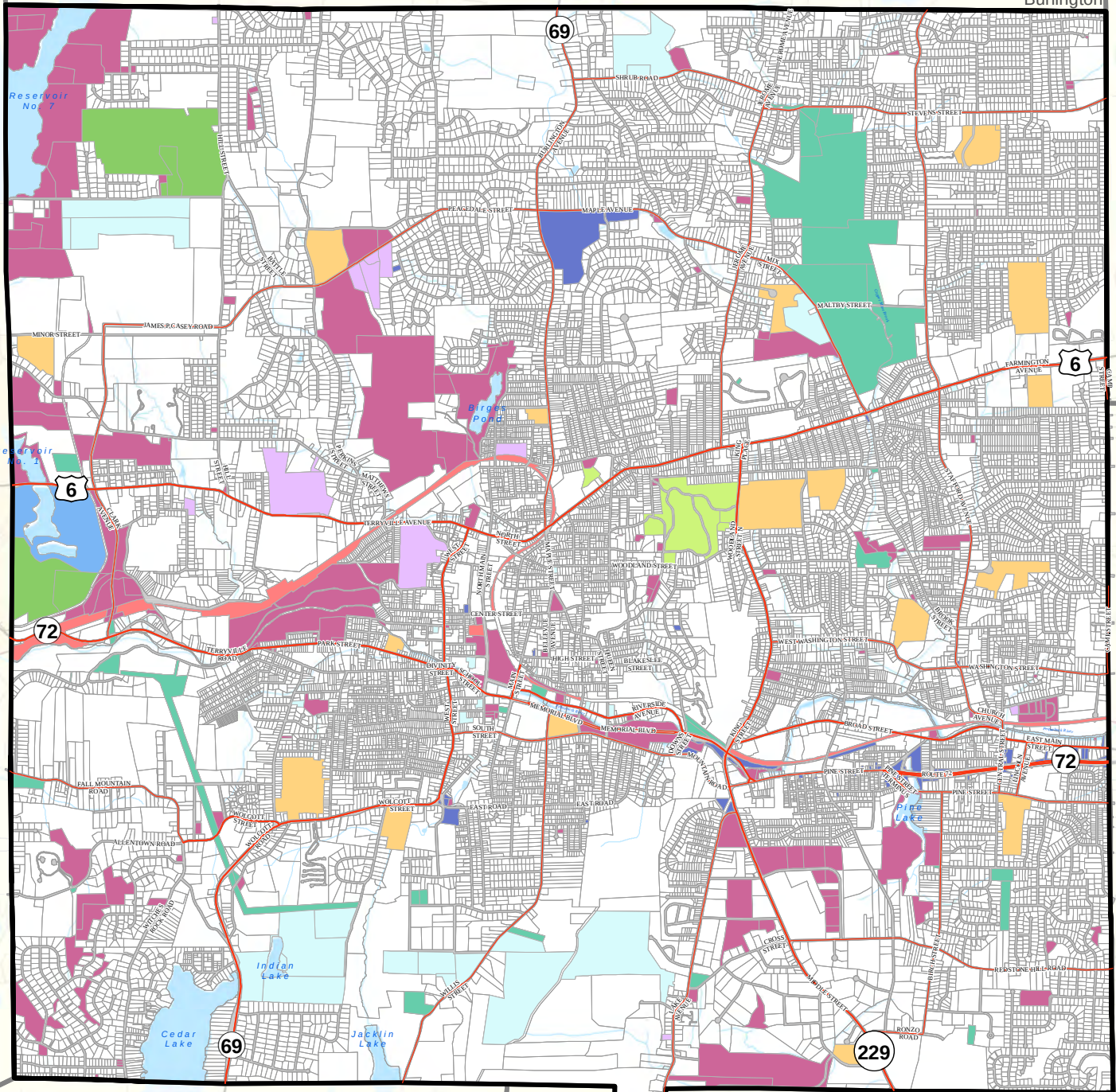
Page Park



Walking Trails



Burlington



Legend

- | | |
|---|---|
| ■ Federal Land / Facilities | ■ Golf Facility |
| ■ State Land | ■ Municipal Land / Facilities |
| ■ Cemetery | ■ Recreation |
| ■ Non-Profit | ■ Public Utility |
| ■ Educational Land / Facilities | ■ Water Supply |



2,700

Feet

POCD 2018

Open Space Categorization

The open space categorization on this page is a suggestion for how open space might be classified in Bristol.

The distinction between public versus private might be an effective way to reflect the accessibility of the open space to Bristol residents.

Other classification schemes might be appropriate depending on the overall purpose.

Some communities have used categories such as “Dedicated Open Space” and “Managed Open Space” to reflect the degree of protection or likelihood of continued preservation.

Bristol should determine a categorization scheme which works for the community.

5.4. Action Steps

1. Establish and maintain a comprehensive inventory of open space areas, and map these resources for the benefit of all Bristol residents.

Possible Open Space Categories
Public Open Space • City-owned parks, open spaces and recreation areas • State-owned open space areas
Semi-Public Open Space • City school sites and facilities • Bristol Water Department • New Britain Water Department • Bristol Regional Environmental Center • Scout Camp
Private Open Space • Subdivision open space • Private golf courses • Fish and game clubs • Private school sites and facilities

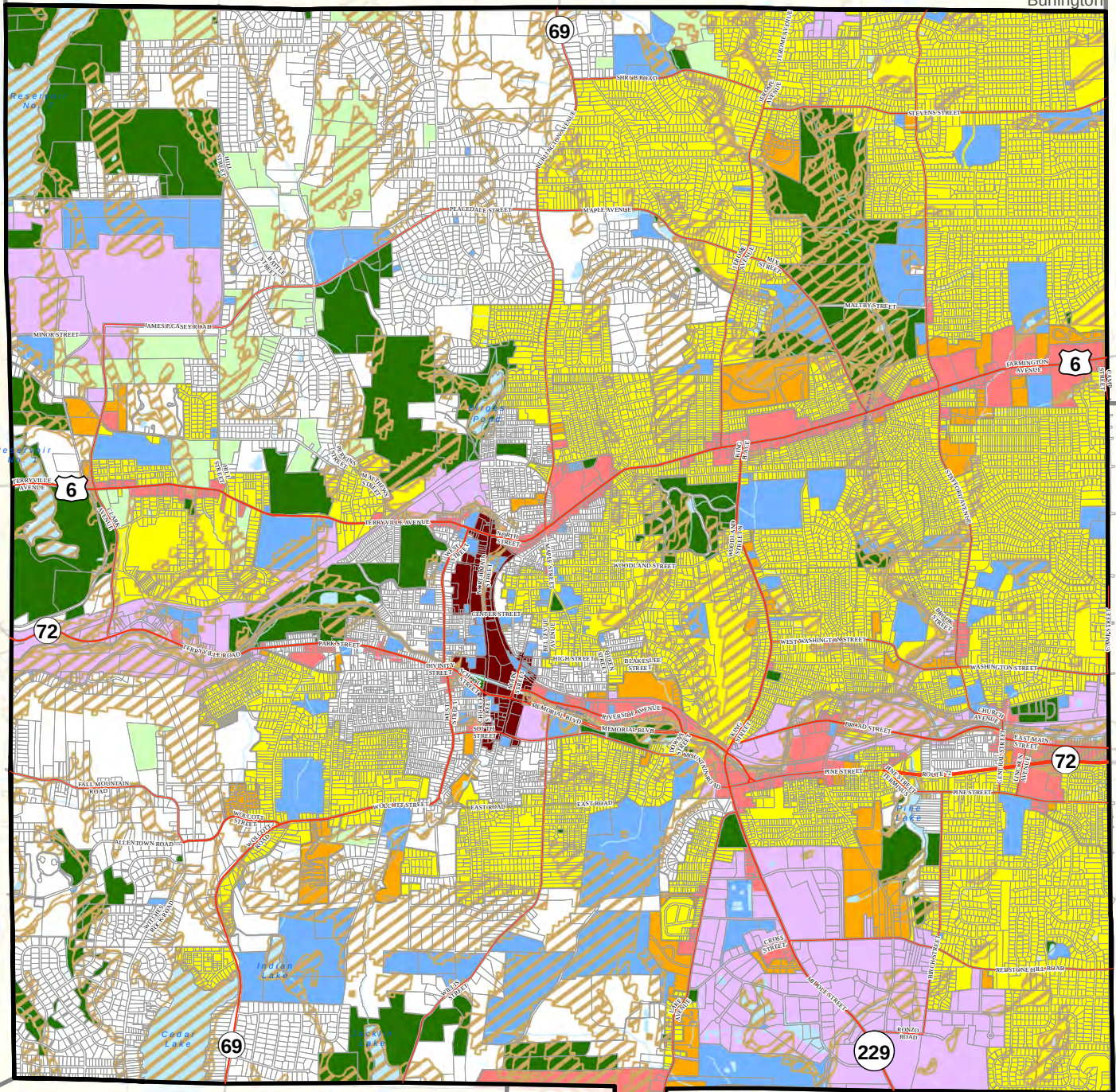
2. Establish a dedicated fund for the acquisition of land for open space, so that opportunities for acquisition can be acted upon expeditiously and/or used to match State or federal funding programs.
3. Strengthen the open space set-aside requirements in the subdivision regulations to ensure that open space in a location acceptable to the Planning Commission is preserved as part of every subdivision or that a fee-in-lieu-of-open-space is provided to the City of Bristol’s open space fund.
4. Modify the Subdivision Regulations (Section 5.09) to create a hierarchy of organizations to be considered for acceptance of open space where:
 - Public ownership and access is encouraged, and
 - Private ownership (such as homeowner associations and/or conservation easements) is discouraged.

Future Land Use Plan

Bristol, CT

POCD 2018

Burlington



Wolcott

Legend

Residential

- Lower Density
- Moderate Density
- Higher Density

Business/Industrial

- Downtown
- Commercial
- Industrial

Other Uses

- Farm
- Open Space
- Community Facility / Institutional

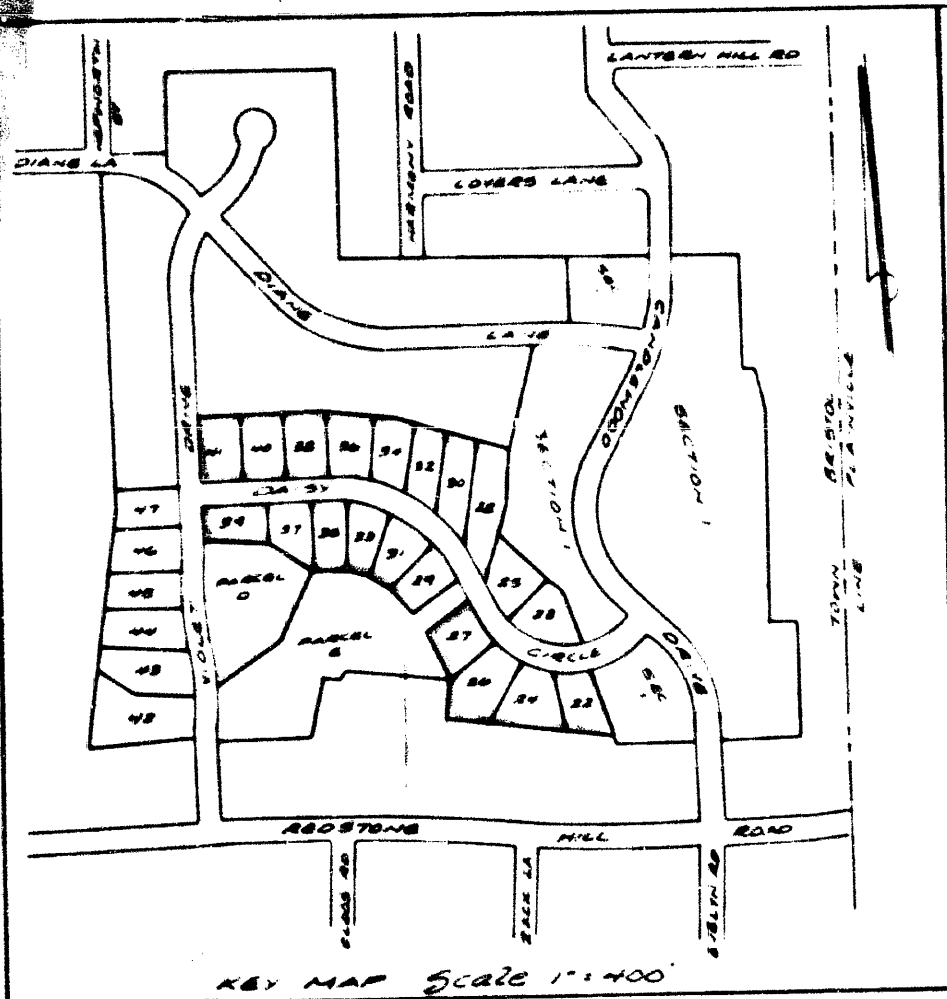
Natural Resources

- Watercourses
- Natural Resource Restrictions



2,700

Feet



SUBDIVISION

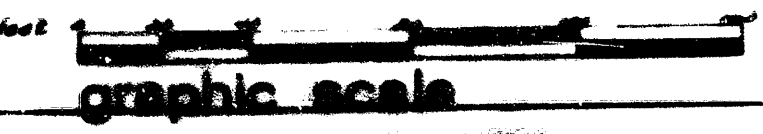
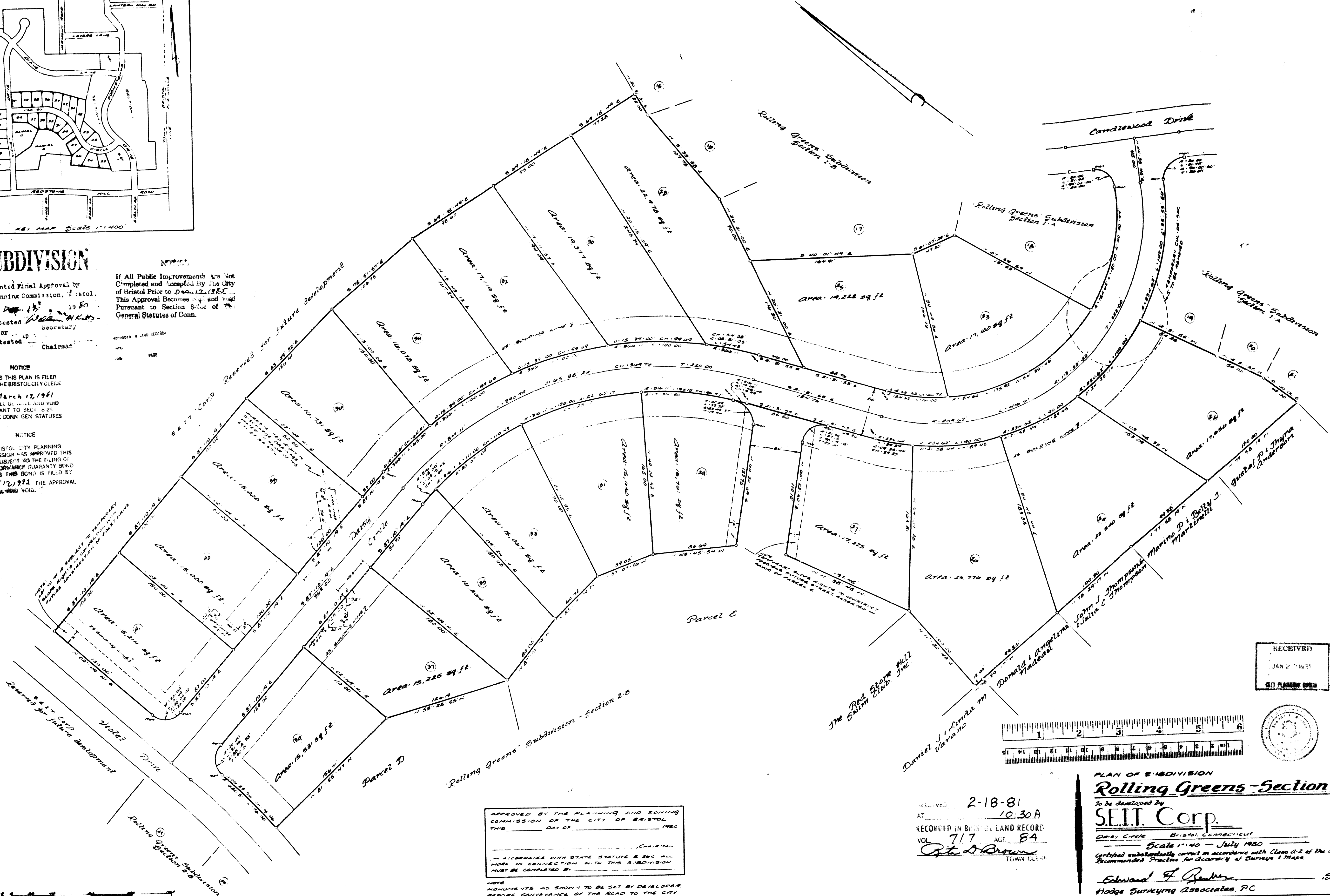
Plan Granted Final Approval by
City Planning Commission, Bristol,
Conn. **March 12, 1981**
Attested: *[Signature]* Secretary
OF: *[Signature]* Chairman

NOTICE
UNLESS THIS PLAN IS FILED
WITH THE BRISTOL CITY CLERK
ON **March 12, 1981**
@ SMALL, U.S. & LAND RECORD
PURSUANT TO SEC. 6-21
OF THE CONN. GEN. STATUTES

NOTICE
THE BRISTOL CITY PLANNING
COMMISSION HAS APPROVED THIS
PLAN SUBJECT TO THE FILING OF
A PERFORMANCE GUARANTEE BOND
UNLESS THIS BOND IS FILED BY
SEPTEMBER 12, 1981. THE APPROVAL
IS VOID WITHOUT BOND.

If All Public Improvements Are Not
Completed and Accepted by the City
of Bristol Prior to Dec. 12, 1982,
This Approval Becomes Void and Void
Pursuant to Section 8-6 of the
General Statutes of Conn.

APPROVED BY THE PLANNING AND ZONING
COMMISSION OF THE CITY OF BRISTOL
THIS **March 12, 1981** DAY OF **March**



APPROVED BY THE PLANNING AND ZONING
COMMISSION OF THE CITY OF BRISTOL
THIS **March 12, 1981** DAY OF **March**
IN ACCORDANCE WITH STATE STATUTE 8-20C, ALL
FEEBES IN CONNECTION WITH THIS SUBDIVISION
MAY BE COMPLETED BY
[Signature] Chairman
NOTE: FEEBES MUST BE PAID BY DEVELOPER
BEFORE CONVEYANCE OF THE ROAD TO THE CITY
OF BRISTOL

RECEIVED **2-18-81**
AT **10:30 A**
RECORDED IN BRISTOL LAND RECORDS
VOL. **717** AGT. **84**
[Signature] TOWN CLERK

PLAN OF SUBDIVISION
Rolling Greens - Section 2-A
To be developed by
SEIT, Corp.
BY: *[Signature]* Bristol, Connecticut
Scale 1" = 40' - July 1980
Certified substantially correct in accordance with Class 12.2 of the Code of
Recommended Practice for Accuracy of Surveys & Maps.
[Signature] Surveyor
Hodge Surveying Associates, P.C.

RECEIVED
JAN 27 1981
CITY PLANNING COM.



Subdivision Status Report																																
Identifying Information						Open Space		Approvals			Bonding			Construction Status**												Notes						
											Performance Bond ⁽⁴⁾		Maintenance Bond																			
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval ⁽²⁾	Not Required (x)	Original Bond Amount (\$)	Date Bond Expires	Maintenance Bond Amount (\$)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Built	Lot Pins	Street Lights	Other				
324 ⁽⁶⁾	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008				\$583,660	May 18, 2025									x									
										Jun 25, 2025	Feb 20, 2009		Mar 08, 2019	\$583,660																		
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018				\$59,370	Apr 01, 2025		x	x	x		x	x	x	x	x	x							
										May 30, 2028	Aug 06, 2018		May 30, 2020	\$59,370																		
413	Laurentide Glen Phase 1	12 lots – Assessor’s Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018				\$454,250	Apr 03, 2025		x	x	x	x	x	x	x	x	x	x			x	x			
										Oct 24, 2028	Aug 06, 2019		Apr 01, 2021	\$127,075																		
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018				\$454,250	Apr 03, 2025		x	x	x	x	x	x	x	x	x						x		
										Oct 24, 2028	Aug 06, 2019		Oct 27, 2021	\$1,725																		
413	Laurentide Glen Phase 3	20 Lots – Lots 25-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018				\$454,250	Apr 03, 2025		x	x	x	x	x	x	x	x	x	x							
										Oct 24, 2028	Aug 06, 2019		Mar 24, 2022	\$4,025																		
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018				\$454,250	Apr 03, 2025		x	x	x	x	x	x	x	x	x	x						Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24	
										Oct 24, 2028	Aug 06, 2019		Sep 26, 2022	\$34,500																		
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018		Oct 24, 2025																					
										Oct 24, 2025	Aug 06, 2019																					
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018				\$202,075	n/a																	x	
										Aug 29, 2028	Jun 11, 2019		Aug 26, 2020	\$202,075																		
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021				\$9,600						x	x												Earth excavation, rough grading OSTA permit acquired; Encroachment Permit needed.
										Aug 25, 2026	May 04, 2022		Jul 18, 2022	\$9,600																		
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021				\$175,052			x	x	x	x		x	x	x									
										Aug 25, 2026	May 04, 2022		May 17, 2024	\$175,052																		
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022				n/a	n/a																		
										Feb 23, 2027	Apr 05, 2022		Feb 23, 2022	n/a	n/a																	
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022				n/a	n/a																		
										Apr 27, 2027	May 25, 2022		Apr 27, 2024	n/a	n/a																	
433	Cold Springs Farm Phase 4	20 lots - West of Village St. &Silo Rd.	20	20					Aug 28, 2023		Aug 24, 2025					x	x	x			x	x										
										Aug 28, 2028	May 09, 2024																					

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved. L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable