

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY NOVEMBER 25, 2024**

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main St.
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 (Acting Secretary)	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Kristen O'Donnell	X	
	Kiana Small	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

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

2. Public Participation

There was no public participation.

3. Approval of Minutes

a. Regular Meeting - September 23, 2024

1. Minutes from the September 23, 2024, Regular Meeting

Chairman Veits designated regular Commissioners Nardi, Pose, Soares and Veits to vote on the minutes of the September 23, 2024, regular meeting.

MOTION: Move to approve the minutes of the September 23, 2024, regular meeting.

By: Pose

Seconded: Soares.

For: Nardi, Pose, Soares and Veits.

Against: None.

Abstain: None.

Chairman Veits designated regular Commissioners Nardi, Pose, Soares and Veits with alternate Commissioner Rasmussen-Tuller as voting Commissioners this evening.

4. City Council and Other Referrals

- a. C.G.S. 8-24 Referral:
685 Lake Ave - Map 4, Lot 17

Staff explained the request was from the City Council that had a draft agreement with CTECH Solar, LLC, to use a portion of the closed landfill for solar arrays. Staff stated the request was to get guidance from the Commission. Staff noted there would not be a local Land Use Board review because the CT Siting Council would review the project.

Staff read into the record the letter dated October 23, 2024, from the Corporation Counsel Office. Staff indicated the C.G.S. 8-24 was provided to the Commission in their packets. Commission inquiries: Staff was unaware of any municipalities that used any properties similar to this request for any different uses.

Commissioner Pose had concerns about the solar panels being in the way if there were problems. In addition, he wanted to make the applicant responsible for any repairs under the surface of the solar panels. Commissioner Pose described how the layout of the panels was important for the plan. The Commission added that they had concerns of fire hazards on the property with the structures on top of the trash pile.

Staff noted that the request may be continued until next month if the Commission requires additional information. The Commission agreed to continue the request until next month and request the applicant's attendance at next month's meeting.

MOTION: Move that C.G.S. 8-24 Referral for 685 Lake Ave - Map 4, Lot 17, be continued to the December 23, 2024, regular meeting. The Commission requested the applicant's attendance at the December 23, 2024, regular meeting to make a presentation and answer questions for the Commission.

Commission Nardi explained his company does many solar installations on municipal buildings but never installed solar panels on an existing landfill. The Commission requested Staff to research any cities that have done these types of installations and any associated problems.

By: Rasmussen-Tuller

Seconded: Pose.

For: Nardi, Rasmussen-Tuller, Pose, Soares and Veits.

Against: None.

Abstain: None.

Items 4.d. and 4.e. were taken out of order

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

Attorney Jeffrey Steeg of Corporation Counsel, City of Bristol, 111 North Main St., representing the applicant, requested Items 4.d and 4.e. to be withdrawn from the agenda. Attorney Steeg represented the items for Candlewood Dr. and Violet Dr. were just withdrawn at the Special City Council Meeting this evening.

The item 4.d. was withdrawn.

The item 4.e. was withdrawn.

The Commission resumed Item 4.b.

b. C.G.S. 8-24 Referral:
125 Frederick St., Map 43, Lot 99B-1

Staff described the request to acquire the property by the City because of the pending foreclosure on the property. Staff noted the applicant has inquired if the City would want to purchase the property.

Staff read into the record the e-mail dated November 21, 2024, regarding the request. Staff reviewed the property that was very limited by a floodplain and inland wetlands. Staff thought the best use for the property would be a passive park of some type.

MOTION: Move to send a positive referral to the City Council for the C.G.S. 8-24 Referral for: 125 Frederick St. - Map 43, Lot 99B-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: Nardi

Seconded: Soares.

For: Nardi, Rasmussen-Tuller, Pose, Soares and Veits.
Against: None.
Abstain: None.

- c. C.G.S. 8-24 Referral:
Century Drive - Eversource Easement

Staff read into the record the memorandum dated November 5, 2024, from Raymond Rogozinski, P.E., Director of Public Works. Staff briefly described the plan to construct a switch gear in the right of way on Century Dr. across the street from the hotel.

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 Referral for: Century Drive - Eversource Easement

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, Rasmussen-Tuller, Pose, Soares and Veits.
Against: None.
Abstain: None.

5. New Business

There was no new business.

6. Old Business

There was no old business.

7. Staff Reports

Staff informed the Commission the New Britain Water Co. had applications with the Inland Wetlands & Watercourses Agency of the Conservation Commission, Zoning Commission and Aquifer Protection Area applications. Staff gave the Commission an overview of the 303-acre project on Maltby St. Staff explained the new facility would be constructed above the flood zone.

Commission inquiries: Staff explained if the applicant's plan works as it is supposed to work, the applicant was required to conduct a study of the effects of the aquifer after the wells are constructed.

8. Communications

There were no communications.

9. Adjournment

Motion was made by Commissioner Soares to adjourn.
Motion seconded by Commissioner Nardi.
Motion carried 5-0.

The meeting adjourned at 6:35 P.M.

These minutes represent the proceedings of the meeting.
This meeting was taped.

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission