

**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