



*City of Bristol
Zoning Board of Appeals*

*REGULAR MEETING - TUESDAY, JANUARY 7, 2025
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/89588970093?pwd=UWlifKhKxJ6rhgUkgB8I9ilUPJT7s.](https://bristolct-gov.zoom.us/j/89588970093?pwd=UWlifKhKxJ6rhgUkgB8I9ilUPJT7s.1)

1

Meeting ID:

895 8897 0093

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Hearings
 - a. Application #3814 – Request for two (2) variances for: 1) Reduction of required front yard; 2) Maximum height allowed for an accessory structure at 41 Brewster Road (Bristol Hospital); Assessor's Map 25A, Lot 214; R-15; Single-Family Residential zone; Bristol Hospital, Inc., applicant.
3. Approval of Minutes
 - a. Regular Meeting - December 3, 2024
4. Adjournment

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, February 4, 2025

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

For Office Use Only	
APPLICATION NO.	<u>3814</u>
DATE FILED:	<u>12/10/2024</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 41 Brewster Road

Assessor's Map No.: 25A Assessor's Lot No.(s): 214 Zone of the Property: R-15

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

Type of Variance

Section of the Zoning Regulations

Reduction in front yard requirement

II. 5.3.c

Height allowance for Accessory structure

II. 5.4.2

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): to install an emergency back-up generator for the hospital facility.

Briefly state the specific hardship which causes the need for the proposed variance: property is located at the intersection of Brewster and Bradley St. with extensive front yard, location of generator needs to be near electric building

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: n/a

Other comments: emergency generator is necessary to preserve life in the event of a natural disaster.

APPLICANT (If more than one, list on Page 2)

Name: Bristol Hospital, Inc.

Address: 41 Brewster Road City: Bristol State: CT Zip: 06010

Telephone No.: 860 585-3222 E-Mail: kbarwis@bristolhospital.org

Signature: [Signature] Signature – (Printed/Typed) Kurt Barwis

CHECK ONE: ☐ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Same

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

Location Map
Bristol Hospital - 41 Brewster Road



Aerial Map (April 2024)
Bristol Hospital - 41 Brewster Road



Zoning Map

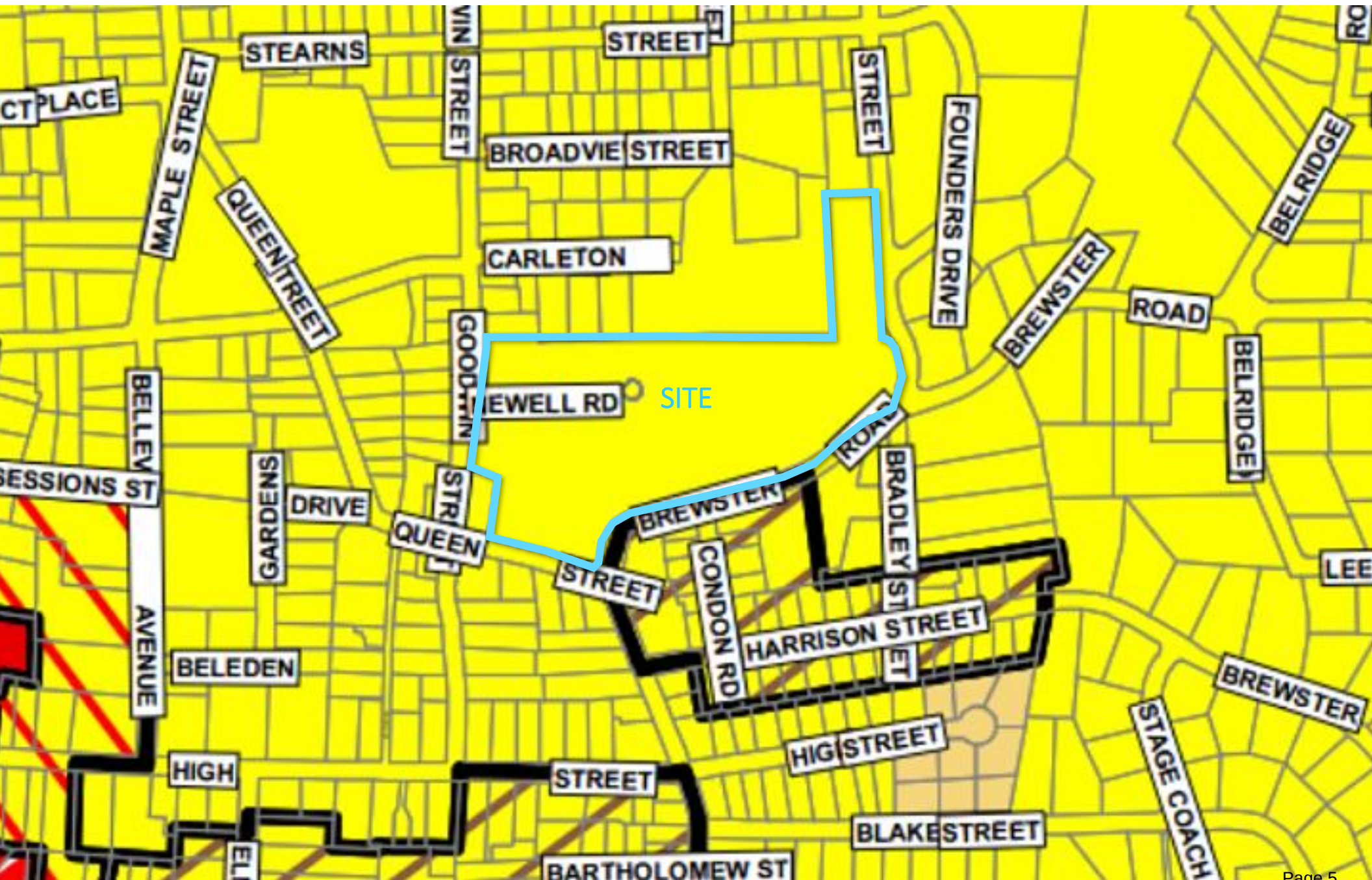
Bristol Hospital - 41 Brewster Road

Residential Zones

- R-40 Single-Family Residential Zone
- R-25 Single-Family Residential Zone
- R-15 Single-Family Residential Zone

Overlay Zones

- OSD Open Space Development Overlay Zone
- RM Mixed Residential Overlay Zone
- BT Downtown/Neighborhood Transition Overlay Zone



Aerial View
April 2024
(Provided by Staff)





Aerial Perspective
Facing West - April 2024
(Provided by Staff)



Aerial Perspective
Facing East - April 2024
(Provided by Staff)

Narrative

The Bristol Hospital is required to have adequate backup generators. The requirements emanate from state and federal law, the Occupational Safety and Health Administration (OSHA) which legally requires all hospitals to have adequate backup generators.

The location of the generators and the fuel, to supply the power source are critical in their placement so that the generator can be connected by conduit to the existing switch gear located in the boiler room adjacent to the proposed generators.

The height of the generator will be not more than 17 feet. (3 feet above the allowance of 14 feet) and secondly and secondly they will encroach into the front yard requiring a minimum variance ranging from 11.9 feet to 5.7 feet.

There will be two generators, and each will be placed on a pad being 11' 8" X 38'. The generators will have a 5,000-gallon diesel fuel supply tank located on the pad and under the generator. The fuel supply will allow the generators to run for 48 hours per generator in an emergency situation. Each generator will supply 1,250 KW to the hospital

Why do hospitals need quality backup generators.

LIFE SUPPORT

First, why do hospitals have backup generators? The most important reason is for those on life support. Typically, the law requires hospital backup generators to fully restore power within ten seconds of the initial outage. Any longer than that can cause serious harm to those on life support, including possibly the loss of life. This is why laws regarding the quality and maintenance for hospital generators tend to be stricter than for other industries.

EQUIPMENT

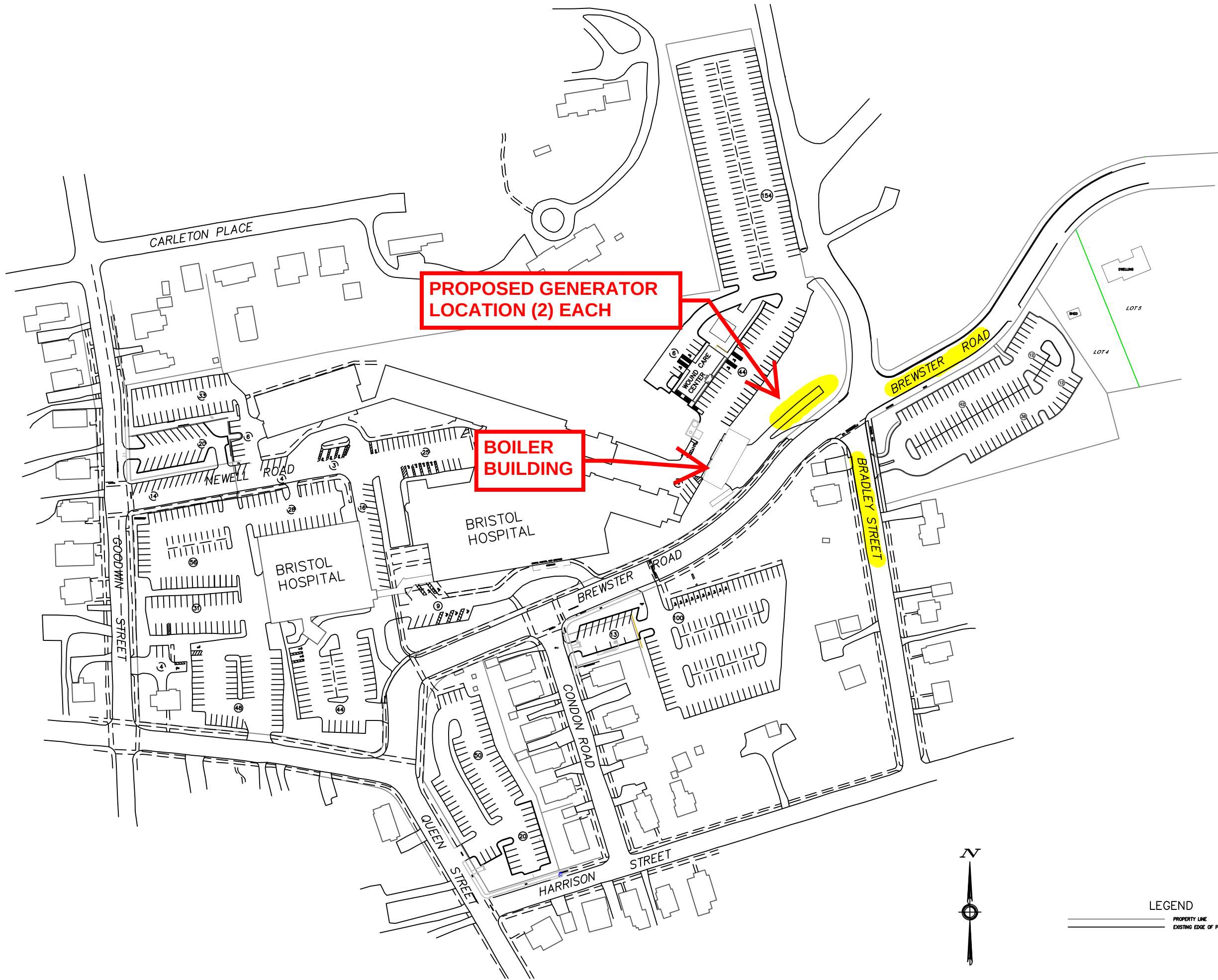
Second, hospitals constantly run high-tech, expensive equipment. From MRIs, X-rays machines, heart monitors, and more, hospitals need these machines to work properly at any and all times. If power goes out in a hospital for any long length of time, then these machines can be damaged. In addition, electronic record-keeping means that medical records and other important documents rely on electricity and internet to be available to doctors and staff. Hospitals have tighter generator laws so that they can keep these vital machines running. Furthermore, as mentioned above, power going out on any of these machines can cost lives.

OCCUPATIONAL SAFETY

Third, another reason as to why do hospitals have backup generators is for occupational safety. When you visit a hospital, one thing you will notice is that every area is always extremely well lit. You'd be hard-pressed to find one square foot of dimly-lit or dark space anywhere. Why? Safety. Imagine if surgeons, doctors, and emergency staff had to do their work in the dark! One dim room or sudden blackout from a power outage could mean disaster. Therefore, occupational safety is a major reason for why hospitals have backup generators.

EMERGENCY

Fourth, in the event of emergencies such as an accident or a natural disaster, patients may often be rushed to a hospital or an emergency room that is part of a larger hospital or medical facility. In these life-saving situations, it is absolutely vital to have power to the facility in order to keep equipment running. In instances where hospitals do not have a backup power supply, patients may need to be transported to the closest hospital that has running power and can be potentially life threatening to patients.



PROPOSED GENERATOR
LOCATION (2) EACH

BOILER
BUILDING



LEGEND
PROPERTY LINE
EXISTING EDGE OF PAV

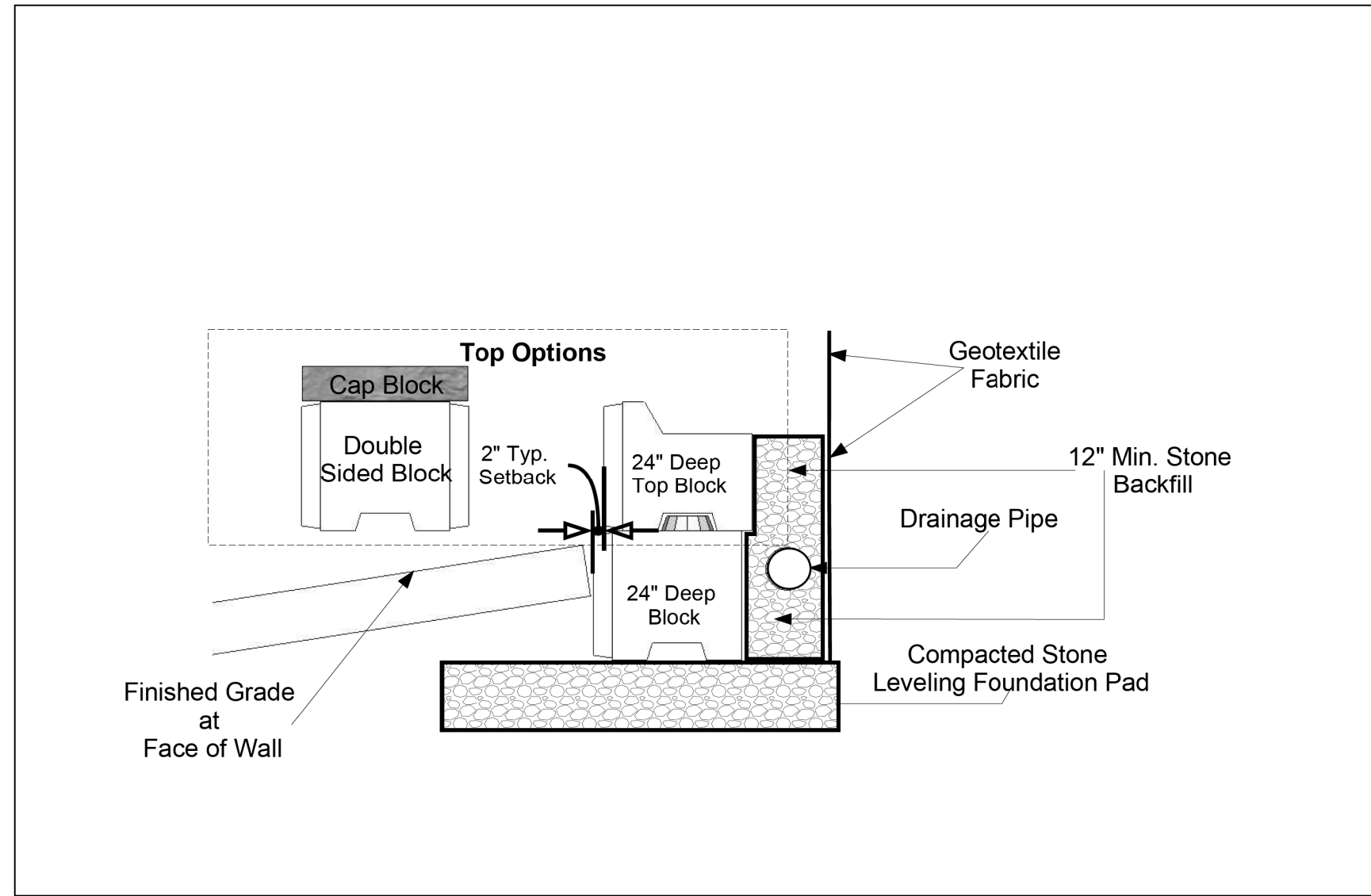
General Notes

No.	Revision/Issue	Date

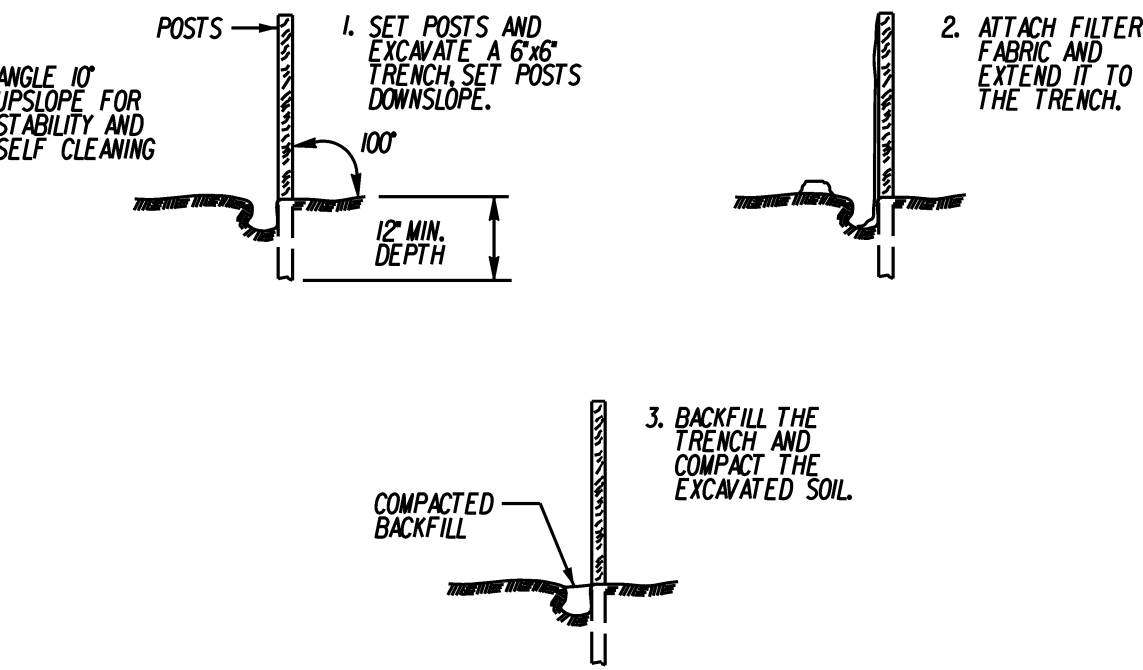
MASTER DRAWINGS

SITE PLAN

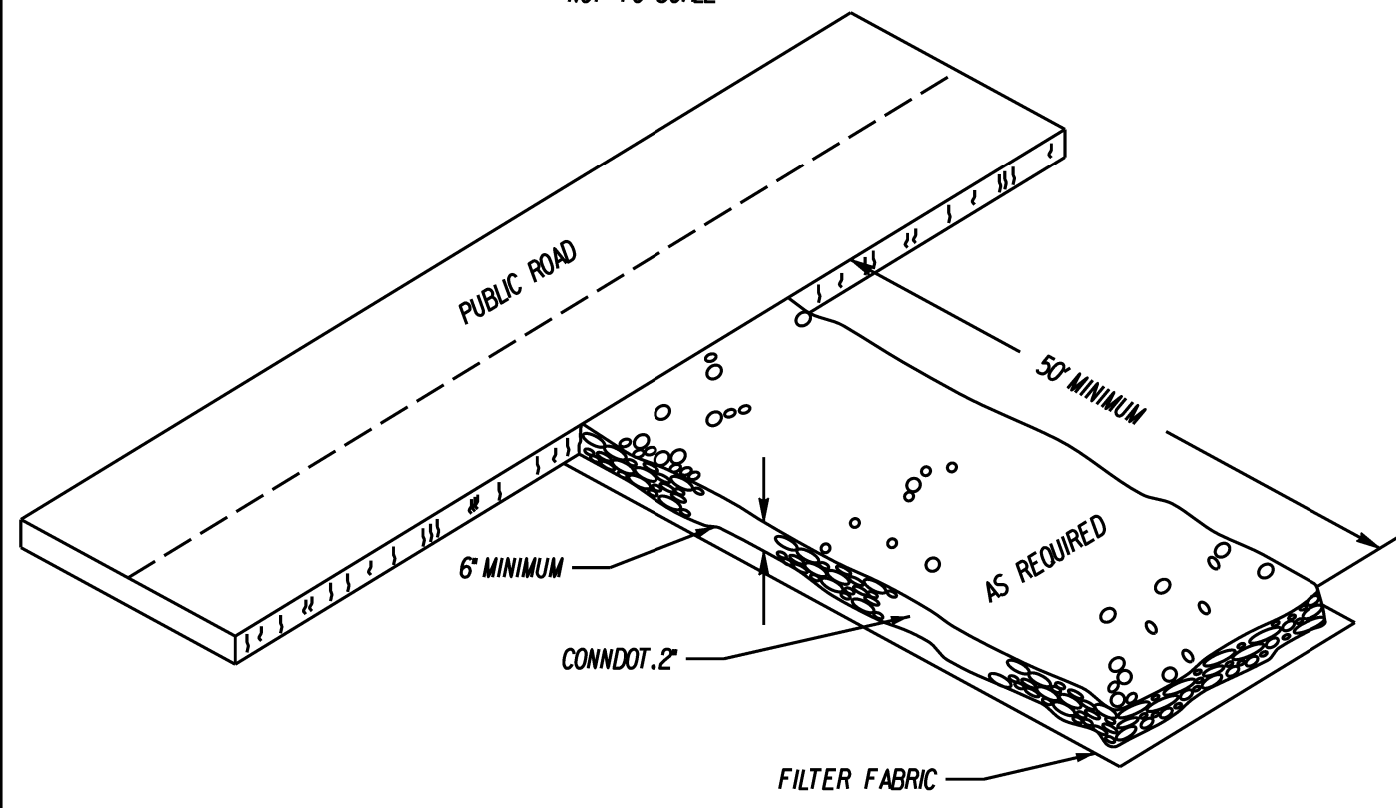
Project	Sheet
Date	S-1
Scale	



ATLAS CONCRETE PRODUCTS www.AtlasConcrete.com 65 Burrill St. New Britain CT 06053		ATLAS CONCRETE PRODUCTS	Atlas Retaining Wall Typical Section 4' Height Wall
800-774-1112	860-224-2244 860-224-2255 Fax		



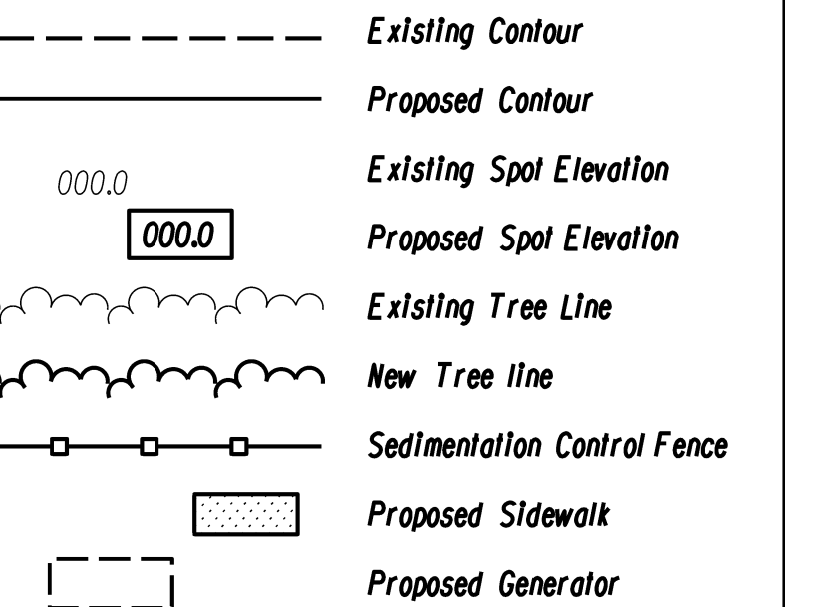
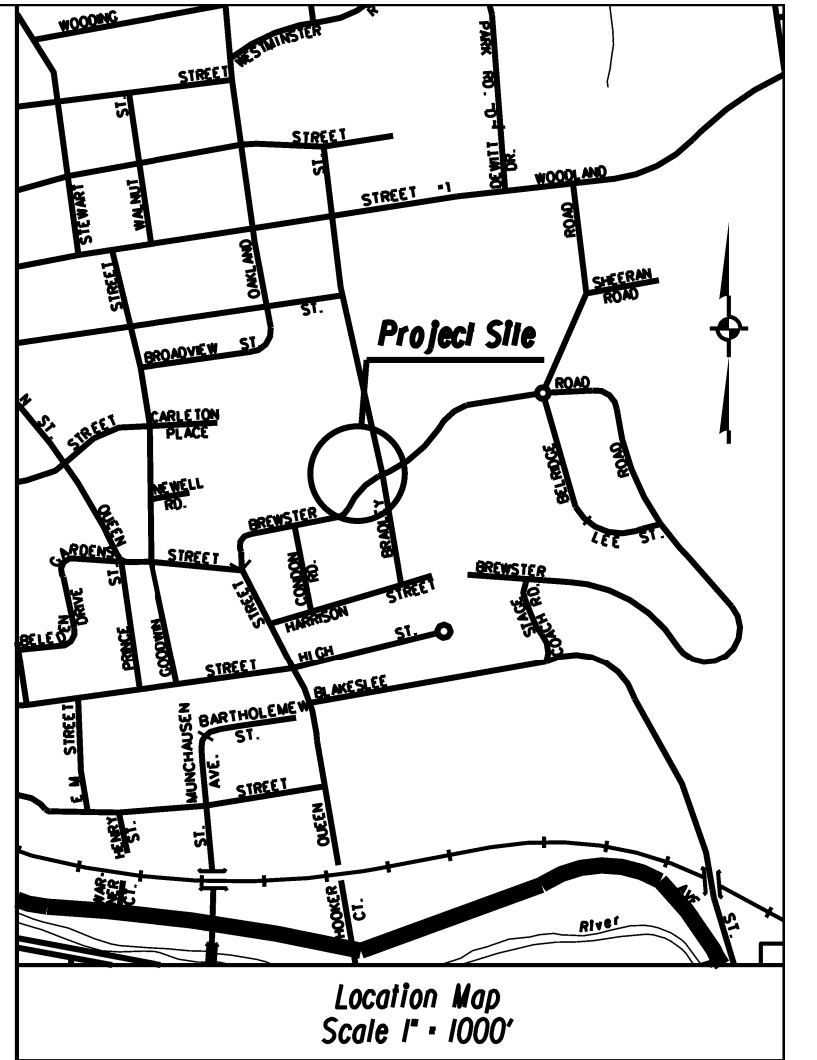
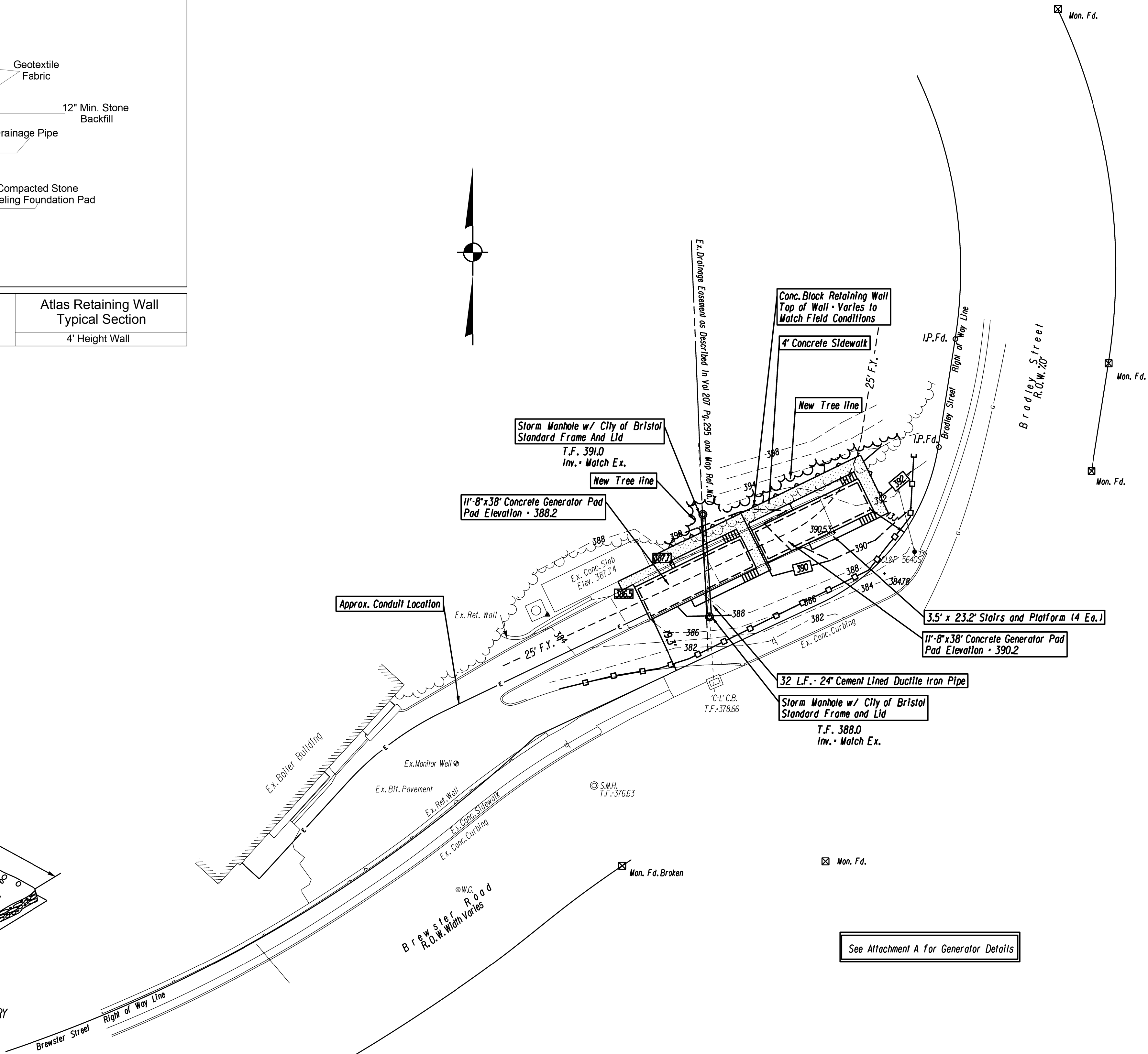
PLACEMENT AND CONSTRUCTION OF A
SEDIMENTATION CONTROL FENCE
NOT TO SCALE



CONSTRUCTION ENTRANCE - AS NECESSARY
NOT TO SCALE

Map References:

1. Data Accumulation Plan Bristol Hospital, Inc. Scale 1" = 60' Jan. 07, 2002
Igor Vechesloff Professional Engineer & Land Surveyor
2. Right of Way Survey Brewster Road Relocation Bristol, Conn.
Scale 1" = 20' August 2001 R. R. Hillbrand Engineers & Surveyors
3. Map of Brewster Road Bristol, Conn. Scale 1" = 50' June, 1928
Carleton W. Buell, City Engineer.
4. Brewster Road Bristol, Conn. Scale 1" = 50' June, 1929
Carleton W. Buell, City Engineer
5. Map of Relocation of Brewster Road & Hewell Road Scale 1" = 40'
July, 1965 Engineering Department City of Bristol - Bristol, Connecticut
Richard Salmon City Engineer.
6. Plan of Land In Bristol, Conn. Property of Bristol Hospital, Inc. Scale 1" = 40'
Nov. 27, 1956 Adrian M. Matthews Reg. Land Surveyor



Site Plan Modification
Proposed Twin Generator Installation
Prepared for
Bristol Hospital, Inc.
41 Brewster Road
Bristol, Conn.

Scale 1" = 20' October 25, 2024
Rev. December 2, 2024

SURVEYORS NOTES:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Boundary Determination Category - Topographic Survey

Horizontal Accuracy Class - A-2

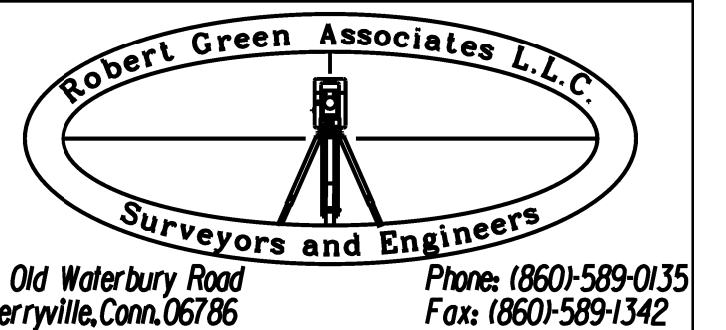
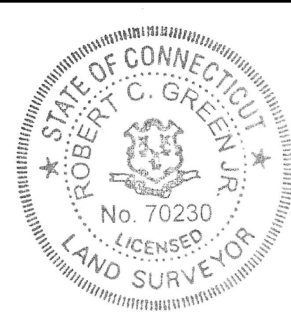
Topographic Accuracy Class - T-2

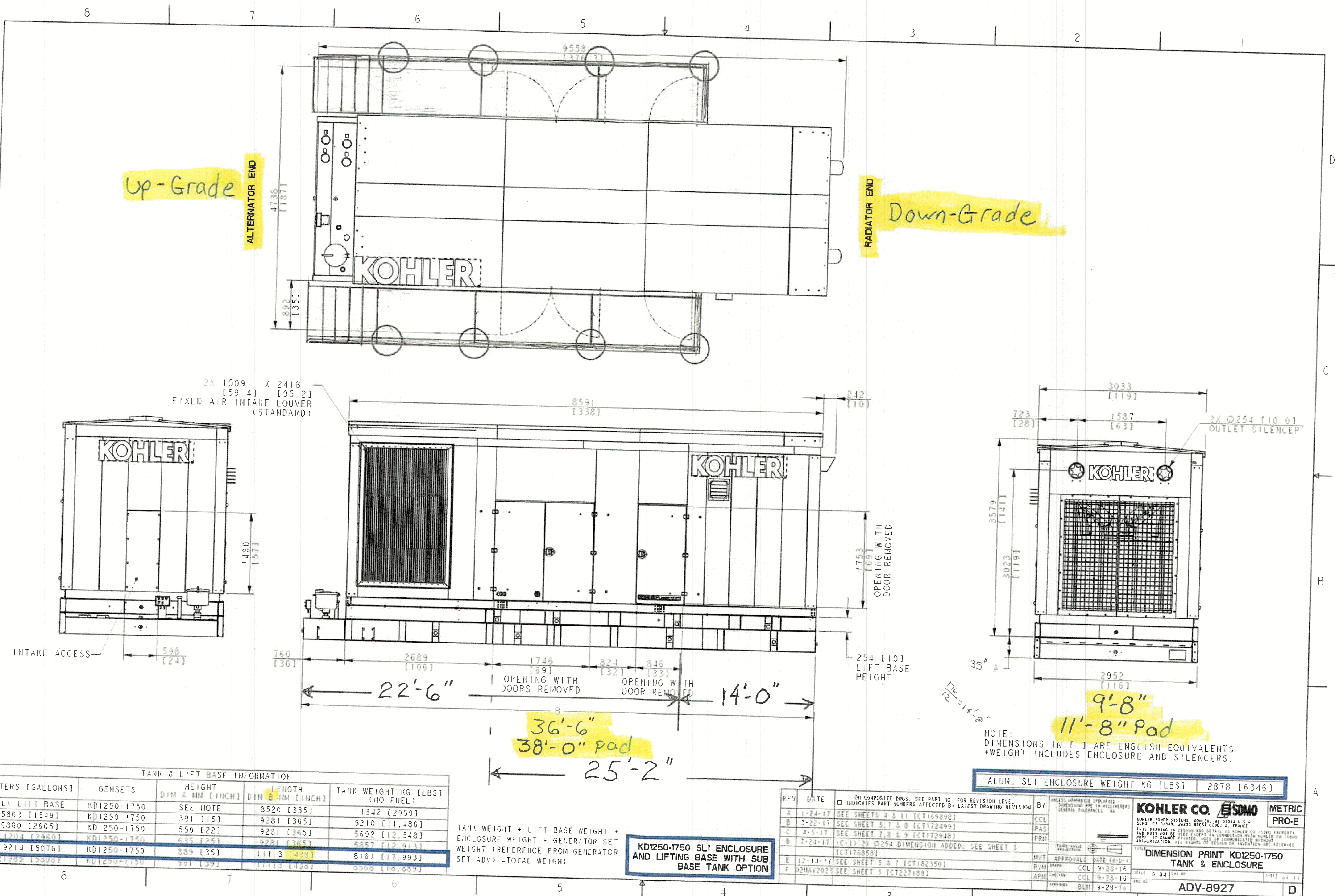
Zone N-15

Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOSEPH M. GREEN P.E.
REG. NO. 0026292





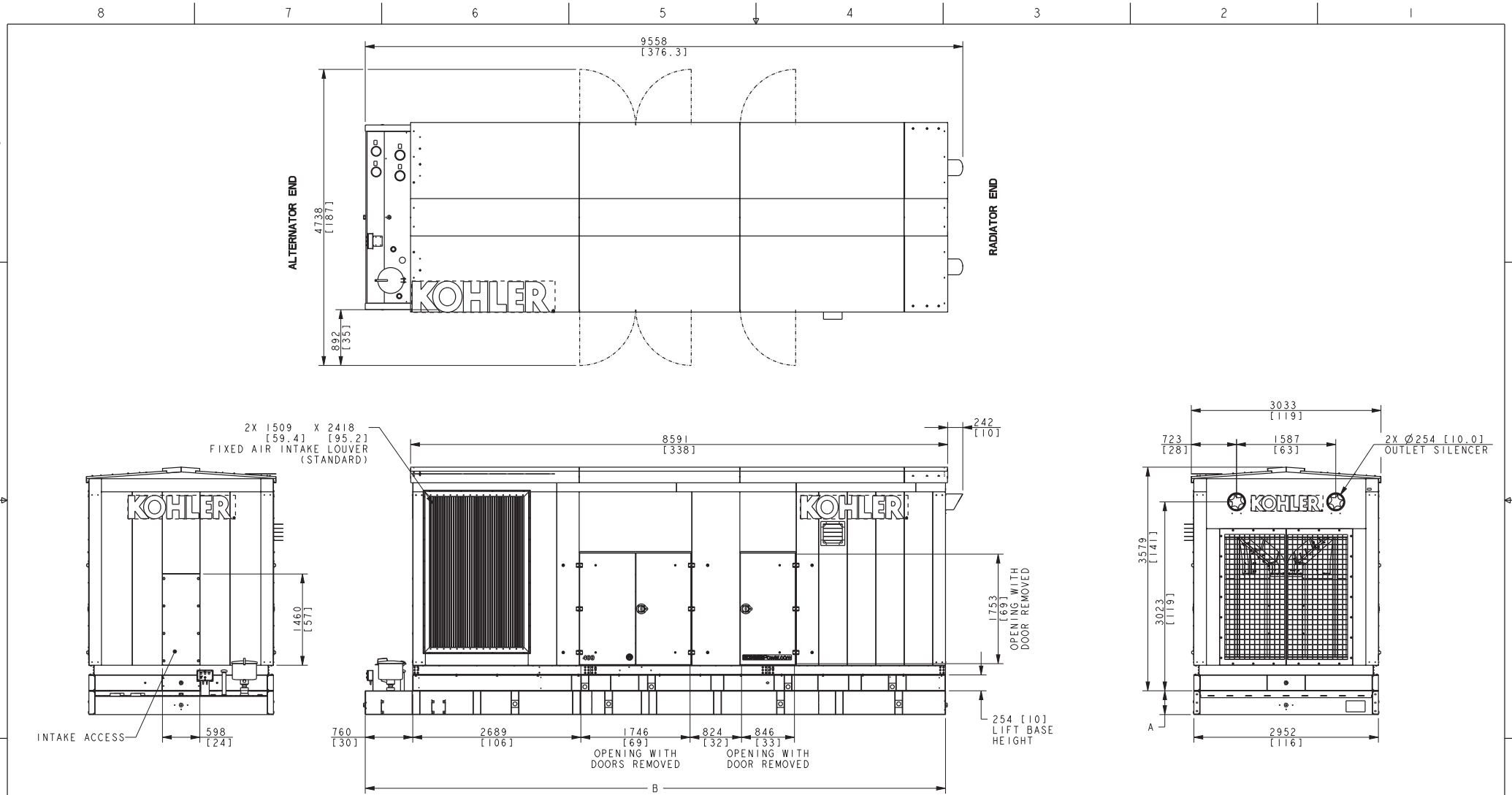
TANK & LIFT BASE INFORMATION				
LITERS [GALLONS]	GENSETS	HEIGHT DIM A MM [INCH]	LENGTH DIM B MM [INCH]	TANK WEIGHT KG [LBS] (NO FUEL)
SLI LIFT BASE	KD1250-1750	SEE NOTE	8520 [335]	1342 [2959]
5863 [1549]	KD1250-1750	381 [15]	9281 [365]	5210 [11,486]
9860 [2605]	KD1250-1750	559 [22]	9281 [365]	5692 [12,548]
11204 [2960]	KD1250-1750	635 [25]	9221 [365]	5857 [12,913]
19214 [5076]	KD1250-1750	889 [35]	11113 [438]	8161 [17,993]
21792 [5799]	KD1250-1750	991 [39]	11113 [438]	8506 [18,659]

TANK WEIGHT + LIFT BASE WEIGHT + ENCLOSURE WEIGHT + GENERATOR SET WEIGHT (REFERENCE FROM GENERATOR SET ADV) = TOTAL WEIGHT

KD1250-1750 SLI ENCLOSURE AND LIFTING BASE WITH SUB BASE TANK OPTION

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL. ☐ INDICATES PART NUMBERS AFFECTED BY LATEST DRAWING REVISION	BY	UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILLIMETERS. GENERAL TOLERANCES: ±0.5
A	1-24-17	SEE SHEETS 4 & 11 [CT169898]	CCL	KOHLER CO. / SDMO KOHLER POWER SYSTEMS, KOHLER, WI 53042 U.S.A. SDMO: CS 3000, 3000B DIESEL COOL 2, FRANCE THIS DRAWING IS DESIGN AND DETAIL OF KOHLER CO. (SDMO PROPERTY). SDMO MUST NOT BE USED EXCEPT IN CONNECTION WITH KOHLER CO. (SDMO) EQUIPMENT. ANY OTHER REPRODUCTION OR USE WITHOUT THE WRITTEN PERMISSION OF KOHLER CO. (SDMO) IS PROHIBITED. DIMENSION PRINT KD1250-1750 TANK & ENCLOSURE ADV-8927
B	3-22-17	SEE SHEET 5.7 & 8 [CT172499]	PAS	
C	4-5-17	SEE SHEET 7.8 & 9 [CT172948]	PRN	
D	7-24-17	10-12 2x Ø254 DIMENSION ADDED; SEE SHEET 3 [CT175858]	MUT	
E	12-14-17	SEE SHEET 5 & 7 [CT182350]	PVM	
F	02MAY2023	SEE SHEET 5 [CT227180]	APM	
APPROVED: BLH 9-28-16 SCALE: 0.04 (1/24)				SHEET 04 OF 11

ATTACHMENT A



NOTE:
DIMENSIONS IN [] ARE ENGLISH EQUIVALENTS.
*WEIGHT INCLUDES ENCLOSURE AND SILENCERS.

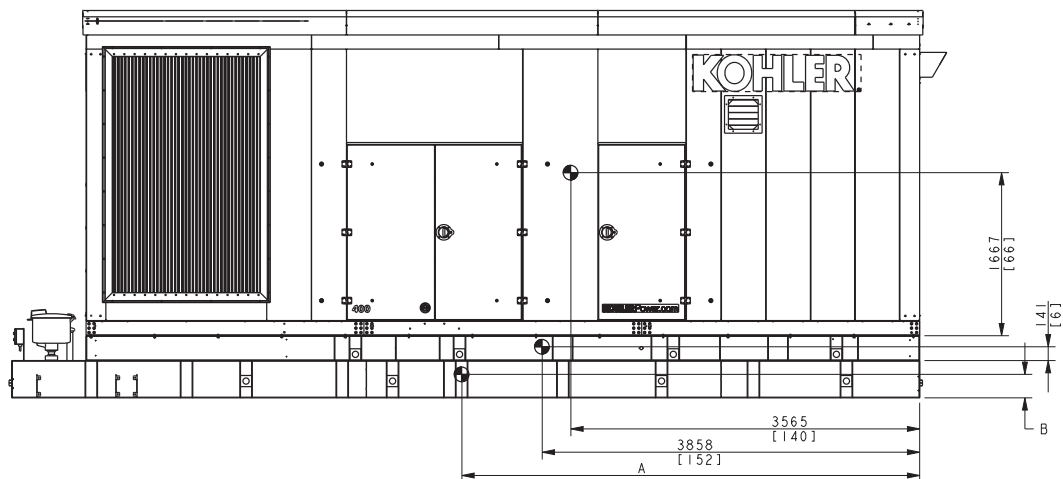
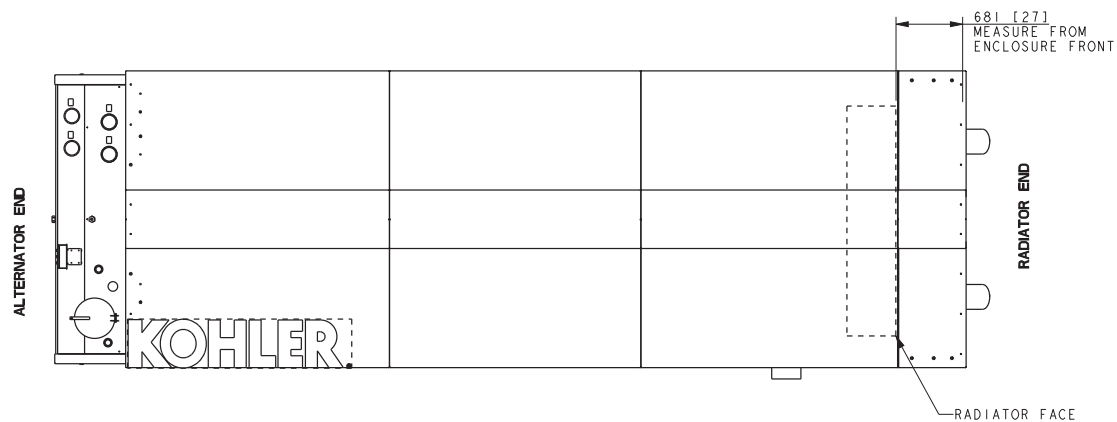
TANK & LIFT BASE INFORMATION				
LITERS [GALLONS]	GENSETS	HEIGHT DIM A MM [INCH]	LENGTH DIM B MM [INCH]	TANK WEIGHT KG [LBS] (NO FUEL)
SL1 LIFT BASE	KD1250-1750	SEE NOTE	8520 [335]	1342 [2959]
5863 [1549]	KD1250-1750	381 [15]	9281 [365]	5210 [11,486]
9860 [2605]	KD1250-1750	559 [22]	9281 [365]	5692 [12,548]
11204 [2960]	KD1250-1750	635 [25]	9281 [365]	5857 [12,913]
19214 [5076]	KD1250-1750	889 [35]	11113 [438]	8161 [17,993]
21985 [5808]	KD1250-1750	991 [39]	11113 [438]	8568 [18,889]

TANK WEIGHT + LIFT BASE WEIGHT +
ENCLOSURE WEIGHT + GENERATOR SET
WEIGHT (REFERENCE FROM GENERATOR
SET ADV) = TOTAL WEIGHT

**KD1250-1750 SL1 ENCLOSURE
AND LIFTING BASE WITH SUB
BASE TANK OPTION**

ALUM. SL1 ENCLOSURE WEIGHT KG [LBS] 2878 [6346]

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL □ INDICATES PART NUMBERS AFFECTED BY LATEST DRAWING REVISION	BY	UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS GENERAL TOLERANCES: ±1	APPROVALS	DATE (M-D-Y)	TITLE	SCALE	CAD NO.	SHEET	OF
A	1-24-17	SEE SHEETS 4 & 11 [CT169898]	CCL		APPROVED	9-28-16	KOHLER CO. SDMO METRIC PRO-E	0, 0.4		1	1
B	3-22-17	SEE SHEET 5, 7 & 8 [CT172499]	PAS		APPROVED	9-28-16					
C	4-5-17	SEE SHEET 7, 8 & 9 [CT172948]	PRM		APPROVED	9-28-16					
D	7-24-17	(C-1) 2X Ø254 DIMENSION ADDED; SEE SHEET 3 [CT176858]			APPROVED	9-28-16					
E	12-14-17	SEE SHEET 5 & 7 [CT182350]			APPROVED	9-28-16					
F	02MAY2023	SEE SHEET 5 [CT227188]			APPROVED	9-28-16					



SLI CENTER OF GRAVITY POINTS FOR
ENCLOSURE, LIFT BASE AND TANK VARIATIONS

SLI CENTER OF GRAVITY (CG) INFORMATION			
LITERS [GALLONS]	GENSETS	HORIZONTAL C.G. DIM A MM [INCH]	VERTICAL C.G. DIM B MM [INCH]
SLI ENCLOSURE	KD1250-1750	SEE DIM	SEE DIM
SLI LIFT BASE	KD1250-1750	SEE DIM	SEE DIM
5863 [1549]	KD1250-1750	4706 [185]	155 [6]
9860 [2605]	KD1250-1750	4679 [184]	240 [9]
11204 [2960]	KD1250-1750	4710 [185]	426 [17]
19214 [5076]	KD1250-1750	5727 [225]	383 [15]
21985 [5808]	KD1250-1750	5722 [225]	225 [17]

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL ☐ INDICATES PART NUMBERS AFFECTED BY LATEST DRAWING REVISION	BY	UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS GENERAL TOLERANCES: ± .04	APPROVALS	DATE (M-D-Y)	TITLE	SCALE	CAD NO.	DWG NO.	SHEET	OF
-	9-28-16	NEW DRAWING [CT160830]	CCL									
A	1-24-17	SEE SHEETS 4 & 11 [CT169898]	CCL									
B	3-22-17	SEE SHEET 5, 7 & 8 [CT172499]	PAS									
C	4-5-17	SEE SHEET 7, 8 & 9 [CT172948]	PRM									
D	7-24-17	SEE SHEET 1 & 3 [CT176858]	MVT									
E	12-14-17	SEE SHEET 5 & 7 [CT182350]	RVM									
F	02MAY2023	SEE SHEET 5 [CT227188]	APM									
			APPROVED	BLM		9-28-16						

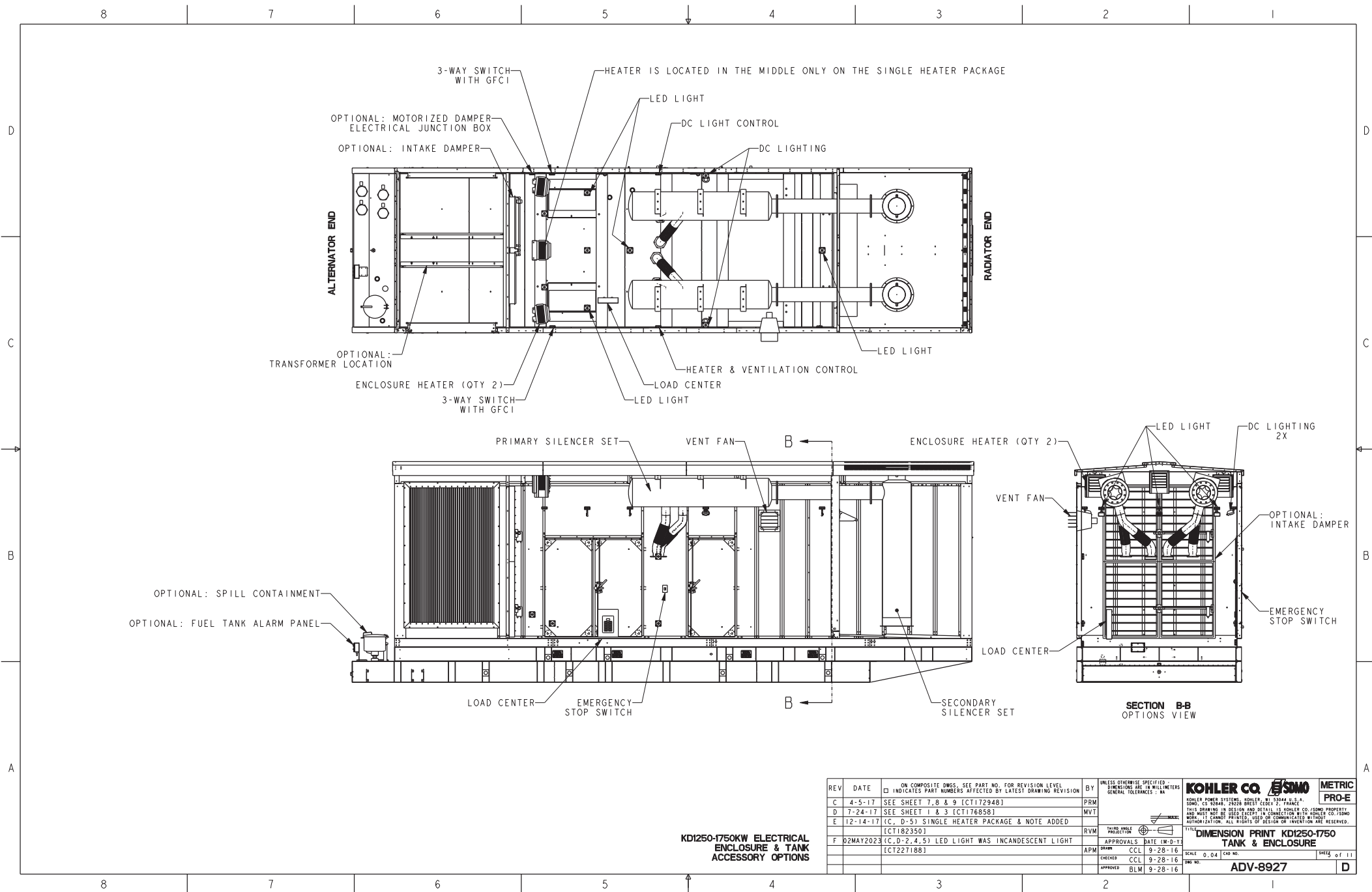
KOHLER CO. **SDMO** **METRIC PRO-E**

KOHLER POWER SYSTEMS, KOHLER, WI 53044 U.S.A.
SDMO, CS 30040, 30028 GRESLY CO. FRANCE

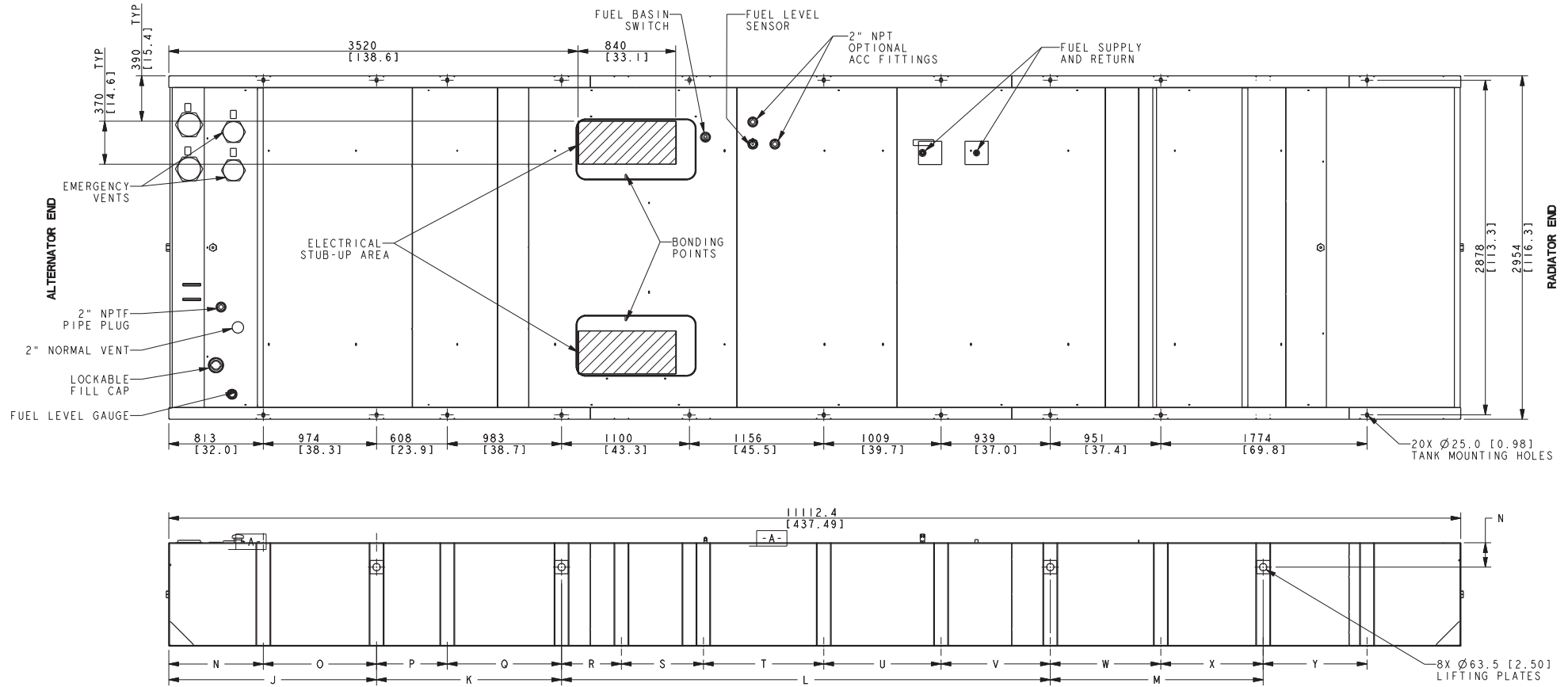
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**DIMENSION PRINT KD1250-1750
TANK & ENCLOSURE**

SCALE: 0, 0.4 CAD NO. SHEET 1 OF 11
DWG NO. ADV-8927



Fuel Tank: Use this for coordination and layout



MOUNTING AND LIFTING LOCATIONS
5076 GAL. TANK SHOWN
ALSO REFERENCING TANK:
5808 GAL.

TANK MOUNTING INFORMATION

LITERS [GALLONS]	DIMENSION "N" MM [INCHES]	DIMENSION "O" MM [INCHES]	DIMENSION "P" MM [INCHES]	DIMENSION "Q" MM [INCHES]	DIMENSION "R" MM [INCHES]	DIMENSION "S" MM [INCHES]	DIMENSION "T" MM [INCHES]	DIMENSION "U" MM [INCHES]	DIMENSION "V" MM [INCHES]	DIMENSION "W" MM [INCHES]	DIMENSION "X" MM [INCHES]	DIMENSION "Y" MM [INCHES]
19214 [5076]	813.0	974.0	608.3	982.9	514.9	705.8	1034.8	1008.9	939.3	950.8	880.3	893.5
21985 [5808]	813.0	974.0	608.3	982.9	514.9	705.8	1094.8	1008.9	939.3	950.8	880.3	893.5

TANK LIFT PLATE INFORMATION

LITERS [GALLONS]	DIMENSION "J" MM [INCHES]	DIMENSION "K" MM [INCHES]	DIMENSION "L" MM [INCHES]	DIMENSION "M" MM [INCHES]	DIMENSION "N" MM [INCHES]
19214 [5076]	1787 [70]	1591 [63]	4204 [166]	1831 [72]	210 [8]
21985 [5808]	1787 [70]	1591 [63]	4204 [166]	1831 [72]	210 [8]

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL	BY	UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS GENERAL TOLERANCES: ±	APPROVALS	DATE (M-D-Y)	SCALE	CAD NO.	SHEET	OF
B	3-22-17	(A-4,5) NOTE: SEISMIC (IDC) RATED TANKS	PAS		APPROVED	9-28-16	0.06		11	11
C	4-5-17	REMOVED & SEE SHEET 5 & 7 [CT172499]			APPROVED	9-28-16				
D	7-24-17	(B-3 THRU-7) DIM N THRU Y ADDED; (A-8) TANK MOUNTING INFORMATION TABLE ADDED; SEE SHEET 7 & 9 [CT172948]			APPROVED	9-28-16				
E	12-14-17	SEE SHEET 1 & 3 [CT176858]			APPROVED	9-28-16				
F	02MAY2023	SEE SHEET 5 & 7 [CT182350]			APPROVED	9-28-16				
		SEE SHEET 5 [CT227188]			APPROVED	9-28-16				

KOHLER CO. **SDMO** **METRIC PRO-E**

ADV-8927

D

THIS DRAWING PREPARED FOR:

THE KINSLEY GROUP

BRISTOL HEALTH

THIS DRAWING PREPARED BY:

HYDRO

REDD Team

Delhi, Louisiana

1-800-779-5509

PRODUCT REQUESTED:

ALUMINUM STAIR SYSTEM

WITH 38" HIGH TWO LINE RAILS

CONTRACTOR/PURCHASER IS RESPONSIBLE FOR VERIFYING LAYOUT AS WELL AS ANY CRITICAL DIMENSIONS & THRESHOLD ELEVATIONS PRIOR TO FABRICATION.

A SIGNED AND DATED APPROVAL IS REQUIRED TO BEGIN PRODUCTION.

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE REVIEWED ALL CRITICAL INFORMATION THAT IS LISTED WITHIN THIS DOCUMENT AND ASSUME RESPONSIBILITY FOR ANY VARIANCES ON SITE.

DATE_____

SIGNATURE_____

GENERAL NOTES:

1. ALUMINUM LANDING AND STAIR SECTIONS SHALL BE A RIGID, FREE-SPAN DESIGN.
2. DESIGN OF THE ALUMINUM STRUCTURES SHALL CONFORM TO THE CURRENT EDITION OF **THE ALUMINUM ASSOCIATION SPECIFICATIONS AND GUIDELINES FOR ALUMINUM STRUCTURES.**
3. ALL ALUMINUM CONSTRUCTION USING 6000 SERIES ALUMINUM ALLOYS. STRUCTURAL MEMBERS TO BE 6061-T6, 6063-T6 AND 6005-T5 ALUMINUM ALLOY.
4. ALUMINUM WILL BE STANDARD MILL FINISH UNLESS OTHERWISE NOTED.
5. WELDING SHALL BE IN ACCORDANCE WITH ANSI/AWS D1.2/D1.2M-2014 GAS METAL ARC WELDING (GMAW) PROCESS BY EXPERIENCED OPERATORS.
6. ALL FASTENERS TO BE 18-8 (SERIES 304) STAINLESS STEEL UNLESS OTHERWISE NOTED.
7. LANDING AND STAIR SECTIONS ARE TO BE ENGINEERED FOR A 100 PSF LIVE LOAD.
8. LANDING WALKING SURFACES SHALL BE DESIGNED FOR A MINIMUM CONCENTRATED VERTICAL LOAD OF 300 LBS APPLIED EVENLY OVER A 12" x 12" AREA. STAIR TREADS SHALL BE DESIGNED TO WITHSTAND A MINIMUM CONCENTRATED LOAD OF 300 LBS OVER A 4 SQUARE INCH AREA.
9. LANDING GUARDRAILS TO BE 42 INCH MINIMUM HEIGHT UNLESS OTHERWISE SPECIFIED.
10. HANDRAIL ASSEMBLIES AND GUARDRAILS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP OF THE RAIL.
11. HANDRAIL ASSEMBLIES AND GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOADS SPECIFIED IN THE PRECEDING PARAGRAPH.
12. INTERMEDIATE RAILS (ALL THOSE EXCEPT HANDRAILS), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS ON AN AREA EQUAL TO 1 SQUARE FOOT, INCLUDING OPENINGS AND SPACE BETWEEN RAILS.
13. DECK SURFACE SHALL BE A SLIP RESISTANT, EXTRUDED ALUMINUM DECKING WITH A TRIPLE I-BEAM, SELF-MATING DESIGN.
14. ALL SURFACES, MEMBERS AND THEIR WELDED JOINTS SHALL BE SMOOTH AND FREE FROM SHARP OR JAGGED EDGES.
15. ALL DESIGNS SHOWN HEREIN ARE SUBJECT TO CHANGE PENDING FIELD VERIFICATION OF EXISTING CONDITIONS.
16. CONCEALED AND UNEXPOSED SURFACES: WILL NOT BE CLEANED NOR DEBURRED. EXCEPTION (WHEN REQUESTED): UNDERSIDE OF PLATFORMS EXCEEDING 60" IN ELEVATION.
17. **ANCHORING OF PRODUCT TO GRADE BY OTHERS**

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FOR QUOTATION

PURPOSES ONLY

The Kinsley Group

Bristol Health

ALUMINUM ACCESS STAIR SYSTEM

WITH 38" HIGH TWO LINE GUARDRAIL

DATE

10/23/2024

JOB NO.

FILENAME

Kinsley TR24412

REV.

R - 0

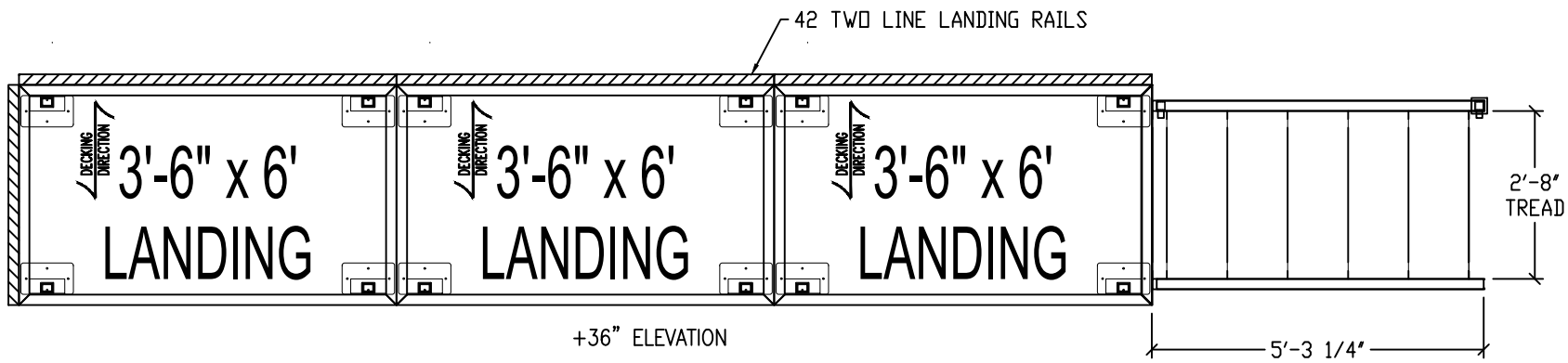
DRAWN BY

TMB

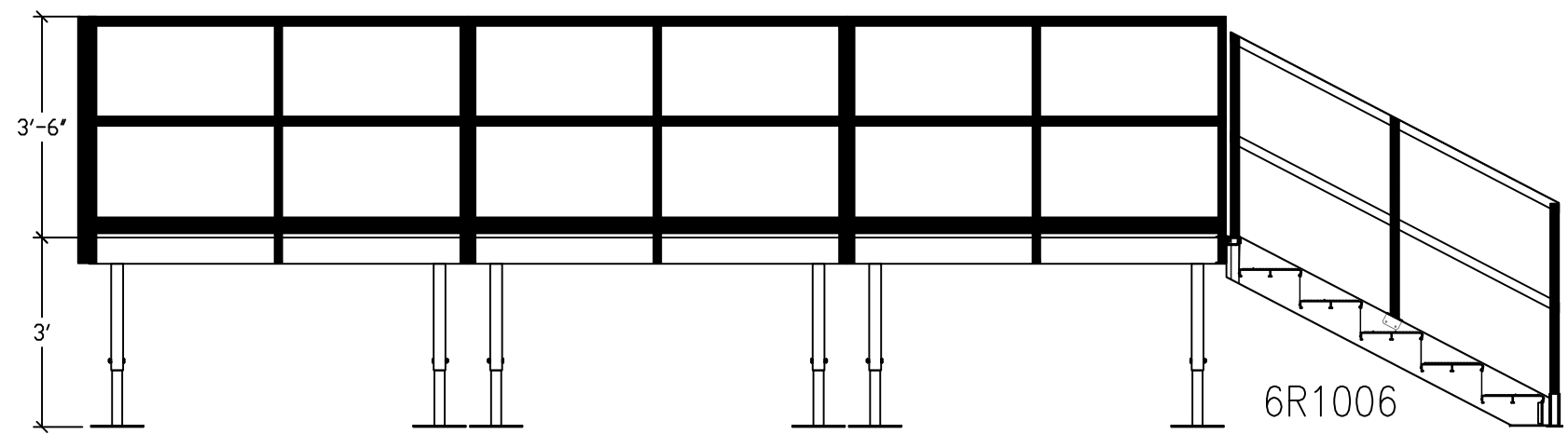
APPROVED BY

SHEET NUMBER

COVER



6R1006
-36.00"
ELEV.



38 TWO LINE STAIR ACCESS ELEVATION VIEW

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The Kinsley Group
Bristol Health
ALUMINUM ACCESS STAIR SYSTEM
WITH 38" HIGH TWO LINE GUARDRAIL

DATE	10/23/2024
JOB NO.	-----
FILENAME	Kinsley TR24412
REV.	R - 0
DRAWN BY	TMB
APPROVED BY	
SHEET NUMBER	01

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, DECEMBER 3, 2024
DRAFT MINUTES**

By: Chairman Rafaniello

Time: 6:00 P.M.

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

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)	X	
	Richard Raymond (Secretary)	X	
	Alfred Radke, III	X	
	Richard Balsam	X	
ALTERNATE MEMBERS:	Rory Ghio	X	
	Liza Salgado-Sirko	X	
	Miles Jennings		X
STAFF:	Brandon Peate, Zoning Enforcement Officer	X	
	Andrew Armstrong, Assistant City Planner	X	

1. Pledge of Allegiance

2. Public Participation (Non-Pending Applications)

There was no public participation.

3. Call to Order

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

Chairman Rafaniello reminded the Board the next Regular Meeting of the Zoning Board of Appeals is Tuesday, January 7, 2025.

3. Approval of Minutes

a. Regular Meeting - September 23, 2024

4. Public Hearings

- a. Application #3813 – Variance request for minimum front yard required for a new covered front porch at 38 Jennings Road; Assessor's Map 20, Lot 69/57; Tammila Cahill, applicant. a. Application #3813 – Variance request for minimum front yard required for a new covered front porch at 38 Jennings Road; Assessor's Map 20, Lot 69/57; Tammila Cahill, applicant.

Chairman Rafaniello designated himself and regular Commissioners Radke, Pecevich, Raymond and Balsam to vote on Application #3813.

The following persons reviewed the application with the Board: Tammila Cahill, 38 Jennings Rd. and Mark Palazzo, 38 Jennings Rd., representing the applicant.

Mr. Palazzo explained the basement was getting flooded, so he had to remove the front porch from a stone foundation. The builder discussed the plan with the applicant and the plan was decided to construct a larger covered front porch. After Mr. Palazzo spoke with Staff, the plan was determined to be 5 ft. over the front property line. The representative reported he had a doghouse from the basement and an oil tank in the backyard that prevented an expansion in that area. The representative noted the opposite side of the house had insufficient area for a porch. Mr. Palazzo added there was no way to walk out from this side of the house because of an existing window. The representative thought this was a good fit for the neighborhood. Mr. Palazzo added the rear yard was always icy in the wintertime.

Board inquiries: Mr. Palazzo described the prior front porch and foundation of 3 ft. by 3 ft. versus the proposed porch and foundation. Mr. Palazzo verified there would be a one step porch towards the driveway on the right side of the house.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Raymond

Seconded: Pecevich.

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

Against: None.

Abstain: None.

The Board had no concerns because this area had many front porches. This was the least intrusive area on the site to encroach. The members thought this was the best use of the property and would improve the water runoff. The members agreed with the step towards the driveway. The Board thought the house narrowness and location did not improve the existing situation. The Board pointed out no neighbors were in opposition and also mentioned the varied sizes of front yards in the area that likely encroach on the front yard setback. The member commented with the porch addition this would be one of the nicer houses on the street. The Board indicated these were post war constructed houses so many of the houses did not comply with the Regulations. This would be a good plan for this house based on its own merits.

MOTION: Move to approve Application #3813 – Variance request for minimum front yard required for a new covered front porch at 38 Jennings Road; Assessor's Map 20, Lot 69/57; Tammila Cahill, applicant, be approved in accordance with the plot plan and information submitted.

By: Raymond

Seconded: Pecevich.

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

Against: None.

Abstain: None.

The application is approved.

5. Miscellaneous

a. Introduction of Zoning Enforcement Officer - Brandon Peate

Brandon Peate, Zoning Enforcement Officer, introduced himself to the Board.

Chairman Rafaniello indicated the City Planner would speak with ZEO regarding some attention signs for a car wash. Mr. Peate indicated he was working on some of these for smaller complaints, but he has been too busy to resolve all of the problems. Mr. Peate noted he has sent out four violations.

Mr. Armstrong and Chairman Rafaniello welcomed Mr. Peate to the City of Bristol.

6. Approval of Minutes

Item 6.b. was taken out of order.

a. Regular Meeting - September 3, 2024

b. Regular Meeting – November 6, 2024

Chairman Rafaniello designed himself, regular Commissioners Radke, Raymond, Radke, Pecevich with alternate Commissioner Ghio to vote on the November 6, 2024, regular meeting minutes.

MOTION: Move to approve the minutes of the November 6, 2024, regular meeting.

By: Ghio

Seconded: Raymond.

For: Radke, Ghio, Raymond, Pecevich and Rafaniello.
Against: None.
Abstain: None.

Chairman Rafaniello designed himself, regular Commissioners Radke, Raymond, Radke, Pecevich to vote on the September 3, 2024, regular meeting minutes.

MOTION: Move to approve the minutes of the September 3, 2024, regular meeting.

By: Raymond

Seconded: Pecevich.

For: Radke, Pecevich, Raymond, Balsam and Rafaniello.
Against: None.
Abstain: None.

Chairman Rafaniello thanked the Board and Staff for all their efforts during the year for their attention to detail for the applications and treating the applicants with respect. Chairman Rafaniello appreciated the Board and Staff for their understanding of the Regulations. Mr. Armstrong appreciated the Board's volunteer work to make the applications easier to process.

Mr. Armstrong informed the Board that Alternate Commissioner, Miles Jennings had resigned from the Board but there was otherwise a full board of members.

7. Adjournment

Chairman Rafaniello designed himself, regular Commissioners Radke, Raymond, Radke, Pecevich to vote on the adjournment.

MOTION: Move to adjourn at 6:15 P.M.

By: Raymond

Seconded: Pecevich.

For: Raymond, Balsam, Radke, Pecevich and Rafaniello.
Against: None.
Abstain: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary