

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY, DECEMBER 9, 2024**

By: Chairman White

Time: 6:00 P.M.

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

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Thomas Marra (Vice Chairman)	X	
	Richard Harlow	X	
	Richard Goodwin (Secretary)	X	
	John LaFreniere		X
ALTERNATE MEMBERS:	Michael DeRoehn	X	
	Sara Mangiafico	X	
	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Brandon Peate, Zoning Enforcement Officer	X	

1. Call to Order

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, January 13, 2025.

2. Approval of Minutes

a. November 14, 2024

There were no minutes available for approval this evening.

b. November 18, 2024

Chairman White designated himself, regular Commissioners Marra and Harlow with alternate Commissioners Caruso and DeRoehn to vote on the November 18, 2024, regular minutes.

MOTION: Move to approve the minutes of the November 18, 2024, regular meeting.

By: White

Seconded: Marra.

For: Harlow, Marra, Caruso, DeRoehn and White.

Against: None.

Abstained: None.

3. Zoning Enforcement Officer's Report

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

Mr. Peate noted the report presented this evening was more for his organization of work.

4. Receipt of New Applications

a. Application #2512 – Special Permit for a Unified Residential Development (15 units) at Earl Street, east of Crown Street and west of Melrose Street; Assessor's Map 14, Lots 72/71, 7370, 74/69, 75/68 & 76/67 Earl

Street; R-15/RM (Single Family Residential/Mixed Residential Overlay) zone; DGG Development, LLC, applicant

- b. Application #2513 – Site Plan for a Unified Residential Development (15 units) at Earl Street, east of Crown Street and west of Melrose Street; Assessor's Map 14, Lots 72/71, 7370, 74/69, 75/68 & 76/67 Earl Street; R-15/RM (Single Family Residential/Mixed Residential Overlay) zone; DGG Development, LLC, applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow with alternate Commissioner DeRoehn to vote on Applications #2512 and #2513.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, reviewed the previous applications that were withdrawn because there was insufficient time to complete the applications. Attorney Furey explained the applications were filed in replacement of the prior applications.

The City Planner requested the applicant to adjust the applications to coincide with the agenda. Charles Talmadge of Development Planning Solutions, 225 North Main St., noted he would address the comments and work with Staff.

MOTION: Move to schedule Applications #2512 and #2513 for a public hearing for the January 13, 2024, regular meeting of the Commission.

By: Marra

Seconded: Harlow.

For: Marra, Harlow, Goodwin, DeRoehn and White.

Against: None.

Abstained: None.

The applications #2512 and #2513 are scheduled for public hearing.

- c. Application #2514 - Special Permit for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant.

- d. Application #2515 – Site Plan for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow, with alternate Commissioner DeRoehn to vote on Applications #2514 and #2515.

Attorney Salvatore Vitrano, 135 West St., representing the applicant, requested to set the public hearings for January 13, 2025.

MOTION: Move to schedule Applications #2514 and #2515 for a public hearing for the January 13, 2024, regular meeting of the Commission.

By: Marra

Seconded: Harlow.

For: Marra, Harlow, DeRoehn, Goodwin and White.

Against: None.

Abstained: None.

The applications #2514 and #2515 are scheduled for public hearing.

5. Public Hearings

- a. Application #2504 – Special Permit for a Civic Facility at Maltby Street; Assessor’s Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single Family Residential) zone; New Britain Water Department, applicant – Deliberations continued from November 18, 2024.
- b. Application #2505 – Site Plan for a Civic Facility at Maltby Street; Assessor’s Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant – Deliberations continued from November 18, 2024.
- c. Application #2506 – Special Permit for Earth Removal at Maltby Street; Assessor’s Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single Family Residential) zone; New Britain Water Department, applicant – Deliberations continued from November 18, 2024.

Chairman White explained Applications #2504, #2505 and #2506 were closed at the last meeting, now the Commission had to deliberate on the applications. Chairman White noted the applicant had to provide some additional information to staff related to bonding, so the Commission would postpone Applications #2504, #2505 and #2506 until the January 13, 2025, regular meeting of the Commission.

- d. Application #2511 – Special Permit for Motor Vehicle Service and Repair Facility at 200 Terryville Road - Unit B; Assessor’s Map 67, Lot 7-1; I (General Industrial) zone; Steven P. Merchant Sr./Ray’s Carstar Auto Body, applicants.

Chairman White designated himself, regular Commissioners Marra, Goodwin and Harlow with alternate Commissioner DeRoehn to vote on Applications #2511.

Thomas Sekowski, Project Manager, of Ray’s Carstar, 137 Terryville Rd., representing the applicant, indicated the his compnay wanted to use the building at 200 Terryville Rd., unit B, that was close to their facility to diagnostic scans on vehicles.

Mr. Sekowski confirmed two technicians were trained to use this equipment. The manager said his company used two similar services in CT, but the applicant wanted this service at their facility. Mr. Sekowski verified that no public was allowed in the facility.

Stephen Merchant, 45 Sawmill Rd., property owner, representing the applicant, reviewed the process for scanning the vehicles. Commission inquiries: Mr. Sekowski explained the two existing facilities in CT are not owned by the applicant. The manager verified 70 vehicles per week are scanned. He also noted 10 vehicles are dropped off and 10 vehicles are brought to 137 Terryville Rd. The owner noted a few extra vehicles may be on the site.

Mr. Flanagan explained because there may be a few extra vehicles on site but the proposed stipulations will be limited to 4 vehicles on the site. The City Planner noted the vehicles in the bays were not counted.

No one else spoke in favor of the application.
No one spoke against the application.

The City Planner reviewed the documents for the application. Mr. Flanagan reviewed the standards for approving Special Permits. The City Planner’s view was the plan met the Regulations in Section 16.2.7.

The hearing is closed.

By: Marra

Seconded: Harlow.

For: Marra, Harlow, DeRoehn, Goodwin and White.
Against: None.
Abstained: None.

MOTION: Move that Application #2511 – Special Permit for Motor Vehicle Service and Repair Facility at 200 Terryville Road - Unit B; Assessor’s Map 67, Lot 7-1; I (General Industrial) zone; Steven P. Merchant Sr./Ray’s Carstar Auto Body, applicants be approved based on the following documents and stipulations:

All documents submitted into the Application:

1. application form
2. letter no date
3. calibration requirements
4. mapping: aerial, locator map, zoning map and wetlands map (4 pages)
5. google earth
6. as-built survey
7. approved site plan 2023
8. elevation drawings and floor plans

Move that Application #2511 be approved with the following stipulations:

1. This Special Permit shall authorize the use of the Unit B as a Motor Vehicle Repair /Service Facility.
2. This Special Permit stipulates that no more than 4 vehicles are allowed for repair on site associated with Unit B.
3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Marra

Seconded: Harlow.

For: Marra, Harlow, DeRoehn, Goodwin and White.

Against: None.

Abstained: None.

The application is approved with stipulations.

6. Old Business

There was no old business.

7. New Business

There was no new business.

8. Staff Reports

Mr. Flanagan explained if there were any snowstorms, he would not want to cancel any meetings. The City Planner would set up the meeting to have them online. Mr. Flanagan would notify the public of the online meeting as best as possible if there are any blizzards.

9. Communications

There were no communications.

10. Adjournment

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow with alternate Commissioner DeRoehn to vote on the adjournment.

MOTION: Move to adjourn at 7:00 P.M.

By: White

Seconded: Marra.

For: Harlow, Marra, Goodwin, DeRoehn and White.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary