



City of Bristol
Zoning Board of Appeals

REGULAR MEETING OF TUESDAY, FEBRUARY 4, 2025
MEETING ONLINE VIA ZOOM AND
BRISTOL CITY HALL – CITY 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/86802999480?pwd=lgCoWn0FYPG5CUK8qDRhfH0xbrhXUg.1>

Meeting I.D. Number:

868 0299 9480

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Hearings
 - a. Application #3815 – Request for reductions of minimum lot area required to create a second building lot at 197 Greystone Avenue; Assessor's Map 17, Lot 183/30; R-15; Single-Family Residential zone; Kathy Scott, applicant.
3. Approval of Minutes
 - a. Regular Meeting - January 7, 2025
4. Adjournment

NOTE: This meeting will be held in-person and online (Via Zoom).
Please contact the Land Use Office at 860-584-6225 for further information.

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

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

For Office Use Only
APPLICATION NO. **#3815**
DATE FILED: **1-16-2025**
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: 197 Greystone Avenue

Assessor's Map No.: 17 Assessor's Lot No.(s): 183/30 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

Minimum Lot Area

7.1(A)

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): To create a second building lot

Briefly state the specific hardship which causes the need for the proposed variance: Topography shape. Frontage on two public streets.

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: Application 3361, variance of minimum side yard requirements. Approved 6/7/2016.

Other comments: Many other lots in neighborhood have already received variances to create additional lots.

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

Name: Kathy Scott

Address: 197 Greystone Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-965-1762 E-Mail: kathscott9936@yahoo.com

Signature: [Signature] Signature – (Printed/Typed) Kathy W. Scott

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

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

Name: _____

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!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 3815

Address or location of property: _____

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ Signature: _____

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

Telephone No.: _____ E-Mail: _____

CHECK ONE: ☐ owner ☐ other: _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____ Signature: _____

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

Telephone No.: _____ E-Mail: _____

Name: _____ Signature: _____

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

Telephone No.: _____ E-Mail: _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

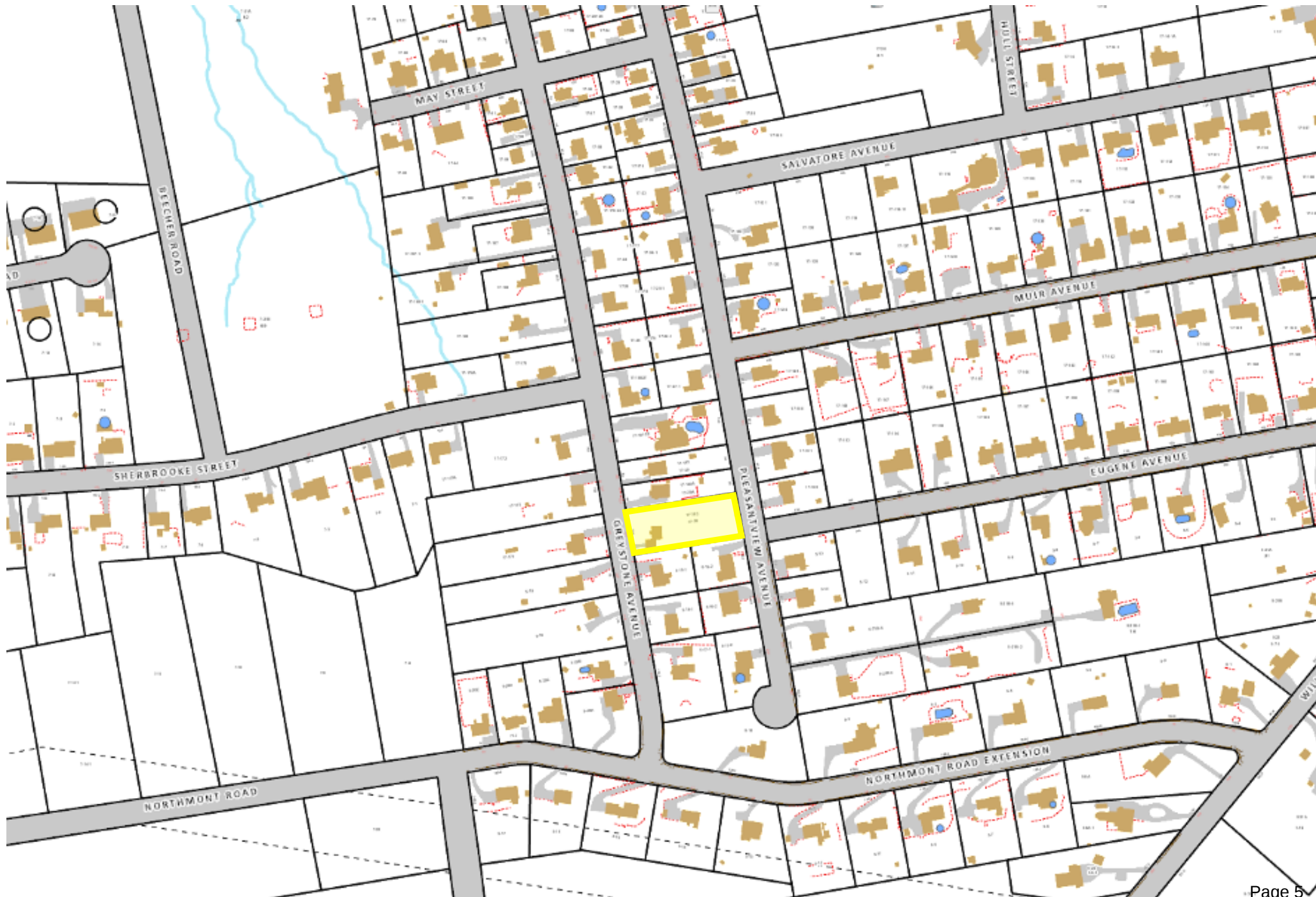
Name: Timothy W. Furey

Address: 43 Bellevue Ave City: Bristol State: Ct Zip: 06010

Telephone No.: 860-589-4343 E-Mail: tfurey@fureydonovan.com

197 Greystone Avenue

Location Map



197 Greystone Avenue
Aerial Map (April 2024)



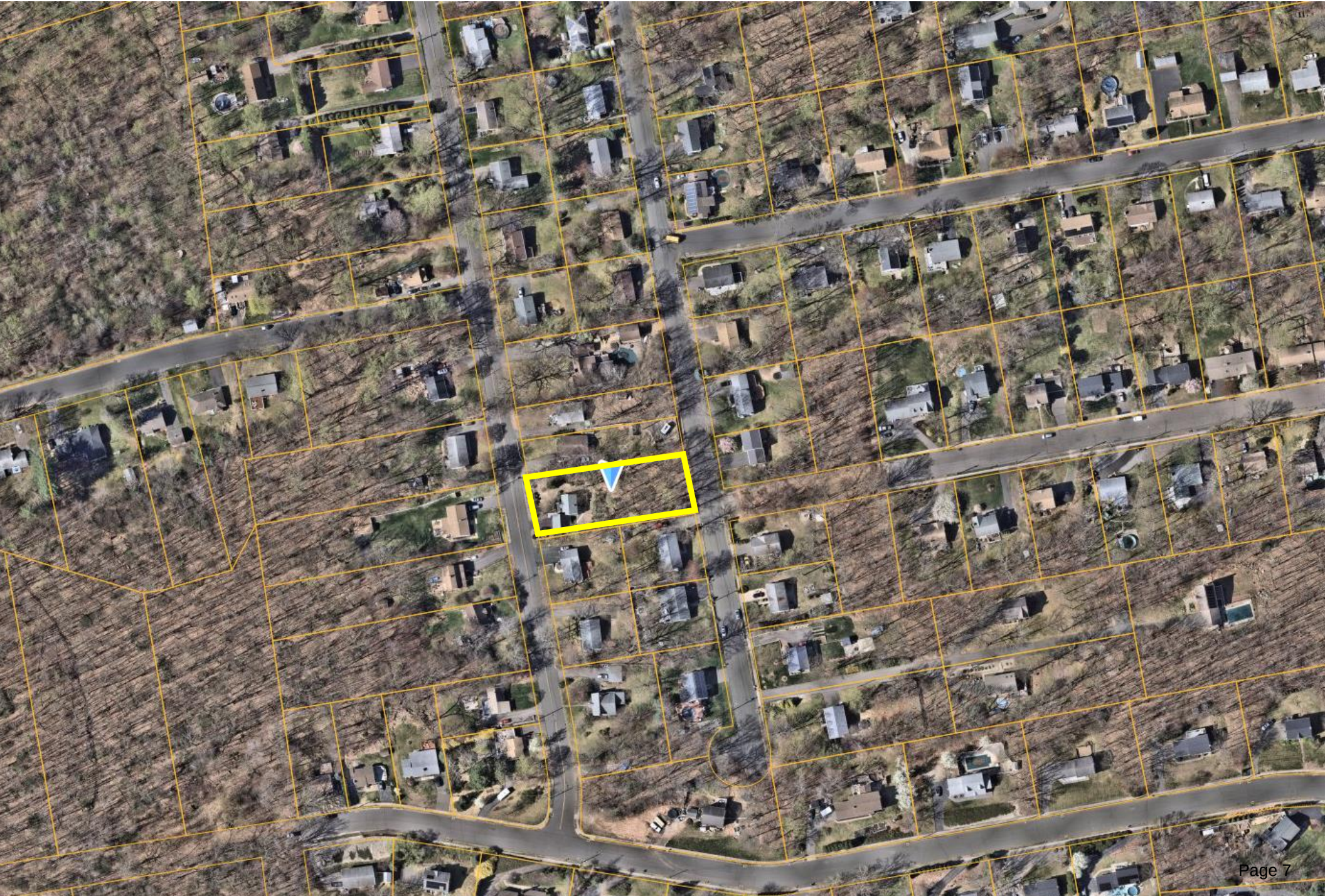
2024

HERE

20 ft

Nearmap

197 Greystone Avenue
Aerial Context Map (April 2024)



Zoning Map



LAW OFFICES

FUREY, DONOVAN, COONEY & DYER P. C.

Timothy W. Furey
Patrick J. Cooney
Matthew D. Dyer

Molly J. Plante

Charles L. Furey (1923-2004)
Theodore M. Donovan (1932-2020)
William J. Tracy, Jr. (1954-2024)

43 Bellevue Avenue
P. O. Box 670
Bristol, CT 06011-0670
(860) 589-4343

15 North Main Street
Suite 100
West Hartford, CT 06107
(860)-589-1000

www.fureydonovan.com
Fax No. (860) 583-8674

January 15, 2025

Bristol City Zoning Board of Appeals
111 North Main Street
Bristol, CT 06010

Re: Kathy Scott, Applicant, 197 Greystone Avenue Variance Application Narrative

To whom it may concern,

The Applicant respectfully requests that the Zoning Board of Appeals grant a variance of Article II, Section 7.1(A) of Bristol's Zoning Regulations, allowing the subdivision of 197 Greystone Avenue into two separate building lots. This request is consistent with previous decisions by the Zoning Board of Appeals, which has granted similar variances for other properties on Greystone Avenue that also have frontage on Pleasant View Avenue.

The distinctive configuration of 197 Greystone Avenue, which faces two public streets, creates a practical hardship. Due to the unique configuration of 197 Greystone Avenue, which also has frontage on Pleasant View Avenue, this circumstance justifies the granting of this variance.

Granting this variance would allow the Applicant to make more efficient use of her property while preserving the overall character of the neighborhood. By following the same alignment for the proposed division line as what has been used to divide surrounding lots, the proposed division will be in harmony with the surrounding lots and will not negatively impact the community's infrastructure or aesthetics. Given the Zoning Board of Appeals' prior approval of similar requests and the unique attributes of the Applicant's lot, the requested variance is both reasonable and appropriate.

If you need any further information regarding this application please do not hesitate to contact me.

Very truly yours,

Timothy W. Furey

145 Greystone Avenue
Applicant: David Kaufman
Granted 7/8/1974

155 Greystone Avenue
Applicant: David Kaufman
Granted 9/9/1974

165 Greystone Avenue
Applicant: David Kaufman
Granted 7/14/1975

197 Greystone Avenue

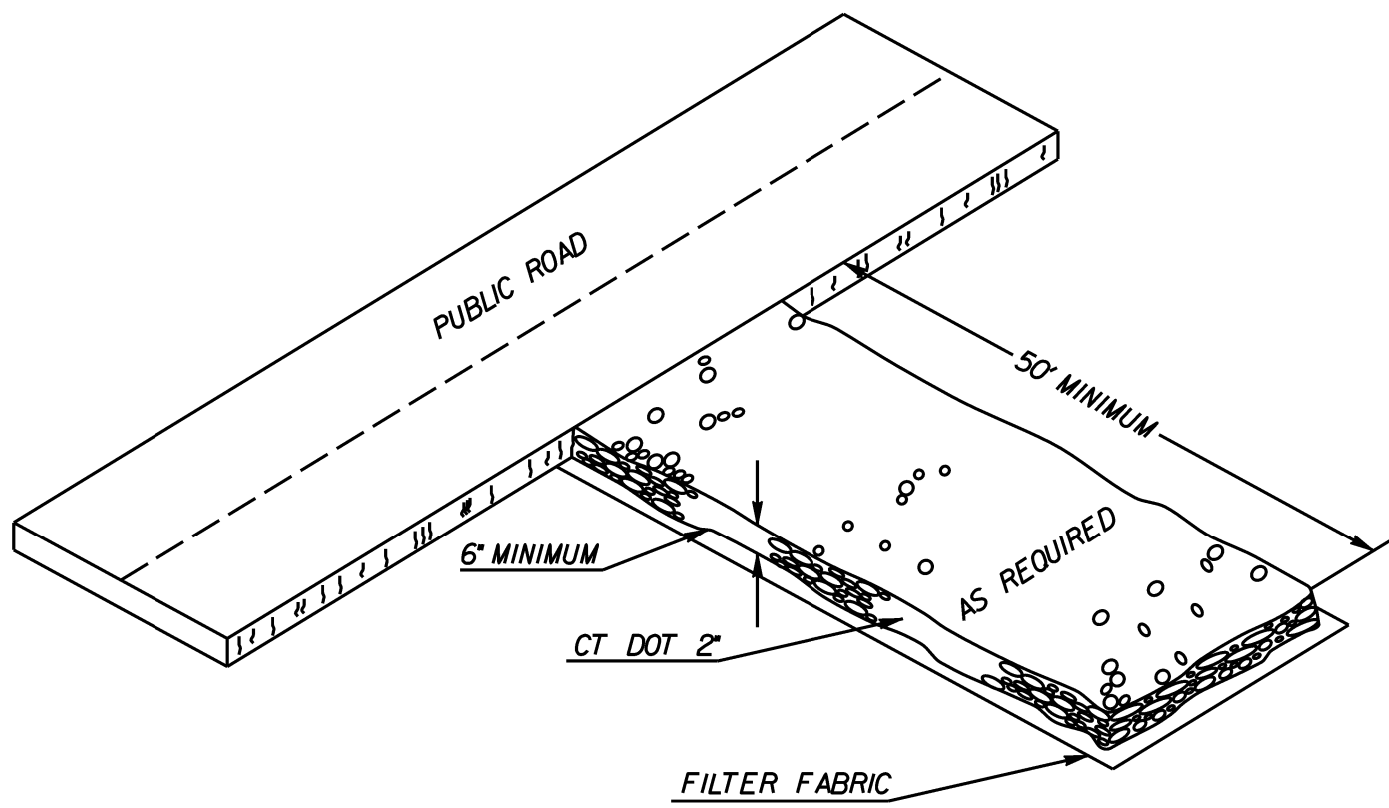
207 Greystone Avenue
Applicant: Joel Tomasetti
Granted 2/6/1990

217 Greystone Avenue
Applicant: Rita Mazzarella
Granted 3/4/1998

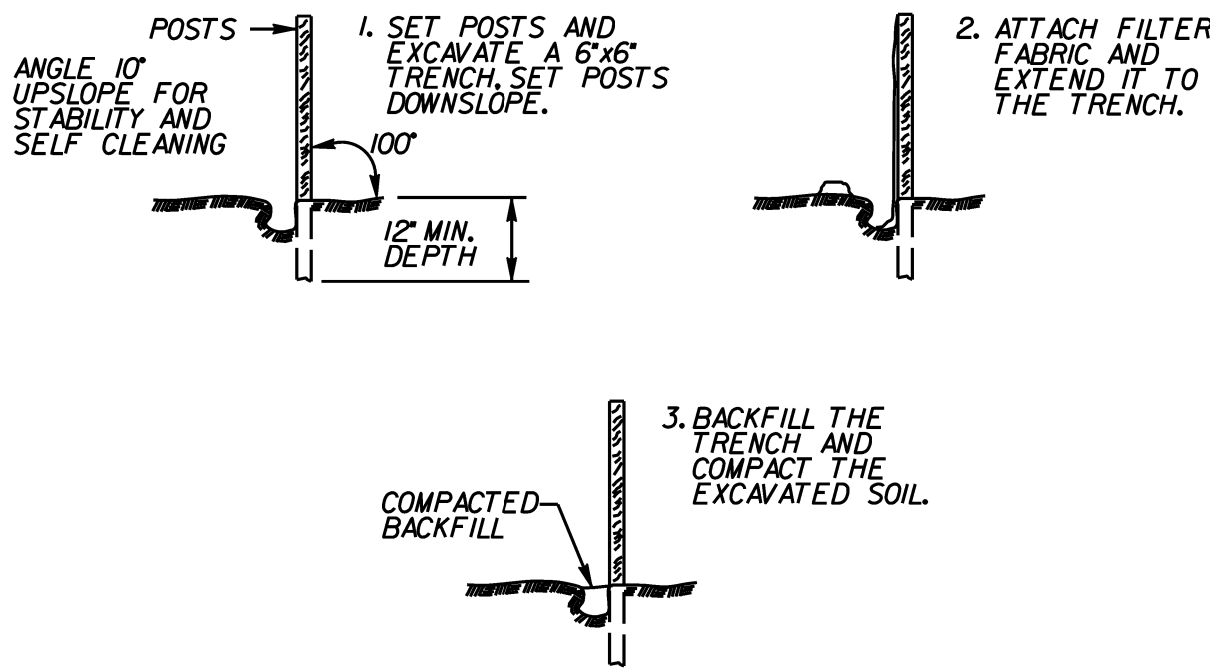


NOTES:

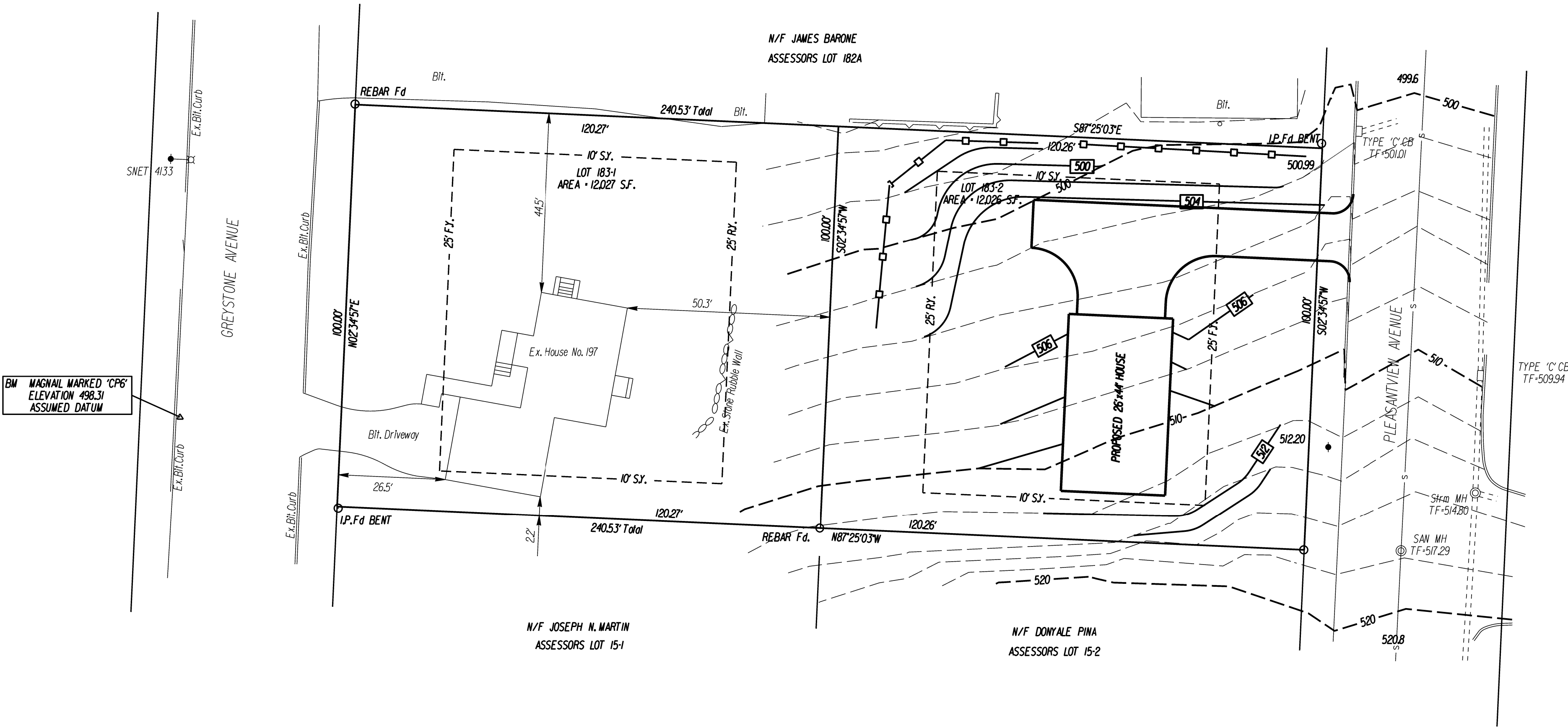
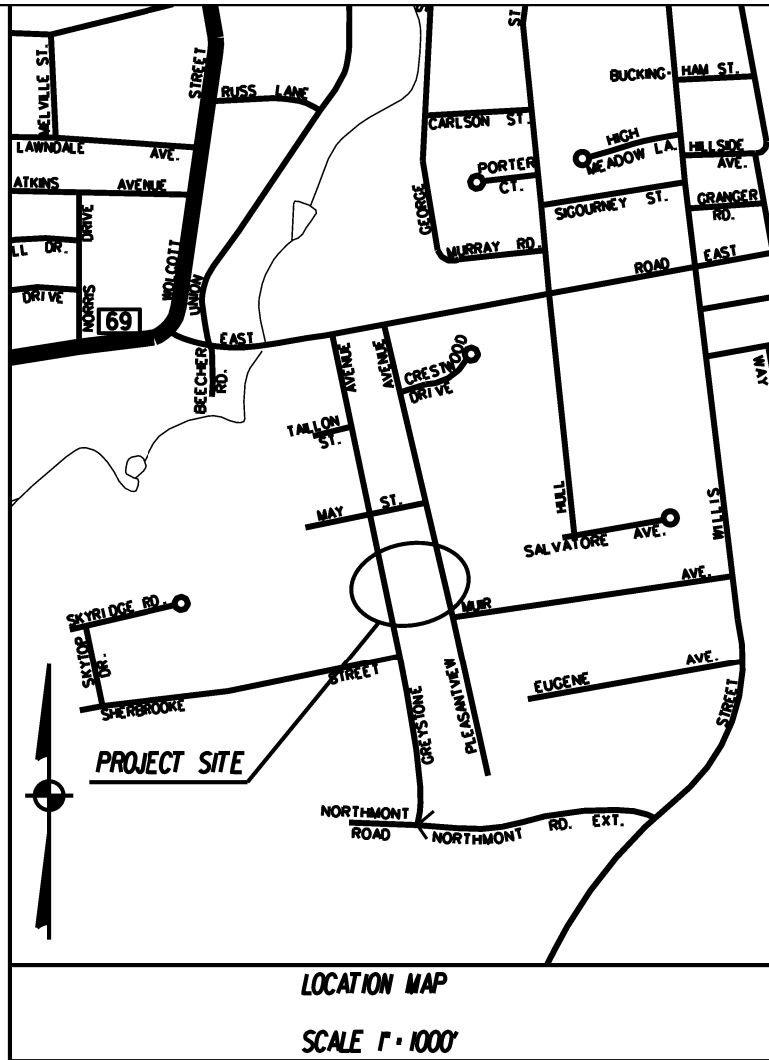
ASSESSOR MAP 17
LOT 183/30
ZONE R-15
THERE ARE NO WETLANDS ON OR WITHIN 100' OF THE PROJECT SITE.
THERE ARE NO CHANGES TO EXISTING UTILITIES - LOT
SERVICED BY ONSITE WELL AND PUBLIC SEWER.



CONSTRUCTION ENTRANCE



PLACEMENT AND CONSTRUCTION OF A
SYNTHETIC FILTER BARRIER



SITE DEVELOPMENT PLAN

PROPOSED NEW LOT

ASSESSORS LOT 17 - 183/30

OWNED BY

BARBARA B. SCOTT Et al

197 GREYSTONE AVENUE

BRISTOL, CONN.

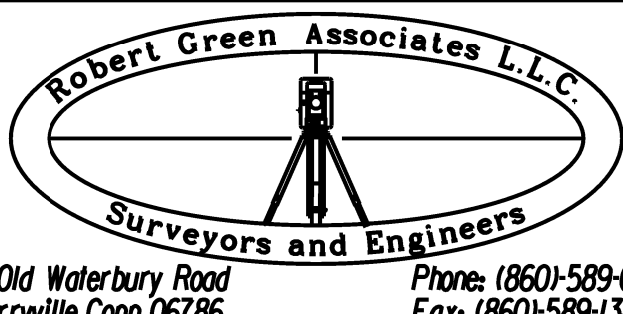
SCALE 1" = 20' DECEMBER 1, 2014

Rev. SEPTEMBER 21, 2023

Rev. JANUARY 31, 2025

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

Robert Green Associates L.L.C.



Zoning Data Table		Zone R-15	
	Required	Provided	
		Lot 183-1	Lot 183-2
Minimum Lot Area - S.F.	15,000	12,057	12,026
Minimum Lot Frontage - Ft.	100	100	100
Minimum Front Yard - Ft.	25	26.5	TBD
Minimum Side Yard (Ea.) - Ft.	10	2.2	TBD
Minimum Rear Yard - Ft.	25	50.3	TBD
Maximum Building Height - Ft.	35	21'-0"	TBD
Maximum Building Coverage - %	30	10	TBD
Maximum Impervious Coverage - %	70	15	TBD

SURVEYORS NOTES:

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300a-1 THROUGH 20-300a-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 28, 2009.

BOUNDARY DETERMINATION CATEGORY - RESURVEY

- THE NEW LOT LINE IS AN ORIGINAL SURVEY

HORIZONTAL ACCURACY CLASS - A-2

TOPOGRAPHIC ACCURACY CLASS - T-2

MAP REFERENCES:

1. MAP OF MOUNTAINVIEW OWNED AND DEVELOPED BY MILICENT P. HULL, BRISTOL, CONN. SCALE 1" = 100' MAY, 1926 SPERRY & BUELL, INC. CIVIL ENGINEERS

2. MAP SHOWING LOT SPLIT PREPARED FOR JOEL TOMASETTI GREYSTONE AVENUE AND PLEASANTVIEW AVENUE, BRISTOL, CONNECTICUT SCALE 1" = 30' DEC. 21, 1993 GARY M. PRANGER LAND SURVEYOR

3. MAP SHOWING STREET LINES OF GREYSTONE AVENUE AND PLEASANTVIEW AVENUE, BRISTOL, CONN. SCALE 1" = 50' JULY, 1951 C. M. PFENNING - CITY ENGINEER

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY JANUARY 7, 2025
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) (arrived 6:50 P.M.)	X	
	Richard Raymond (Secretary)	X	
	Alfred Radke, III	X	
	Richard Balsam		X
ALTERNATE MEMBERS:	Rory Ghio	X	
	Liza Salgado-Sirko	X	
STAFF:	Brandon Peate, Zoning Enforcement Officer		X
	Andrew Armstrong, Assistant City Planner	X	

1. 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, February 4, 2025.

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.

Chairman Rafaniello designated himself, regular Commissioners Raymond and Radke with alternate Commissioners Ghio and Salgado-Sirko to vote on Application #3814.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, overviewed the request for Variances to install a generator on the Bristol Hospital property. Attorney Ziogas explained the applicant was required to have backup generators by State and Federal laws. The attorney noted the generators would be located on the corner of Bradley St. and Brewster Rd. The purpose of the backup generators was for lifesaving support with the power required to be restored to have equipment always working. The attorney explained the effects of power outages would damage equipment, operations and records.

Attorney Ziogas read into the record the memorandum dated November 8, 2024, to the City Council.

Attorney Ziogas reviewed the reasons for limited alternative locations that may not be in the building but had to be near the mechanical room and power supply. Attorney Ziogas said the hardship was the site was mostly a front yard with no rear yard or side yards. The attorney indicated there was no available area near the boiler room. He stated the topography of the front yard and the height of the wall limited the placement of the generators.

Board inquiries: Attorney Ziogas noted the existing generators would be replaced with new larger generators that would run 48 hours each per month. The attorney stated the hardship was the extensive front yard with no side yards or rear yards, so there are no alternative locations near the boiler room. The attorney added there is a steep front yard and the wall height limited alternative locations. Attorney Ziogas was unsure if there was sufficient area on the opposite side of the building. The Variance request would be greater if it was placed towards the street.

The attorney reviewed generators are classified as an accessory structure with a 14 ft. height limit. The height of one generator was 16.4 ft. high and the other generator was slightly higher because they are placed on diesel tanks and then on a pad. Therefore, the Variance for the maximum height was 2.4 ft. The attorney said the front yard encroached varied from 15.1 ft. (east) and 19.3 ft. (west.) Attorney Ziogas' view was this was a critical improvement for the facility.

Christopher Gamber, D'Amato Construction, 10 Main St., representing the applicant, explained the weight and the vibration from the generators may damage the water lines that are parallel with the wall. Mr. Gamber noted the noise level was 98 decibels.

Attorney Ziogas noted the noise level would be minimal in the context of public disturbance.

Board inquiries: Mr. Gamber noted the existing generators were in the basement at the emergency room entrance. Mr. Gamber said the new generators would not fit in the basement inside the building. Attorney Ziogas noted safety and ventilation were a concern if the generators were inside the building.

No one else spoke in favor of the application.

The following persons were not against the application but had questions: Laura Carter and Alex Mullaney, 27 Condon Rd. Ms. Carter had concerns about not knowing the generator decibels and the vibration noise levels. The neighbor suggested mitigation to reduce the new noise levels. Ms. Carter had health concerns because the existing noise level. The neighbor read into the record information about decibels. Ms. Carter wanted to be contacted on who to speak with about her concerns. Mr. Mullaney inquired if the energy generated would be used to sell energy back to an energy company to reduce costs. The neighbor inquired if the 93 decibels would be a nuisance to the public.

Raymond Gorski, Director of Facilities and Construction Management, 20 Lakeview Dr., Farmington, representing the applicant, verified the noise level of 93 decibels. Mr. Gorski noted the generators run once a month separately for 30 minutes with a 15-minute cooldown on Thursday at 6:00 A.M. The representative noted there is a muffled exhaust system.

Ms. Carter inquiries: Mr. Armstrong explained a Special Permit was not required for this accessory structure. Attorney Ziogas explained the decibels may not be lowered. The attorney noted it was unlikely a lower decibel generator was available. Mr.

Mullaney inquiries: Attorney Ziogas explained there was no intention to sell the energy to an energy company.

Mr. Armstrong inquiries: Attorney Ziogas said the slope on Goodwin St. prevented any sustainable landscaping. The attorney noted behind the generator was a steep slope to decrease the sound levels.

No one spoke against the application.

The hearing is closed.

By: Raymond

Seconded: Ghio.

For: Radke, Ghio, Salgado-Sirko, Raymond and Rafaniello.

Against: None.

Abstain: None.

The Board agreed the hardship was the front yard and the location needed to be near the boiler room to connect the generators. A member agreed with the hardships that alternate locations were not possible because of the topography and the underground lines may be damaged. If there are noise problems, the Board noted the sound levels would be handled by the Board. A member said the energy would not be sold back to an energy company. The Board understood the concerns of noise but if there were an emergency the whole neighborhood would hear other generators noise as well. A member pointed out if there was a power outage, the neighborhood generators would likely be louder than the applicant's generator. The Board stated the generator was needed more than it was not needed. A member was pleased the representatives answered the questions and reviewed the hardships. The Board had no concerns with the application.

MOTION: Move to approve 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, in accordance with the plot plan and information submitted.

By: Raymond

Seconded: Ghio.

For: Radke, Ghio, Salgado-Sirko, Raymond and Rafaniello.
Against: None.
Abstain: None.

The application is approved.

3. Miscellaneous

a. Regular Meeting Minutes – December 3, 2024

Chairman Rafaniello designated himself, regular Commissioners Raymond and Radke with alternate Commissioners Ghio and Salgado-Sirko to vote on the December 3, 2024, regular meeting minutes.

Chairman Rafaniello noted there were no corrections, but commented the minutes stated the Board had no concerns because the area had many front porches. The Chairman reminded the Board the review of applications was for an individual property. Chairman Rafaniello stated the approvals and hardships were for the property under review and the neighborhood was not relevant for the review.

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

By: Raymond

Seconded: Ghio.

For: Raymond, Radke, Ghio, Salgado-Sirko and Rafaniello.
Against: None.
Abstain: None.

4. Adjournment

Chairman Rafaniello designated himself, regular Commissioners Raymond and Radke with alternate Commissioners Ghio and Salgado-Sirko to vote on the adjournment.

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

By: Ghio

Seconded: Raymond.

For: Raymond, Radke, Ghio, Salgado-Sirko and Rafaniello.
Against: None.
Abstain: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary