

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY, JANUARY 13, 2025**

CALL TO ORDER:

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	
	Andrew Armstrong	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 is Monday, February 10, 2025.

2. Approval of Minutes – November 14, 2024

a. Special Meeting of November 14, 2024

Chairman White designated himself, regular Commissioners Marra, Goodwin and Harlow to vote on the November 14, 2024, minutes.

MOTION: Move to approve the minutes of the November 14, 2024, regular meeting.

By: White

Seconded: Harlow.

For: Harlow, Marra, Goodwin and White.

Against: None.

Abstained: None.

b. Regular Meeting - December 9, 2024

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and alternate Commissioner DeRoehn to vote on the December 9, 2024, regular minutes.

MOTION: Move to approve the minutes of the December 9, 2024, regular meeting.

By: White

Seconded: Harlow.

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

Against: None.
Abstained: None.

3. Receipt of New Applications

- a. Application #2517 - Special Permit for the Removal of Earth Materials at 165 Warner Street; Assessor's Map 55, Lot 49; R-25/OSD (Single-Family Residential/Open Space Development Overlay) zone; DP Homes, applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2517.

Staff reviewed this would be the third application to construct a single-family house on the site that was never constructed. Staff will also review this application with the Planning Commission at their next meeting. Attorney Mark Ziogas, 88 Valley St., representing the applicant, was confident a single-family house would be constructed with an updated Site Plan.

MOTION: Move that Application #2517 be scheduled for a Public Hearing for the February 10, 2025, regular meeting of the Commission.

By: Marra

Seconded: Harlow.

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

The application is scheduled for public hearing.

- b. Application #2718 - Proposed amendments to the Zoning Regulations to add brewpubs and microbreweries as a Special Permit uses in the I (General Industrial) zone; Attorney James Ziogas, applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2518.

Staff spoke with Attorney James Ziogas today. Staff indicated Attorney Ziogas requested that the Commission receive the application and schedule a public hearing. The City Planner suggested to schedule the public hearing for the February meeting. Staff noted this application required a binding referral to the Planning Commission for a Regulation change.

MOTION: Move that Application #2518 be scheduled for a Public Hearing for the February 10, 2025, regular meeting of the Commission.

By: Marra

Seconded: Harlow.

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

The application is scheduled for public hearing.

- c. Application #2519 - Special Permit for a Mixed-Use Development containing two non-residential units (first floor) and four dwelling units (second floor) at 216 Central Street; Assessor's Map 42, Lot 22; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.
- d. Application #2520 - Special Permit for parking on a separate lot under the same ownership at 216 Central Street & 15 Circle Street; Assessor's Map 42, Lots 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.

Chairman White explained Application #2519 and Application #2520 would be heard concurrently but voted on separately.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2519 and Application #2520.

Staff suggested scheduling Applications #2519 and #2520 for the March meeting because the Commission would have a lot of work in February. The City Planner noted he had a conversation with Attorney Mark Ziogas previously on the applications.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, discussed his different view than Staff. Attorney Ziogas noted the lot available had very little parking. The attorney said the lot near the parking lot had parking with an approved Site Plan from 1988. Attorney Ziogas noted the request was for a nail salon considered a personal service establishment. The attorney's view was a Zoning Permit and a Site Plan were required but both were approved previously for the site.

Attorney Ziogas agreed with Staff that an updated Site Plan was required but disagreed a new Site Plan was needed for an existing facility. The attorney was unsure why the existing Site Plan cannot be used to open the nail salon with a Building Permit.

Staff requested more time to review the application until the February meeting. The City Planner said the application may possibly not come back to the Commission if Chairman and Staff can agree on a path forward for the administrative request. Staff requested to put this item on the February agenda under the City Planners report for discussion.

Commission inquiries: Attorney Ziogas said there are 3 existing apartments leased on the 2nd floor. The attorney indicated at least one or more apartments would be constructed. Attorney Ziogas noted all 3 of the uses would be on the updated plans.

MOTION: Move that Applications #2519 and #2520 be scheduled for a Public Hearing for the for the March 10, 2025, regular meeting of the Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The applications #2519 and #2520 were scheduled for public hearing.

4. Public Hearings

- 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, 73-70, 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, 73-70, 74-69, 75-68 & 76-67 Earl Street; R-15/RM (Single Family Residential/ Mixed Residential Overlay) zone; DGG Development, LLC, applicant.

Chairman White explained Commission LaFreniere recused himself from voting on Applications #2512 and #2513 to avoid a conflict of interest.

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

The following persons representing the applicant reviewed Applications #2512 and #2513: Attorney Timothy Furey, 43 Bellevue Avenue and Charles Talmadge, 225 North Main Street.

Attorney Furey reviewed the prior applications in association with the applications this evening and the filing of the recent applications. The attorney said the plan included 5 lots and the existing vacant structures. The attorney stated by right 5 – three family houses may be constructed with 5 curb cuts.

Attorney Furey represented the redesigned plans with 3 units per building with the curb cut entrance relocated to Melrose St. The attorney noted the benefits of 31 parking spaces in on the plan. The attorney noted that 47 bedrooms was reduced to 32 bedrooms.

Attorney Furey noted portions of new sidewalks and a chain link fence with privacy slats would be constructed. The attorney noted more landscaping was added to the plans. They have a request to waive the 25 ft. rear buffer. The attorney verified that "no parking" signage would be placed in front of buildings #4 and #5. Attorney Furey view was the plans met the Regulations.

Commission inquiries, respectively: Mr. Talmadge reviewed the parking area locations and the dumpster location. The consultant verified buildings #4 and #5 needed 2 egresses and a ramp for handicapped accessibility. He said the distance was 8.5 ft. from building #4 from the side yard to the nearest property. Attorney Furey said near the Beattie's property there would be a buffer and no lighting. Mr. Armstrong inquiries: The applicant would get responses for the dumpster and the retaining wall.

No one else spoke in favor of the application.

The following persons spoke against the application: Sandy Ryan, 71 Josephine Terrace; Gerard Couture, 94 View St.; Sharon Neiman-Testa, 19 Melrose St. and Donald Weeks, 101 Earl St.

Ms. Ryan was concerned about traffic, the date of the traffic report and no one stopping at the stop sign. The neighbor questioned if there would be parking on street at Earl St. or Crown St.

Mr. Couture thought there would be a lot of concerns for this neighborhood. The neighbor preferred to keep the single-family house so the neighbors would be more satisfied. Mr. Couture was worried about maintenance of the dumpster and the property. He was also concerned with the enforcement of parking on the street and if there was a parking lot turnaround on the plan.

Ms. Neiman-Testa was concerned with 15 dwelling units on .96 acres. The neighbor was disappointed in area snow removal and this plan would make it worse. Ms. Neiman-Testa was worried about the pedestrian traffic.

Mr. Weeks was upset there was no green area for the tenants.

Attorney Furey stated the neighbor's concerns were discussed previously. The attorney said the traffic report addressed the concerns with the traffic engineer's comments. Attorney Furey stated there were only minor street concerns remaining from Public Works Dept. The attorney's view was this plan was better versus a conventional development.

The hearing #2512 is closed.

By: Marra

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

Commissioner Marra commented this was the first plan after the Regulations were revised and the applicant complied with the Regulations. Commissioner Marra could not find a reason to deny the application. The remaining Commissioners had a concern with the landscape buffer being 6.5 ft. from the Beattie property that needed adjustment. The Commissioners had a concern with accepting the minimum requirements. The Commission questioned if there was sufficient parking for tenants and visitors.

MOTION: Move that 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, 73-70, 74-69, 75-68 & 76-67 Earl Street; R-15/RM (Single Family Residential/Mixed Residential Overlay) zone; DGG Development, LLC, applicant, be approved with the following stipulations:

1. This Special Permit shall authorize the use of the properties as a Unified Residential Development, allowing a maximum density of 15 individual dwelling units.
2. 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.
3. 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.
4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.

By: Marra

Seconded: DeRoehn.

For: Marra.

Against: Goodwin, Harlow, DeRoehn and White

Abstained: None.

The application is denied.

The Commission, on advice from Staff, decided to bring forward a denial motion for Application #2512. Staff pointed out that the Special Permit Standards of Approval were printed out (hard copy) prior to the meeting and placed in front of each Commissioner.

Staff offered that it sounded as if a majority of the Commission did not think this was a suitable location in the neighborhood for this development proposal. The Special Permit Standards of Approval speak specifically to the issue of whether a proposal is a suitable location, and provides some criteria to make that determination. Commissioner Marra was charged with reciting the motion to deny.

MOTION: I make a motion that Application #2512 be denied based upon Section 16.2.7, item D, item 1, the size of the lot has an insufficient setback as it relates to the property and the building.

By: Marra

Seconded: DeRoehn.

For: Goodwin, Harlow, DeRoehn and White.

Against: Marra.

Abstained: None.

The application is denied.

MOTION: 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, 73-70, 74-69, 75-68 & 76-67 Earl Street; R-15/RM (Single Family Residential/ Mixed Residential Overlay) zone; DGG Development, LLC, applicant, be denied.

For: Goodwin, Harlow, DeRoehn and White.

Against: Marra.

Abstained: None.

The application is denied.

- 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, Commissioners Marra, Harlow, LaFreniere and Goodwin to vote on Applications # 2514 and #2515. Staff stated that the applicant made a request to have the Public Hearings opened on both applications and then have the applications immediately continued to the February meeting.

MOTION: Move that the Public Hearings on Applications #2514 and #2515 be continued to the February 10, 2025, Regular meeting of the Zoning Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The applications #2514 and #2515 are continued.

1. Old Business

- a. Deliberations on: 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.
- b. Deliberations on: 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.
- c. Deliberations on: 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.

Chairman White designated himself, regular Commissioners Marra, Harlow and LaFreniere with alternate Commissioner Caruso to vote on Applications #2504, #2505 and #2506.

Commissioner inquiries: Staff reported that only housekeeping comments remained for the application. The City Planner stated there was a stipulation for the house to the rear of the Harbor Freight facility.

Staff commented that the Inland Wetlands Agency of the Conservation Commission would be receiving their motion and accepting their portion of the bonding next month.

The Commission was pleased most of the concerns were worked on with Staff and the Engineering Departments. The Members pointed out this project would do a lot of good for a lot of people. The Commission commended the applicant for all their efforts on an exceptionally large project with many components. The members thought this was a required project for the City.

MOTION: move that 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 be approved based on the following stipulations.

1. The use shall be conducted in accordance with the drawings entitled "City of New Britain Connecticut Water System Improvements White Bridge Waterworks Facilities Upper and Lower Wellfields and Pond Pumping Station" prepared by CDM Smith, East Hartford, Connecticut with a last revision date of November 2024, and comprised of the sheets and documents listed in Exhibit "A" – Items 1 through 175.
2. This Special Permit shall authorize the use of the property for a Civic Facility.
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.
6. This Special Permit may be amended or modified, provided that the application shall be made in the same manner as the original application and subject to the same procedures for approval. Amendments to the Special Permit which would substantially alter the Special Permit or increase the existing building coverage or gross floor area of the use by 10% or more may be approved by the Commission only after a public hearing.

7. A separate erosion control bond and a performance/stabilization bond, in accordance with Section 16.3.16, will be accepted by the Commission from the applicant for the associated activities proposed on-site, under the umbrella of the Earth Removal approval.
8. The property is located within the Level "A" City of Bristol Aquifer Protection Area; adherence to CT DEEP Best Management Practices before, during and after site development activities is required.

By: Marra

Seconded: Harlow.

For: Marra Harlow, LaFreniere, Caruso and White.

Against: None.

Abstained: None.

The application #2504 is approved with stipulations.

MOTION: Move that Application #2505 – Site Plan for a Civic Facility and 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 be approved subject to the based on the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "City of New Britain Connecticut Water System Improvements White Bridge Waterworks Facilities Upper and Lower Wellfields and Pond Pumping Station" prepared by CDM Smith, East Hartford, Connecticut with a last revision date of November 5, 2024, and comprised of the sheets and documents listed in Exhibit "B" – Items 1 through 175.
2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
3. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.
4. A final As Built of the proposed new building shall be submitted for staff review prior to a Certificate of Occupancy being requested.
5. Limits of clearing shall be marked in the field by a Licensed Surveyor prior to any land disturbance. Once the clearing limits have been identified and marked, the applicant shall call the Zoning Enforcement Officer (ZEO) to schedule a staff inspection to confirm the limits and authorize clearing/construction to commence.
6. The hours of operation for construction activities shall be:
 - a. Monday through Saturday, 7:00 AM to 7:00 PM.
 - b. No work shall occur at the site before 7:00 AM.
 - c. There shall be no operations on holidays on Sunday's or Holidays
7. A separate erosion control bond and a performance/stabilization bond, in accordance with Section 16.3.16, will be accepted by the Commission from the applicant for the associated activities proposed on-site, under the umbrella of the Earth Removal permit.
8. The property is located within the Level "A" City of Bristol Aquifer Protection Area; adherence to CT DEEP Best Management Practices before, during and after site development activities is required.

By: Marra

Seconded: Harlow.

For: Marra Harlow, LaFreniere, Caruso and White.

Against: None.

Abstained: None.

The application #2505 is approved with stipulations.

MOTION: Move that 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 **be approved** based on the following documents and stipulations.

1. The use shall be conducted in accordance with the drawings entitled “City of New Britain Connecticut Water System Improvements White Bridge Waterworks Facilities Upper and Lower Wellfields and Pond Pumping Station” prepared by CDM Smith, East Hartford, Connecticut with a last revision date of November 5, 2024, and comprised of the sheets and documents listed in Exhibit “C” – Items 1 through 175.
2. The Special Permit for Earth Removal shall be good for a period of three years from the date of approval.
3. The hours of operation for construction activities shall be:
 - a. Monday through Saturday, 7:00 AM to 7:00 PM.
 - b. No work shall occur at the site before 7:00 AM.
 - c. There shall be no operations on holidays on Sunday’s or Holidays
4. Article III, Section 15.2.5.3. provides for a 100’ foot no excavation buffer; the Commission finds that the lesser buffer area is warranted in order to match proposed contours to the existing contours of adjoining land; the lesser buffer is approved by this motion and is shown on the Site Plan.
5. Pursuant to Article III, Section 15.1.7, a Bond for Erosion Controls must be posted in accordance with Article IV, Section 16.3.16. The following Erosion Control bond amounts have been accepted by the City Engineer:

Erosion and Sedimentation Control Bonding

Area	Item	Quantity	Unit	Unit Price	Estimate
	Dewatering Basin	6	EA	\$ 2,500	\$ 15,000
LWF	Straw Wattles	4100	LF	\$ 6.60	\$ 27,060
	Control Blankets	13000	SF	\$ 0.70	\$ 9,100
Pond Pump Station	Dewatering Basin	4	EA	\$ 2,500	\$ 10,000
	Straw Wattles	2200	LF	\$ 6.60	\$ 14,520
	Control Blankets	14700	SF	\$ 0.70	\$ 10,290
	Turbidity Curtains	2	EA	\$ 2,500	\$ 5,000
UWF	Dewatering Basin	3	EA	\$ 2,500	\$ 7,500
	Straw Wattles	9100	LF	\$ 6.60	\$ 60,060
	Control Blankets	12000	SF	\$ 0.70	\$ 8,400
Maltby Street Utilities	Straw Wattles	2400	LF	\$ 6.60	\$ 15,840
Subtotal					\$ 182,770
				10% Cont.	\$ 18,277
					\$ 200,000

The total Bond Amount for Erosion and Sedimentation Controls to be retained by the City of Bristol is set at: \$200,00.00.

6. Pursuant to Article III, Section 15.2.6., a Bond for Soil Stabilization must be posted in accordance with Article IV, Section 16.3.16. The following Soil Stabilization bond amounts have been accepted by the City Engineer:

Engineer's Estimate for Soil Stabilization at the White Bridge Waterworks Facilities 12 18 2024						
Area	Item	Quantity	Unit	Unit Price	Estimate	Sheet
Upper Storage Area	Excavation and Haul	5978	CY	\$ 40.00	\$ 239,120	ZN-1
	Disturbed Area	4776	SY	\$ 15.00	\$ 71,640	
Upper Wellfield	Excavation and Haul	527	CY	\$ 40.00	\$ 21,080	ZN-2
	Disturbed Area	2770	SY	\$ 15.00	\$ 41,550	
Mix Street Area	Excavation and Haul	5364	CY	\$ 40.00	\$ 214,560	ZN-3
	Disturbed Area	5613	SY	\$ 15.00	\$ 84,195	
South of Pond	Excavation and Haul	6547	CY	\$ 40.00	\$ 261,880	ZN-4
	Disturbed Area	3635	SY	\$ 15.00	\$ 54,525	
North of Maltby	Excavation and Haul	4047	CY	\$ 40.00	\$ 161,880	ZN-5
	Disturbed Area	3219	SY	\$ 15.00	\$ 48,285	
Pond Access Roads	Disturbed Area	1956	SY	\$ 15.00	\$ 29,340	C-23
Upper Wellfield 2	Disturbed Area	2186	SY	\$ 15.00	\$ 32,790	SP-4
Pump Station	Disturbed Area	5135	SY	\$ 15.00	\$ 77,025	SP05
Lower Wellfield	Disturbed Area	4843	SY	\$ 15.00	\$ 72,645	SP-06
Maltby St Sewer	Disturbed Area	677	SY	\$ 15.00	\$ 10,155	SP-09, SP-10
Subtotal					\$ 1,420,670	
10% Contingency					\$ 142,067	
Total					\$ 1,562,737	

The total Bond Amount for Soil Stabilization to be retained by the Zoning Commission is:
\$1,562,737.00

7. Measures to control dust from the operation shall be applied as needed.
8. The applicant shall sweep and remove any errant sand or debris along the frontage of the properties at least once a week, for the duration of this Special Permit.
9. No material shall be brought onto the property for processing.
10. This approval is subject to a once yearly review beginning at the January 2026 Zoning Commission meeting and for the next three successive January (2027; 2028; 2029) meetings thereafter. The applicant and/or their representatives, will appear before the Commission and submit progress reports and other relevant information with respect to the construction and earth removal activities associated with this approval, along with updates to the construction timeline and sequencing, as appropriate.
11. 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.
12. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
13. Regular inspections of the excavation sequence used by the applicant shall be conducted by the Zoning Enforcement Officer. 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.
14. The property is located within the Level "A" City of Bristol Aquifer Protection Area; adherence to CT DEEP Best Management Practices before, during and after site development activities is required.

By: Marra

Seconded: Harlow.

For: Marra Harlow, LaFreniere, Caruso and White.
Against: None.
Abstained: None.

The application#2506 is approved with stipulations.

2. New Business
There was no new business.

3. City Planner & Staff Reports

a. Zoning Report for December 2024

The Commission wants to review the ZEO's excel database at their next meeting.

4. Adjournment

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on the adjournment.

MOTION: Move to adjourn at 8:20 P.M.

By: Marra

Seconded: Harlow.

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

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary