

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JANUARY 27, 2025**

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Jon Pose (Acting Secretary)	X	
	Tracey Bacchus	X	
	Christopher Nardi	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Kiana Small	X	
STAFF:	Robert Flanagan, AICP, City Planner	X	

Veits designated himself, regular Commissioners Nardi, Bacchus, Pose and Soares as voting members this evening.

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

1. Public Participation

The following item was submitted into the record: a intervener status letter dated January 26, 2025 (submitted by Michael J. Dudko.) Mr. Dudko, 116 Lewis Rd., addressed the Commission on Item 5.a; Mr. Dudko thought this application required a public hearing. Mr. Dudko requested intervenor status on Lot 3, Southeast Business Park under CT Gen. Statutes 22.A.-19.

Mr. Dudko's main concern was the plan as proposed would be too close to the 2.5-acre wetland on the property. Mr. Dudko noted some 100 yr. old trees may also need protection. He also noted that the US Army Corp of Engineers report was done on Lot 1 but there was no habitat report for Lot 3, and that was the owners responsibility.

Approval of Minutes

a. Regular Meeting - December 23, 2024

Chairman Veits designated himself, regular Commissioners Soares, Pose, Bacchus and Nardi to vote on the December 23, 2024, regular minutes.

MOTION: Move to approve the minutes of the December 23, 2024, regular meeting.

By: Pose

Seconded: Soares.

For: Soares, Pose, Bacchus, Nardi and Veits.

Against: None.

Abstain: None.

2. Receipt of New Applications

- a. Application #436 – Site Plan for a 42,000 sq. ft. (two phases/two buildings) Manufacturing Facility (robotic product assembly) at Lot 3 Business Park Road Assessor's Map 3, Lot 3; IP-1 (Industrial Park) zone; Force Automation, Inc, applicant.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained Mr. Dudko's concerns would be discussed at the Inland Wetlands and Watercourses Agency meeting. The attorney said when the site was subdivided, the report indicated that the wetlands on site was not a pond and there were no vernal pools.

Attorney Furey reviewed the prior approved Inland Wetlands Agency and Planning Commission applications that included Lot 2. The Attorney stated that BL Companies reviewed the site in 2022. Attorney Furey noted the applicant received approval for this proposal from the Economic & Community Development Dept. with stipulations for compliance with all Regulations.

Attorney Furey suggested Staff forward Mr. Dudko's intervenor status to the Corporation Counsel Office. The Attorney requested to not have a public hearing. Mr. Flanagan suggested scheduling a public hearing for the February meeting.

MOTION: Move that Application #436 be scheduled for a Public Hearing for the February 24, 2025, Regular Meeting of the Planning Commission.

By: Soares

Seconded: Nardi.

For: Soares, Pose, Bacchus, Nardi and Veits.

Against: None.

Abstain: None.

3. Zoning Commission Referrals

- a. Application #2518 - Proposed amendments to the Zoning Regulations to 1) to amend Section 4.2 to add Brewpub as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals; 2) to amend Section 4.2 to add Microbrewery as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, indicated many communities do not allow brew pubs in industrial zones. The attorney stated the request would allow for the adaptive reuse of older buildings for microbreweries, production of craft beer and some food items. Attorney Ziogas stated if approved, there would be more employment and the buildings would be improved. The attorney's view was the request was consistent with the PoCD. Attorney Ziogas asked for a positive recommendation to the Zoning Commission. The attorney noted the Zoning Commission would review the application at their February 10, 2025, meeting.

Mr. Flanagan said the application listed the old Sections X and XI that was revised to the new Regulations. Commission inquiries: Mr. Flanagan read into the record the Regulations for brewpubs and microbreweries.

MOTION: Move to send a positive referral to the Zoning Commission for Application #2518 – proposed amendments to the Zoning Regulations to 1) to add Brewpub as a principal use in the (I) Industrial zone and 2) to add Microbrewery as a principal use in the (I) Industrial zone, with both being subject to Special Permit and Site Plan approvals.

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: Pose

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

4. Council and Other Referrals City

- a. Highlands Conservation Region – Presentation on the Highlands Conservation Act to the Commission.

Julie Rogers, Senior Land Protection Manager of the Housatonic Valley Association, gave a presentation for the Highlands Conservation Act to the Commission. Ms. Rogers thanked Amy Petras, Farmington River Watershed Assoc., for her efforts with Bristol. The manager detailed the Housatonic Valley Association's responsibilities.

Ms. Rogers explained the Act was a Federal Grant program to purchase conservation land for agencies. Ms. Rogers noted the region included 14 towns in northwest CT that did not include Bristol. The manager noted the Act was reinstated in 2022 to be authorized to expand the region.

Ms. Rogers detailed the benefits of joining the region with a total of \$50 Million in funding. The manager pointed out a referral was required to the City Council or a letter to the Mayor's Office stating their interest to the ConnDEEP.

Mr. Flanagan and Commission inquiries, respectively: Ms. Rogers explained how the geography was selected for the region to protect land, particularly for drinking water supplies. She stated that the Act does not restrict any property within the City limits.

MOTION: Move to send a positive referral to the to send a positive referral to the City Council in support of the City of Bristol participation in the Highland Conservation Region.

The Planning Commission finds that the proposed participation by the City of Bristol in the Highland Conservation region, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018, and specifically the following:

Section 4.3.3.4. – Cooperate with adjacent communities and other organizations protecting natural resources.

By: Bacchus

Seconded: Nardi.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

5. New Business

- a. Application #433 – Discussion on Bond Request for Subdivision (Cold Spring – Phase 4) west of Village St. and Silo Rd. (20 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, applicant/owner.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained that Lot 19 and Lot 33 were not part of this 19 lot Subdivision. The attorney said the request was for a bond reduction. Attorney Ziogas verified the road, utilities, drainage system and paving was constructed. The attorney reviewed the items that were not constructed. Attorney Ziogas verified he spoke with Anthony Lorenzetti, P.E., regarding the bond that was agreed in the amount of \$106,066.

Mr. Flanagan stated this phase was approved in 2004 and the Subdivision was inactive for 10 years, so the applicant let the Subdivision expire. The City Planner indicated the applicant has reactivated this phase of the Subdivision. Mr. Flanagan noted there was a caveat for sidewalks on one side of the street, which is part of the record.

MOTION *Move that pursuant to the Bristol Subdivision Regulations – Section Three – Performance Guarantee to accept bonding in the amount \$106,066.00, as recommended by the City Engineer for Application #433 Subdivision – Cold Spring – Phase 4 – west of Village St. and Silo Rd. 19 lots in the R-10 (Single-Family Residential) zone from Industrial Builders & Realty Co., LLC, applicant/ owner, which will be held to guarantee the completion of public improvements for Phase 4 consisting of the 19 lots and the infrastructure costs listed."*

By: Pose

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved.

- b. Application #2517 – Discussion on 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.

Staff discussed the open space with this subdivision that was approved in 1995. The City Planner pointed out that the Commission realized at that time that grading was required for the open space parcel to make 165 Warner Street buildable.

Mr. Flanagan reviewed the subdivision maps approved from 1995. He noted that the Commission would continue to discuss open space. Mr. Flanagan noted the new applicant would likely construct the house for this plan.

- c. Application #423 – Discussion on Revisions to an Approved Site Plan for trucking terminal facility at 101 Business Park Drive; Assessor's Map 3 Lot 2; IP-1 (Industrial Park) zone; Brown Holdings, LLC, applicant (former owner).

Charles Nyberg, AIA, Schadler, Selnau and Associates, PC, 5 Waterville Rd., represented the applicant. Mr. Nyberg reported the proposed business was for a Horizon Stone facility that was previously approved for a trucking terminal by the Commission. The architect said the prior approved plan did not install the grading or drainage systems.

The architect verified the new tenant would store stone products inside and outside the building with no retail sales. Mr. Nyberg verified the outside storage received approval from the Southeast Park board and the Economic & Community Development Commission.

Mr. Nyberg verified the drainage systems would be the same to drain to the west. The architect said the site would be fenced and gated for security purposes. Mr. Nyberg stated the building façade would be corrected to a partial stone façade with the existing blue siding.

Mr. Flanagan inquiries: The architect said the use would be changed from a trucking terminal to a wholesale or distribution facility.

MOTION Move to direct the applicant to submit an Application for Revision to an Approved Site Plan to the Land Use Office by the February 13, 2025 deadline, so the application can be received at the next Planning Commission meeting on February 24, 2025.

By: Nardi

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved.

The Commission agreed to Mr. Flanagan's suggestion to place Application #423 first on the agenda.

6. Old Business

There was no old business.

7. City Planner's Report

- a. Subdivision Status Report

Mr. Flanagan noted there were no changes to the Subdivision Status report. The City Planner stated the Cold Springs Phase 4 Subdivision status would be updated with the new bonding information to become a final approval.

8. Communications

9. Adjournment

Motion was made by Commissioner Soares to adjourn.

Motion seconded by Commissioner Pose.

Motion carried 5-0.

The meeting adjourned at 7:21 P.M.

These minutes represent the proceedings of the meeting.
This meeting was taped.

Respectfully submitted,

Nancy King

William Veits – Chairman
City Planning Commission