

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY FEBRUARY 10, 2025**

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, ZEO	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, March 10, 2025.

a. Special Meeting of January 9, 2025

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on the January 9, 2025, special meeting minutes.

MOTION: Move to approve the minutes of the Special Meeting of January 9, 2025, regular meeting.

By: Marra

Seconded: Goodwin.

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

Against: None.

Abstained: None.

b. Regular Meeting - January 13, 2025

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on the February 13, 2025, regular meeting minutes.

MOTION: Move to approve the minutes of the January 13, 2025, regular meeting, as amended.

By: Marra

Seconded: Goodwin.

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

Against: None.

Abstained: None.

3. Receipt of New Applications

- a. Application #2522 - Special Permit for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236; BG (General Business) zone; SBM Bristol, LLC, applicant.
- b. Application #2523 - Site Plan for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236; BG (General Business) zone; SBM Bristol, LLC, applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Applications #2522 and #2523.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, requested that Applications #2522 and #2523 be scheduled for public hearings at the April 14, 2025, regular meeting.

Staff noted that 99 Farmington Ave. was added to this application because it was listed on the Assessor's Map. The City Planner requested a letter from a traffic engineer because this was a small property for this use.

MOTION: Move to schedule Applications #2522 and #2523 for a public hearing for the April 14, 2025, regular meeting of the Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2522 and #2523 are scheduled for public hearing.

- c. Application #2524 - Revision to an Approved Site Plan for multi-family dwellings at 370 Emmett Street (Thornberry Ridge); Assessor's Map 3, Lot 36-2; A (Multi-Family Residential) zone; Thornberry, LLC, applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2524.

Staff explained this property was approved previously by the Commission and the new property owner is requesting a revision to an approved Site Plan. The City Planner noted that a Public Hearing is not required. Staff suggested the application be heard under new business at the March 10, 2025, regular meeting.

MOTION: Move that Application #2524 be placed on the March 10, 2025, Regular Meeting agenda under new business.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for new business.

4. Public Hearings

- d. 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.
- e. 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 and LaFreniere to vote on Applications #2514 and #2515.

The following item was submitted into the record: an amended application with Eversource signatures (submitted by Attorney Salvatore Vitrano.)

Attorney Salvatore Vitrano, 135 West St., representing the applicant, reviewed the request to construct Non-Profit Housing of 174 units in 75 buildings on a 40-acre site. The attorney said the Housing Authority is a public agency created by the City Council.

Attorney Vitrano verified there are 192 existing in 83 residential buildings. The attorney said this would be a \$45 Million project. Attorney Vitrano indicated 8 buildings would be demolished to decrease the density to 174 units and to increase the green area. The attorney noted there would be 466 residents.

Attorney Vitrano noted the applicant received approval from the Inland Wetlands and Watercourses Agency. The attorney stated in 2023 a Capital Needs Assessment determined significant improvements were necessary. The attorney said the Special Permit was to required but brought the property into full compliance with the Regulations. Attorney Vitrano said the plan required a State Historic Preservation Office application.

Staff requested the application be amended by Attorney Vitrano tomorrow morning.

David Holmes, AIA, Capital Studio Architects, 1379 East Main St., East Hartford, representing the applicant, presented a PowerPoint presentation, of the building elevations and the 3 types of buildings for the project.

Staff inquiries: Mr. Holmes verified the building footprints would not be increased with exception to the covered entries and the porches. The architect noted 8 buildings would be demolished for structural damage and to increase the green areas.

Commission inquiries: Mr. Holmes explained the administration building would not be improved but the residential buildings would be improved. The architect indicated 30 of the buildings were approved previously and improved.

Luis Velazquez, Director of Capital Funds, Bristol Housing Authority, 164 Jerome Ave., reviewed the services provided to the tenants for the relocation process. Commission inquiries: Mr. Velazquez explained this was a 2-year phased project. The applicant's representative noted the brick buildings required very little repointing.

Barbara Schmitt, L.A., Design Professionals, 58 Connecticut Ave., South Windsor, representing the applicant, emphasized the applicant tried to address all the comments. The landscape architect indicated the gas services would be converted to electric services. Ms. Schmitt said there was a total of 366 parking spaces with 37 electric vehicle spaces. Ms. Schmitt explained the sidewalk system allowed all the residents to access the recreational area. The landscape architect noted landscaping would be added to the site and one large tree would be removed. Ms. Schmitt added the dumpster would be screened with landscaping.

Commission inquiries, respectively: Mr. Velazquez stated the electrical services were for energy efficiency and a green building. The director said a generator would not be installed, but an office generator would help the residents if needed. Mr. Holmes indicated the plan had to follow a specific energy resource.

Attorney Vitrano explained the CHFA had significant pressure on developers to convert to electric utilities. The attorney explained the applicant was working with funding sources the proposed improvements to the construction and the utilities on the property that would be extended the services for 50 years.

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

The following person was not in favor or against the application but had questions: Erik Madsen, 70 Oak Hill Rd., inquired if there would be the highest efficient heat pumps for the heating and cooling systems. Mr. Madsen inquired if any solar panels on the roof would be used to cover the electric utilities to make the facility self-sufficient.

Commission inquiries: Attorney Vitrano on behalf of the applicant agreed to extend the application for 30 days.

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

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The applications #2514 and #2515 are continued.

- f. 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.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, reported the 2 prior approvals were not constructed for the site. Attorney Ziogas communicated that the new owner is going forward with plans that include 38,000 Cu. Yds. of earth removal.

The attorney informed the Commission the plan would take 30 days with 16 truckloads per day brought to a Laverio construction site. Attorney Ziogas noted there was a prior approval for Lots 20 and 22 for right of grade for earth removal.

The attorney said the applicant received an Inland Wetlands Agency approval in 2021. Attorney Ziogas said the yard drains and the storm water guidelines for soil and sedimentation are on the plans.

Attorney Ziogas requested a reduced 100 ft. buffer to match the contours. Regarding the Aquifer Protection Area zone, the attorney noted only the excavator would be refueled on site according to the State Statutes. Attorney Ziogas would work on the bond with Staff.

Commission inquiries: The attorney clarified the trucks would take a left from the site. Attorney Ziogas verified most of the slope would be removed to place the house and the remaining slope would be matched to the elevations.

The following person spoke in favor of the application: Daniel Sutula, 135 Debra Lane. Mr. Sutula, prior developer and open space owner. The open space owner said he did the original site excavation. Mr. Sutula had no objections.

The following person spoke against the application: Erik Madsen, 70 Oak Hill Rd., read into the record his letter dated February 10, 2025. Mr. Madsen was against Applications #2517 and APA-2025-02. The resident was concerned that the public hearing signs were covered in snow from the previous evening. Mr. Madsen had concerns about the wildlife and the environment of the Polkville Brook.

Attorney Ziogas explained the public hearing notice was posted according to Statutes. The attorney said the concerns of the brook were discussed with the Inland Wetlands Agency. The attorney clarified the plans were not in the inland wetlands buffer and the erosion controls would be in place.

Staff mentioned the Planning Commission, at their last meeting, was reminded of these plans that were approved for grading over 30 years ago.

Commission inquiries: Staff noted he was unable to finish drafting a motion for the application because the City Engineer was unavailable. The City Planner wanted to verify the buffer with the City Engineer.

MOTION: Move that the Public Hearing on Application #2517 be continued to the March 10, 2025, Regular meeting of the Zoning Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is continued.

- g. 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.

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

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, presented the request to amend the Zoning Regulations to add micro-breweries to the I zone. The attorney said his client wanted to relocate a micro-brewery to Bristol in an older building. The Planning Commission had a positive referral for the request that was consistent with the POCD. The attorney requested approval for the request. Commission inquiry: Attorney Ziogas noted his client was a business from Burlington that wanted to relocate to Middle St. with a Special Permit and Site Plan.

The following person spoke in favor of the application: Erik Madsen, 70 Oak Hill Rd .

Mr. Madsen was in favor of the proposed Zoning Regulation because there were 2 brewpubs that closed down.

Commission inquiries: Staff said the application was consistent with the Zoning Regulations that were rewritten.

No one spoke against the application:

The hearing is closed.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The Commission was in favor of the application. Staff indicated Staff was in favor of the application.

MOTION: Move that 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.be approved because:

The Zoning Commission finds that the zoning text amendment, as presented, would generally be consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of the amendment is: March 10, 2025.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved.

5. Old Business

There was no old business.

6. New Business

- a. Application #2347 – Request for a five-year extension of the Site Plan for a high technology business without a manufacturing component at 3 North Street; Assessor's Map 22, Lot 33; BD-2 (Downtown Business) zone; Bristol Enterprises LLC, applicant; the revised site plan expiration date would be: December 11, 2029.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2347. Staff reviewed this was a request to extend an approved Site Plan for 5 years for a vertical fish farm.

MOTION: Move that the Site Plan Approval originally granted on December 11, 2019, be extended to December 11, 2029.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved.

- b. Request for electronic message board at: Faith Lutheran Church, 1125 Stafford Avenue, Assessor's Map 52, Lot 11-2; R-40 (Single-Family Residential) zone; Faith Lutheran Church, owner/applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on the Request for electronic message board at: Faith Lutheran Church, 1125 Stafford Avenue.

Commissioner DeRoehn discussed his concerns of the signage that were addressed except for the 7 ft. 6-inch height, which allowed a 6 ft. signage. Commissioner DeRoehn had concerns of Article 14.4.5.e. for internal illumination and requested no illumination from 10:00 P.M. to 7:00 A.M. in a residential area.

Staff indicated the request was the same size as the previous three approvals.

William Golden, 75 Sims Rd., representing the applicant, explained the signage would be similar to the Grace Baptist Church on King St. and Saint Stans on West St. Mr. Golden noted the illumination could be controlled and also clarified that the illumination dimension was 2 ft. 1 inch by 5 ft. 1 inch.

The Commission commented there has been a precedent set for these types of electronic signs.

Dawn Stitham, 194 Coppermine Rd., Unionville, member of the church, said the signage would be towards the street so the illumination would not have a significant effect on any houses near the church.

MOTION: Move to approve the request for approval of an identification sign that will display messages and announcements of activities and programs for Faith Lutheran Church at 1125 Stafford Avenue pursuant to Section 14.6.2. – Signs Permitted in All Zones with a Sign Permit.

The Commission approves this request and finds that:

1. The height of the sign is comparable with other identification signs approved by the Commission in the past.
2. The illumination of the sign is identical with other identification signs approved by the Commission in the past.

By: Marra

Seconded: Goodwin.

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

The application is approved.

7. Staff Reports

Staff had distributed Mr. Peate's report to compare last year with this year's complaints.

Mr. Peate reviewed his report dated January 30, 2025, with the Commission. The ZEO reviewed the concerns of the feather banner signage that was discussed at the January meeting. Mr. Peate has started issuing letters for violations when he drives by properties for inspections.

The ZEO noted the potential violations of the Russell Speeder's Car Wash and the Poke Bowl/Works Mexican Grill. Mr. Peate said 32 Williams St. would take some action on a Code Committee Meeting. The Chairman is pleased Mr. Peate is the City's Zoning Enforcement Officer and was very impressed with his work.

8. Communications

There were no communications.

9. Adjournment

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

MOTION: Move to adjourn at 8:13 P.M.

By: Marra

Seconded: Goodwin.

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

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary