BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY FEBRUARY 24, 2025

CALL TO ORDER:

By: Chairman Veits Time: 6:00 P.M. Place: City Hall
111 North Main St.
Council Chambers
First Floor

ROLL CALL:

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

1. Call to Order
Per the order of Acting Chairman Soares, the meeting was called to order at 6:00 P.M.

Acting Chairman Soares designated himself, regular Commissioners Nardi, Bacchus, Pose with alternate Commissioner Small as voting Commissioners this evening.

2. Public Participation
Michael J. Dudko, 116 Lewis Rd., inquired whether he may be able to speak under Public Hearings, Item 5a, Application #436 or if he should speak under public participation.

Acting Chairman Soares explained to Mr. Dudko it would be more appropriate to speak under Application #436 because it was a public hearing.

3. Approval of Minutes
1. Minutes from the January 27, 2025, Regular Meeting

MOTION: Move to approve the minutes of the January 27, 2025, regular meeting.

By: Pose Seconded: Bacchus.

For: Nardi, Bacchus, Pose, Soares and Small.
Against: None.
Abstain: None.

4. Receipt of New Applications
    a. Application #437 – Revisions to an Approved Site Plan for trucking terminal facility at101 Business Park Drive; Assessor's Map 3 Lot 2; IP-1 (Industrial Park) zone; Charles Nyberg of Schadler Selnau Associates, PC, applicant; Brown Holdings, LLC, owner.

MOTION: Move that Application #437 be moved to New Business on the agenda for this meeting.

By: Bacchus Seconded: Nardi.

For: Nardi, Bacchus, Pose, Soares and Small.
Against: None.
Abstain: None.

Staff mentioned Mr. Nyberg submitted comments this afternoon for Application #437 by paper that were not in the electronic file.

5. Public Hearings

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 Drive Assessor's Map 3, Lot 3; IP-1 (Industrial Park) zone; Force Automation, Inc, applicant.

Acting Chairman Soares designated himself, regular Commissioners Nardi, Bacchus and Pose with alternate Commissioner Small to vote on Application #436.

The following item was submitted into the record: an Intervenor Status letter dated January 26, 2025 (submitted by Michael J. Dudko.)

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant, explained the applicant has an Inland Wetlands Agency application to be reviewed in March so the plan may not be voted on until the Commission received the Agency's report. Attorney Furey gave a presentation for the 2-phase plan.

The attorney specified there would be 2 buildings of 30,000 sq. ft. and 12,000 sq. ft. with 74 and 36 parking spaces required, respectively. Attorney Furey noted the 1st building had 70 parking spaces constructed with 4 future spaces shown. The attorney said the 2nd building had 24 spaces constructed with 12 future spaces shown. Attorney Furey noted there was 39.3% of impervious surface coverage.

The attorney said the business hours are 8:00 A.M. to 4:30 P.M., Monday through Friday. Attorney Furey stated that the intentions are to develop high tech robotics for companies and a training center.

Regarding comments, Attorney Furey reviewed the Engineering Dept. request the storm outlets be redesigned for the parking lot structures. The attorney described the landscaping to be installed a distance from the IW area versus the proposed wall.

The attorney indicated the Commission's charge was to determine if the plan complied with the Zoning Regulations and not the inland wetlands concerns. Attorney Furey requested to continue the application to finish the inland wetland process.

No one else spoke in favor of the application.

The following person spoke against the application: Michael J. Dudko, 116 Lewis Rd., submitted an intervener petition and reviewed the CT Gen. Statute 22.A.-19.(A.) Intervener Status. Mr. Dudko reviewed a 1934 maps of how the site was different and showed a smaller pond. Mr. Dudko's view was the City does not have to sell the inland wetlands area. The resident inquired if the City made the applicant purchase the property with the IW area.

Attorney Furey clarified the applicant only has an option to purchase the lot subject if approvals are obtained. Attorney Furey indicated the IW area was needed for proper drainage and a buffer.

The following person spoke again: Mr. Dudko emphasized the City has kept the inland wetlands in a natural state for 25 years and the City should retain ownership for the next 25 years. Mr. Dudko requested only the phase 1 building be constructed in the uplands review area near Business Park Rd. to protect the IW area. Mr. Dudko reviewed the reasons the IW area was uncontaminated.

Mr. Dudko's view was that this large IW area should be retained for wildlife and future residents. Mr. Dudko was concerned about the type of tenant for the buildings. Mr. Dudko was opposed to properties parking lots drainage going into the IW area. Mr. Dudko requested a new environmental study be updated for the property. Attorney Furey detailed how the environmental studies were done in 2006 and updated in 2022 for this area.

MOTION: move that the Public Hearings on Application #436 be continued to the March 24, 2025, Regular meeting of the Planning Commission.

By: Nardi Seconded: Small.

For: Nardi, Bacchus, Pose, Soares and Small.
Against: None.
Abstain: None.

6. New Business
   a. Application #424 – Blossom Estates Subdivision - 505-545 Redstone Hill Road – Request for Final Approval for Phase 2 (16 lots); Assessor's Map 2, Lots 133-1; 133-3 through 133-17; R-15 (Single-Family Residential) zone; 505-545 Redstone Hill Road, LLC, applicant.

Staff reported that Attorney Andre Dorval represented the applicant but was unable to attend this evening. The City Planner stated that Attorney Dorval requested Staff to make the request for him this evening. Staff emphasized this was a motion for final approval for the subdivision. The City Planner said in March 2024 the Commission approved the final bond amount.

MOTION: Move that_pursuant to the Bristol Subdivision Regulation – Section Three – Performance Guarantee – Bonding in the amount $175,052, as previously recommended by the City Engineer and accepted by the Planning Commission for:

Application #424 – Blossom Estates Subdivision - 505-545 Redstone Hill Road – and that the request for Final Approval for Phase 2 (16 lots) – 505-545 Redstone Hill Road, LLC, applicant, which will be held to guarantee the completion of public improvements be approved for Phase 2 consisting of the following addresses/map and lot numbers:

Address	**Street**	**Map**	**Lot**
6	Charlies Way	02	133-1
15	Charlies Way	02	133-17
16	Charlies Way	02	133-3
17	Charlies Way	02	133-16
25	Charlies Way	02	133-15
26	Charlies Way	02	133-4
35	Charlies Way	02	133-14
36	Charlies Way	02	133-5
46	Charlies Way	02	133-6
55	Charlies Way	02	133-13
56	Charlies Way	02	133-7
65	Charlies Way	02	133-12
66	Charlies Way	02	133-8
75	Charlies Way	02	133-11
76	Charlies Way	02	133-9
77	Charlies Way	02	133-10

Phase 2 currently has a Conditional Approval, which will expire on August 25, 2025.

With the previous bond deposit of $175,052 and this action of the Planning Commission this evening, the Conditional Approval will become a Final Approval and the expiration date for Phase 2 will be: August 25, 2026.

By: Bacchus Seconded: Small.

For: Nardi, Bacchus, Pose, Soares and Small.
Against: None.
Abstain: None.

The application is approved.

The Commission resumed New Business, Item 6.b.

b. Application #437 – 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; Charles Nyberg of Schadler Selnau Associates, PC, applicant; Brown Holdings, LLC, owner.

The following persons representing the applicant, reviewed the request with the Commission: Charles Nyberg, AIA, Schadler Selnau Associates, PC, 5 Waterville Rd., Farmington; Jessica Cabanellas, Horizon Natural Stone, 120 Tolland St., East Hartford and Diego Ferreira, 17 0ld Oak Court, Southington, partner of Horizon Natural Stone.

Mr. Nyberg introduced the applicant's representatives to the Commission that are requesting to revise an approved Site Plan from a trucking terminal facility to a natural stone wholesale facility.

Ms. Cabanellas, representing the applicant, explained the company imported natural stone for landscaping and construction for Connecticut and New England. Ms. Cabanellas described the request to revise the approved Site Plan to expand their business. The representative clarified the business was for a wholesale business importing the products. Ms. Cabanellas described the process of orders of placing the containers at the facility and the customers getting the orders. The representative noted there would be no cutting or manufacturing on the site.

Mr. Ferreira, representing the applicant, reported the Site Plan would not change except the trucks would stock wooden crates with the materials versus parking trucks on the site. The representative verified Mr. Nyberg submitted a revised Site Plan with the application. Mr. Ferreira requested approval.

Mr. Nyberg stated the fence would have woven fabric slats.
The architect would update the Site Plan as requested for approval and work with the applicants and Staff.

Staff requested that the revised plans be reviewed by the Site Plan Committee.

Mr. Nyberg reviewed the comments and revised Site Plan. The architect noted an administrative approval was received from the Inland Wetlands Agency. Mr. Nyberg emphasized the northeast portion of the building envelope was corrected, but the building dept. had a concern with the surface compacting.

Staff and Commission inquiries, respectively: Mr. Ferreira said the 3 ft. high crates are stored inside and outside the building stacked only to a maximum of 4 crates as they are heavy. Mr. Ferreira specified the materials are brought to the site on flatbed trucks but the general public cannot purchase the materials.

MOTION: Move that Application #437 – 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 <u>be approved with the following stipulations:</u>

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.

2. All site improvements which have not been satisfactorily completed shall be bonded in accordance with Article IV, Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City prior to the Certificate of Occupancy being issued.

By: Bacchus Seconded: Small.

For: Nardi, Bacchus, Pose, Soares and Small.
Against: None.
Abstain: None.

The application is approved.

7. Old Business

There was no old business.

8. City Planner's Report

a. Subdivision Status Report

The Commission acknowledged receipt of the following item in their electronic packets: the updated monthly Subdivision status report dated February 10, 2025.

Brandon Peate, Zoning Enforcement Officer, introduced himself to the Commission. Mr. Peate reviewed his responsibilities of enforcing the Zoning Regulations. The ZEO stated the Commissioner's may call him or e-mail him with any questions.

Acting Chairman Soares reminded the Commission the next Regular Meeting of the Planning Commission is Monday, March 24, 2025.

9. Adjournment

Motion was made by Commissioner Nardi to adjourn.
Motion seconded by Commissioner Small.
Motion carried 5-0.

The meeting adjourned at 7:45 P.M.

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

Respectfully submitted,
Nancy King

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John Soares
Acting Chairman/Vice Chair
City Planning Commission