

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MARCH 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	

1. Call to Order

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

2. Pledge of Allegiance

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, April 14, 2025.

3. Approval of Minutes

a. Special Meeting - February 6, 2025

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow, LaFreniere to vote on the February 6, 2025, special minutes.

MOTION: Move to approve the minutes of the February 6, 2025, special meeting.

By: Harlow

Seconded: Marra.

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

Against: None.

Abstained: None.

b. Regular Meeting - February 10, 2025

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow, LaFreniere to vote on the February 10, 2025, regular minutes.

MOTION: Move to approve the minutes of the February 10, 2025, regular meeting.

By: Harlow

Seconded: Marra.

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

Against: None.

Abstained: None.

4. Receipt of New Applications

- a. Application #2525 - Special Permit for a Personal Services Establishment (beauty/barber shop) at 277 West Street; Assessor's Map 28, Lot 136A; R-15/BT (Single-Family Residential/Downtown Neighborhood Overlay Transition) zone; Aesthetic Artist Professional Suites, LLC, applicant.
- b. Application #2526 - Site Plan for a Personal Services Establishment (beauty/barber shop) at 277 West Street; Assessor's Map 28, Lot 136A; R-15/BT (Single-Family Residential/Downtown Neighborhood Overlay Transition) zone; Aesthetic Artist Professional Suites, LLC, applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Applications #2525 and #2526.

MOTION: Move that Applications #2525 and #2526 be scheduled for a Public Hearing on April 14, 2025.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- c. Application #2527 - Site Plan for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at Lot 129A Davis Drive; Assessor's Map 53, Lot 129A; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant; Eversource Energy/Yankee Gas, owner.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2527.

MOTION: Move that Application #2527 be placed on the March 10, 2025, Regular Meeting agenda under new business.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is placed under new business.

5. Public Hearings

- a. 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 – PUBLIC HEARING CONTINUED FROM FEBRUARY 10, 2025.
- b. 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 – PUBLIC HEARING CONTINUED FROM FEBRUARY 10, 2025.

Chairman White explained Applications #2514 and #2515 would be heard concurrently but voted on separately.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Applications #2514 and #2515.

The following persons reviewed Applications #2414 and #2515, representing the applicant: Attorney Salvatore Vitrano, 135 West St.; Barbara Schmitt, PLA, Design Professionals, 58 Connecticut Ave., South Windsor and David Holmes, A.I.A., Capital Studio Architects, 1379 Main St., East Hartford.

Attorney Vitrano verified there were discussions with the Land Use Office, the engineers and the consultants for the comments but two comments are outstanding. Attorney Vitrano requested the Commission to close the public hearing and approve the applications with conditions.

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

Staff went over the comments from the Engineering Dept. The City Planner reviewed the request for the wetlands permit conditions and Ms. Schmidt's response that the drainage analysis required more time. Staff noted there was a comment on placing a bus stop on Jerome Ave. The City Planner said there was a comment on relocating the residents and alternative housing. Staff noted the engineering dept. indicated the Yankee Gas service on the property that should be a co-applicant. The City Planner pointed out the comment that Davis Dr. was not an accepted City street.

Ms. Schmitt, PLA, explained the bus stop would not be done at this time but possibly in the future. The landscape architect confirmed an OSTA permit was required because there were over 200 parking spaces that included the adjacent property the applicant owned. Ms. Schmitt indicated the Aquifer Protection Area plans were added to the plan.

Attorney Vitrano indicated the residents would either be relocated to units in the project or to alternative housing with their needed services. The attorney mentioned the Pac Group was the contractor consultant for the housing concerns.

Staff reviewed the Assistant City Planners' comments. Staff mentioned the Zoning Commission was three quarters through the Rewrite of the Zoning Regulations and lighting plans was part of the process but does not affect the applicant at this time. The City Planner said an additional comment was sent regarding the Aquifer Protection Area Regulations regarding an emergency spill plan.

The City Planner overviewed the Water Department comments.

Staff reviewed the documents for Applications #2514 and #2515, respectively.

Mr. Holmes, described the elevation plans as new England style with canopies and porches. The architect confirmed the applicant received approval from the State Historic Preservation Office. Mr. Holmes noted they tried to give the plans more architectural details.

Staff inquiries: Mr. Holmes estimated the renovations would last about 30 years for the plans.

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

The hearing #2514 is closed.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The Commission commented this was a good plan for Bristol. The members were pleased the facility was being updated. The Commission felt the engineers did their best with the plans.

MOTION: Make a motion to approve Application #2514 – Special Permit for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue, Assessor's Map 53, Lot 129 with the following stipulations:

1. The use shall be conducted in accordance with the drawings entitled "Cambridge Park Rehabilitation – Site Plan and Special Permit – Jerome Avenue, Davis Drive, Quaker Lane, Bristol, Connecticut " with a last revision date of February 3, 2025.
2. This Special Permit shall authorize the use of the property for Non-Profit Housing.
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. 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: Goodwin.

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

Against: None.

Abstained: None.

The application #2514 is approved with stipulations.

Staff reviewed the documents for Application #2515.

The hearing #2515 is closed.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

MOTION: Make a motion to approve 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; with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Cambridge Park Rehabilitation – Site Plan and Special Permit – Jerome Avenue, Davis Drive, Quaker Lane Bristol, Connecticut " with a last revision date of February 3, 2025.
2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
3. A final As-Built of the proposed new buildings shall be submitted for staff review prior to a Certificate of Occupancy being requested.

4. 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.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2515 is approved with stipulations.

- c. 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 – PUBLIC HEARING CONTINUED FROM FEBRUARY 10, 2025.

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

Staff reported receiving an e-mail from Attorney Mark Ziogas, representing the applicant, requesting to continue the application until the April 14, 2025, Regular meeting of the Commission because the engineering comments were just being finalized. The City Planner addressed the State Statue timeline and that would be 35 days on April 14, 2025.

MOTION: Move that the Public Hearings on Application #2517 be continued to the April 14, 2025, Regular meeting of the Zoning Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is continued.

- d. 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 – PUBLIC HEARING POSTPONED TO APRIL 14, 2025.
- e. 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 – PUBLIC HEARING POSTPONED TO APRIL 14, 2025.

Staff verified that Applications #2519 and #2520 were not opened yet and would be opened in 35 days at the April 14, 2025, Regular Meeting of the Commission.

MOTION: Move that the Public Hearings on Applications #2519 and #2520 be postponed to the April 14, 2025, Regular meeting of the Zoning Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The applications #2519 and #2520 are postponed.

6. Old Business

There was no old business.

7. New Business

- a. Application #2524 - Revision to an Approved Site Plan for multi-family dwellings (21 units) at 370 Emmett Street (Thornberry Ridge); Assessor's Map 3, Lot 36-2; A (Multi-Family Residential) zone; Thornberry Builders LLC, and Quality Contracting, LLC, applicants.

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

The following person reviewed Application #2524 representing the applicant: Alan Morelli, Thornberry Builders, LLC, 17 Jacqueline Dr., Wolcott.

Mr. Morelli presented the request to construct 3 buildings with 21 units and handicapped accommodation and parking. The representative indicated if handicapped persons do not purchase the units, then these would be standard units. Mr. Morelli indicated his partner and engineer were unable to attend the meeting. The representative reviewed the lighting plan. Mr. Morelli indicated there were existing water lines and sewer lines. The representative noted that the designated parking would be up to the condominium association.

Staff inquiries: Mr. Morelli said the three of the buildings would be constructed within a year.

Commission inquiries: The representative reported the property would have a slight increase in impervious surface.

Staff reviewed the comments. The City Planner reviewed the numerous comments from the Assistant City Planner that included placing the approvals from 2006 and 2021 on the sheets. The City Planner added the Water Dept. also had many comments. Staff verified the approvals but the applicant wanted to construct the 21 units there were not constructed previously.

The City Planner reviewed the documents for the application. Staff supports this application.

MOTION: Move to approve Application #2524 - Revision to an Approved Site Plan for multi-family dwellings (21 units) at 370 Emmett Street (Thornberry Ridge); Assessor's Map 3, Lot 36-2; A (Multi-Family Residential) zone with the following stipulations:

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 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.
3. A final As Built of the proposed new buildings shall be submitted for staff review prior to a Certificate of Occupancy being requested.

By: Marra

Seconded: Goodwin.

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

Against: None.

Abstained: None.

The application is approved with stipulations.

The Commission resumed Item c., Application #2527, placed under New Business.

- c. Application #2527 - Site Plan for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at Lot 129A Davis Drive; Assessor's Map 53, Lot 129A; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant; Eversource Energy/Yankee Gas, owner.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2527.

Attorney Salvatore Vitrano, 135 West St., explained there is a .3-acre lot on Davis Dr. owned by Eversource Energy/Yankee Gas that was part of the Cambridge Park Rehabilitation property that was 40 acres.

Attorney Vitrano confirmed the Housing Authority tried to have the 3.-acre lot given or purchased from the owner, but the owner does not sell their properties. The attorney indicated the Engineering Dept. thought it was appropriate to have an application with Eversource Energy as the owner. Attorney Vitrano said the Site Plan only shows a sidewalk to the recreation area as the activity on the property. Staff verified the Site Plan #2527 would be placed on the front sheet of the plans to reference this application.

MOTION: Make a motion to approve Application #2527 - Site Plan for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at Lot 129A Davis Drive; Assessor's Map 53, Lot 129A; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant; Eversource Energy/Yankee Gas, owner, with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Cambridge Park Rehabilitation – Site Plan and Special Permit – Jerome Avenue, Davis Drive, Quaker Lane Bristol, Connecticut " with a last revision date of February 3, 2025.
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.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved with stipulations.

8. Staff Reports

a. Zoning - February 2025

Staff announced that the Zoning Regulations were changed today to allow for brewpubs and microbreweries in the Industrial zones with an effective date of March 10, 2025. The City Planner would have a copy of the revised Regulations for the Commission at next month's meeting.

b. Zoning Enforcement Officer's Report

The Commission stated the complaints and citations issued had a significant increase from last month. Although the ZEO was not in attendance, Staff speculated the complaints and citations were probably because the ZEO was investigating more properties.

9. Adjournment

MOTION: Move to adjourn at 7:02 P.M.

By: White

Seconded: Goodwin.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary