

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, MAY 6, 2025**

By: Chairman Rafaniello

Time: 6:00 P.M.

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

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)	X	
	Richard Raymond (Secretary)	X	
	Alfred Radke, III	X	
	Richard Balsam	X	
ALTERNATE MEMBERS:	Rory Ghio	X	
	Liza Salgado-Sirko		X
	Jonathan Lukasiewicz	X	
STAFF:	Andrew Armstrong, Assistant City Planner	X	

1. Call to Order

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

Chairman Rafaniello reminded the Board the next Regular Meeting of the Zoning Board of Appeals is: Tuesday, June 3, 2025.

2. Public Hearings

- b. Application #3818 – Request for a variance for a reduction of the required front yard for rear lots at 34 Miller Road; Assessor’s Map 15, Lot 115-1; R-15; Single-Family Residential zone; Brian Burney, applicant.

Chairman Rafaniello designated himself, regular Commissioners Pecevich, Raymond, Radke and Balsam to vote on Application #3818.

The following persons representing the applicant reviewed Application #3818 with the Board: Brian and Rosemary Burney, owners and applicants, 34 Miller Road.

Mr. Burney explained that they were looking to add a new proposed garage on the property. He noted the odd shape of the lot, a watercourse that runs through the property, existing wetlands, a conservation easement and also a steep slope that covers a large portion of the property. They explored a few options and settled with the proposed garage that would provide safety, security and proximity to the home and driveway.

Chairman Rafaniello asked what other alternatives were considered.

Mr. Burney stated that they considered placement along the side of the home but many utilizes in this area including water, sewer and a compressor made it not possible.

Commissioner Raymond inquired about if there would be a foundation.

Mr. Burney confirmed there would be a concrete slab foundation for the proposed garage.

Commissioner Radke asked if there were any other issues with the yard that could impact access.

Mr. Burney noted a buried propane tank in the yard that should not be a problem. He confirmed it was a detached garage.

Chair Rafaniello noted the restrictions for large vehicles and suggested the applicant consider avoiding a potential conflict for emergency services if necessary.

Commissioner Pecevich inquired about how long the homeowner owned the house.

Mr. Burney replied they had lived there since 1999. 26 years in this location and very much enjoyed the property.

Chair Rafaniello asked if there were any additional questions. He opened up to anyone here to speak for or against the application.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Raymond

Seconded: Pecevich

For: Radke, Pecevich, Balsam, Raymond and Rafaniello.

Against: None.

Abstain: None.

Commissioner Raymond noted the plans and pictures submitted showed he did not have other options.

Commissioner Radke noted the utilities, other options considered and slope which made it difficult and had limited options. He agreed with the other Commissioner.

Commissioner Balsam noted the existing wetlands and was pleased.

Commissioner Pecevich noted the rear lot as a hardship in addition to the slope of the land. There were no neighbors in opposition.

Chair Rafaniello noted the tall evergreens create a dense barrier and would not impact the neighbors, the positioning based on the shape and topography was right and the placement also allowed clearance for emergency vehicles.

- c. **MOTION:** Move to approve Application #3818 – Request for a variance for a reduction of the required front yard for rear lots at 34 Miller Road; Assessor’s Map 15, Lot 115-1; R-15; Single-Family Residential zone; Brian Burney, applicant.

By: Raymond

Seconded: Pecevich

For: Balsam, Raymond, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The application is approved.

Mr. Armstrong noted the approval and instructed the applicants to make sure to record the form with the City Clerk so it would become effective.

3. Approval of Minutes

a. Regular Meeting - February 4, 2025

Chairman Rafaniello noted a correction was made on Pg. 1, Paragraph 2, Attorney stated the “hardships sand” should be corrected to “hardships and.”

MOTION: Move to approve the minutes of the February 4, 2025, regular meeting, as amended.

By: Raymond

Seconded: Pecevich.

For: Balsam, Raymond, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

b. Regular Meeting – April 1, 2025

Chairman Rafaniello noted the length of the minutes and asked for any changes, corrections or additions. No response.

MOTION: Move to approve the minutes of the April 1, 2025, regular meeting, as amended.

By: Raymond

Seconded: Pecevich.

For: Balsam, Raymond, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

Chair Rafaniello thanked and commended Commissioner Balsam who is stepping down from the Board in order to move out of state. This would be his final meeting. Commissioner Balsam thanked the Board, stated he enjoyed the work and will miss serving.

Chairman Rafaniello designated himself, regular Commissioners Pecevich, Balsam, Raymond and Radke to vote on the adjournment.

MOTION: Move to adjourn at 6:16 P.M.

By: Raymond

Seconded: Pecevich.

For: Balsam, Radke, Raymond, Pecevich and Rafaniello.

Against: None.

Abstain: None.

This meeting was recorded.

Respectfully submitted,

Andrew Armstrong
Assistant City Planner

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary