



City of Bristol
Planning Commission

REGULAR MEETING - MONDAY, JUNE 23, 2025
CITY HALL - COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/87592431421?pwd=nxUSEESmSwloiFErIEfk4DXbhrS8Zx.1>

Meeting ID:

875 9243 1421

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. Regular Meeting - May 19, 2025
4. Receipt of New Applications
 - a. Application #439 - Site Plan for ground-mounted solar panels at 40 Arlington Street; Assessor's Map 21, Lot 228; R-10 (Single-Family Residential) zone; Gary Rochester, applicant.
5. City Council and Other Referrals
 - a. C.G.S. Sec. 8-24 Referral:
 - a. 201 Pine Street

6. New Business
 - a. Community Development Block Grant Program (CDBG)
 1. Annual Action Plan Year 51 – 2025-2026
7. Old Business
8. Staff Reports
 - a. Subdivision Status Report - June 2025
9. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, July 28, 2025.

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MAY 19, 2025**

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
Conference Room 3-1
111 North Main Street
Third Floor

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

1. Call to Order

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

2. Pledge of Allegiance

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, June 23, 2025.

Chairman Veits welcomed alternate Commissioner Klimek to the Planning Commission. Chairman Veits designated alternate Commissioners Rasmussen-Tuller as Acting Secretary this evening. The Chairman indicated the votes this evening would be a roll call vote.

3. Public Participation

There was no public participation.

4. Approval of Minutes

a. Regular Meeting - March 24, 2025

Chairman Veits designated regular Commissioners Pose and Soares with alternate Commissioner Small to vote on the minutes of the March 24, 2025, regular meeting.

MOTION: Move to approve the minutes of the March 24, 2025, regular meeting.

By: Pose

Seconded: Soares.

For: Pose, Small and Soares.

Against: None.

Abstain: None.

5. City Council and Other Referrals

- a. FY 2025-2026
Capital Budget

Chairman Veits designated himself, regular Commissioners Pose and Soares with alternate Commissioners Rasmussen-Tuller and Small to vote on the FY 2025-2026 Capital Budget.

Diane Waldron, Comptroller, City of Bristol, 111 North Main St., representing the applicant, announced the Capital Budget FY 2025 – 2026 was adopted about 20 minutes ago. Ms. Waldron detailed how the Capital Budget process has become very detailed. The comptroller noted that there are now Strategic Plan processes that should be reviewed with the Planning Commission at a future meeting. Ms. Waldron said only 15 projects of 25 projects were approved at the Capital Budget meeting.

Commission inquiries: Ms. Waldron noted that the projects totaled \$19,790,000 and all the projects totaled \$52.5 Million to complete. Ms. Waldron would send the 5 YR Projection report to Staff for the Commission.

Mayor Jeff Caggiano, City of Bristol, 111 North Main Street, explained the Stafford School may potentially be closing, if Edgewood School remained open. Mayor Caggiano said the HVAC project at the police station was a pressing issue. The mayor indicated that the police station project would either be a new police station or a renovated station.

MOTION: Move to recommend to the Board of Finance adoption of the Capital Budget for Fiscal Year 2025-2026, as the proposed projects are consistent with the goals and policies of the 2015 Plan of Conservation and Development amended to April 1, 2018.

By: Pose

Seconded: Soares.

For: Soares, Pose, Rasmussen-Tuller, Small and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral, FY 2025-2026 - Capital Budget is recommended for approval.

6. New Business

- a. Application #324 – Bristol Crossing Subdivision – Request for extension of subdivision expiration date from June 25, 2025, to June 25, 2027, for: Phase 3 – Tevin's Way Lots 14 through 25 (12 lots); Sachem Capital Realty, LLC; owner/applicant.

Attorney Franklin Pilicy, 235 Main St., Watertown, representing the applicant, verified he requested in writing a 2-year extension for the Bristol Crossing Subdivision. Attorney Pilicy said the other phases are finished and the street has been accepted. The attorney indicated Phase 3 was not started but the applicant anticipated Phase 3 would be started with 12 Lots and one street.

Staff reviewed the extension that was allowed under the State Statutes.

Attorney Pilicy agreed with Staff's statement the lots with the ledge were not being developed by the applicant. The attorney said the applicant was looking for someone to develop the lots with the ledge.

Staff reported a building permit was applied for but there was a question about the road access.

Commission inquiries: The City Planner verified if the bond was renewed the applicant would lose their approval; the bond has been renewed.

MOTION: Move to approve an extension of two years from June 25, 2025, to June 25, 2027, of the subdivision approval originally granted on June 25, 2008. A bond in the amount of \$583,660 is currently being held to secure the final approval.

This extension is for Application #324 – Bristol Crossing Subdivision – Phase 3 – Tevin's Way Map 9
Lots 14 through 25 (12 lots) – Sachem Capital Realty, LLC; owner/applicant.

This extension is granted pursuant to the Connecticut General Statutes Section (C.G.S.) 8-26c (e), Public Act 21-34 and Section 2.09 (1) of the Bristol Subdivision Regulations which allows for extensions of subdivision approvals.

By: Soares

Seconded: Rasmussen-Tuller.

For: Soares, Pose, Rasmussen-Tuller, Small and Veits.
Against: None.
Abstain: None.

The application is approved.

7. Zoning Commission Referrals

Francisco Gomes, of FHI, consultant to the City for the Zoning Regulations Rewrite, mentioned this is the second phase of the Rewrite of the Zoning Regulations. Mr. Gomes gave an overview of the work and then gave a high-level review for each recommendation to the Zoning Regulations. The consultant indicated part of the process was special meetings and public surveys. The consultant mentioned the Rewrite process was near the end.

Mr. Gomes noted the Zoning Map was being updated with regulated areas, renamed districts and to revitalize the downtown area.

Staff noted the referrals this evening would be presented at the Zoning Commission special meeting on May 29, 2025.

Commission inquiries: The consultant reported the detailed results of the public survey comments with the Commission. Mr. Gomes said the survey results are on the City's Website.

Mr. Gomes explained the BD Zone was reduced to one zone versus two zones. The consultant noted the overlay zones were revised to a new base Zoning districts RM-5 zone and RT-5 zone. The consultant pointed out accessory dwelling units had to be located in a principal structure.

The consultant said the Zoning Commission just finished several proposed amendments to the housing and residential district zones, which included revising the RM and BT zones into base zoning districts. Mr. Gomes noted the Zoning Commission is now reviewing site design, sign Regulations, lighting plans and items on the exterior of the property.

Mr. Gomes next reviewed each of the application amendments that were now numbered and named.

- a. Application #AZR 25-01 – Referral of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Staff reviewed the recommendations for the parking Regulations that were a.) to reduce parking requirements in the BD zone. b) remove the parking reduction requirements. Staff said Section 8.4.7. had parking graphics that were added to the Regulations.

MOTION: Move to send a **positive referral** to the Zoning Commission for Application #AZR 25-01, the Parking Amendment recommendations.

The Planning Commission finds that the Zoning Commission 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: Rasmussen-Tuller

Seconded: Soares.

For: Soares, Pose, Rasmussen-Tuller, Small and Veits.
Against: None.
Abstain: None.

The Referral is recommended for approval for Application #AZR 25-01.

The consultant indicated for the Environmental Amendment recommendations he would update the Commission on the more complicated recommendations.

- b. Application #AZR 25-02 – Referral of the Environmental Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Mr. Gomes reviewed the Environmental Amendment recommendations. The consultant said new references for the Aquifer Protection Area would be placed in the Zoning Regulations and Zoning Map. Mr. Gomes outlined the new Amendments for the protection of trees. The consultant detailed the new Riparian Corridor Protection Regulations for the Pequabuck River.

Staff read into the record the requirements for the surveyors and applicants to place APA information on survey maps.

Commission inquiries: Mr. Gomes noted the protection of tree Regulation would include the clearing of property to construct a street. The consultant clarified the tree replacement may be planted offsite.

Commissioner Pose requested the new tree Regulations be reviewed because of the increased costs for developers and homeowners. The member suggested the tree Regulations be placed in the Subdivision Regulations with parameters on trees to be cut. The Commission suggested the Land Use Office provide data for environmental organizations that would do the work for less.

Staff reported some of the concerns of clearing of trees reported in the Land Use Office.

MOTION: Move to send a **positive referral** to the Zoning Commission for Application #AZR 25-02, the Environmental Amendment recommendations.

The Planning Commission finds that the Zoning Commission 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: Rasmussen-Tuller

Seconded: Soares.

For: Soares, Rasmussen-Tuller, Small and Veits.

Against: Pose.

Abstain: None.

The Referral is recommended for approval for Application #AZR 25-02.

- f. Application #AZR 25-03 – Referral of the Commercial, Industrial and Mixed-Use District Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

The consultant went over numerous Commercial, Industrial and Mixed-Use District Zone Amendment recommendations. Mr. Gomes made clear that the Commercial, Industrial and Mixed-Use District Zone Amendments would impact the Planning Commission and Zoning Commission agendas.

Mr. Gomes summarized the amendments would allow more uses in more zones. The consultant commented the Amendment would reduce the required Special Permits to Site Plans to be reviewed by the Planning Commission. Regarding the IP-25 zone, Mr. Gomes detailed the IP-25 zone would become the IP-5 zone as the base zone to make applications simpler. The consultant noted the BD zone would be extended to 135-150 Center St.

Commission inquiries: Mr. Gomes verified the Fire Chief would have to sign off on the battery energy storage systems.

MOTION: Move to send a **positive referral** to the Zoning Commission for Application #AZR 25-03, the Commercial, Industrial and Mixed-Use District Zone Amendment recommendations.

The Planning Commission finds that the Zoning Commission 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: Rasmussen-Tuller

Seconded: Soares.

For: Soares, Pose, Rasmussen-Tuller, Small and Veits.

Against: None.

Abstain: None.

The Referral is recommended for approval for Application #AZR 25-03.

- g. Application #AZR 25-04 – Referral of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

The consultant summarized the previous amendments that were reviewed this evening for the Residential Zone Amendment recommendations.

Commission inquiries: Mr. Gomes explained the options of where property owners may live on properties with accessory dwelling units.

MOTION: Move to send a **positive referral** to the Zoning Commission for Application #AZR 25-04, the Residential Zone Amendment recommendations.

The Planning Commission finds that the Zoning Commission 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: Rasmussen-Tuller

Seconded: Soares.

For: Soares, Pose, Rasmussen-Tuller, Small and Veits.

Against: None.

Abstain: None.

The Referral is recommended for approval for Application #AZR 25-04.

- h. Application #AZR 25-05 – Referral of the Unified Residential Development (URD) Regulations for the RM Zone recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

MOTION: Move to send a **positive referral** to the Zoning Commission for Application #AZR 25-05, the Unified Residential Development (URD) Regulations for the RM Zone recommendations.

The Planning Commission finds that the Zoning Commission 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: Rasmussen-Tuller

Seconded: Small.

For: Soares, Pose, Rasmussen-Tuller, Small and Veits.

Against: None.

Abstain: None.

The Referral is recommended for approval for Application #AZR 25-04.

- f. Application #AZR 25-06 – Referral of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: December 21, 1990, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

MOTION: Move to send a **positive referral** to the Zoning Commission for Application #AZR 25-06, Referral of amendments to the Official Zoning Map of the City of Bristol.

The Planning Commission finds that the Zoning Commission 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: Rasmussen-Tuller

Seconded: Soares.

For: Soares, Pose, Rasmussen-Tuller, Small and Veits.

Against: None.

Abstain: None.

The Referral is recommended for approval for Application #AZR 25-06.

8. Staff Reports

a. Subdivision Status Report - May 2025

The City Planner reviewed the Subdivision Status report for May 2025 with the Commission.

9. Adjournment

Motion was made by Commissioner Soares to adjourn.
Motion seconded by Commissioner Rasmussen-Tuller
Motion carried 5-0.

The meeting adjourned at 7:54 P.M.

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

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission

For Office Use Only	
APPLICATION NO.	<u>439</u>
DATE FILED:	<u>6-5-25</u>
DECISION DATE:	_____
DECISION:	_____

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Ground mounted Solar arrays (panels), a ☒ permitted use [] Special Permit use
under Section(s) Article II, Section 5.4.9-Ground - mounted solar panels of the Bristol Zoning Regulations.

Address or Location of the Property: 40 Arlington St, Bristol CT 06010

Assessor's Map No.: #21 Assessor's Lot No.(s): #228

Zone of the Property: R-10 Size of the Property (in acres or square feet): 16953 sf

Does this application involve an activity regulated by the Inland Wetlands Agency? [] yes ☒ no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [] yes, on _____ ☒ no

Other comments: _____

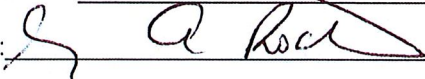
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Gary Rochester

Address: 40 Arlington St City: Bristol State: CT Zip: 06010

Telephone No.: +18608333710 E-Mail: garyarochester@gmail.com

Signature:  Signature – (Printed/Typed) Gary A Rochester

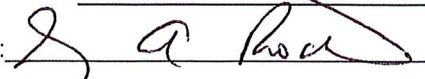
CHECK ONE: ☒ owner [] other (specify): Owner DIY

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Gary and Anya A Rochester

Address: 40 Arlington St City: Bristol State: CT Zip: 06010

Telephone No.: +18608333710 E-Mail: garyarochester@gmail.com

Signature:  Signature – (Printed/Typed) Gary A Rochester

The following shall be included as part of this application:

- filing fee – \$310 (includes \$60 State fee) *plus* \$50 per dwelling unit *plus* \$10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 439

Address or location of property: 40 Arlington St, Bristol CT 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

Solar array upper right hand corner of lot. Lot 228 n 227 are combine

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

From: Gary Rochester <garyarochester@gmail.com>
Date: June 11, 2025 at 10:56:08 AM EDT
To: Andrew Armstrong <AndrewArmstrong@bristolct.gov>
Subject: Letter explaining array

Narrative for City Board Presentation – Solar Array Installation at 40 Arlington Street, Bristol, CT

Good evening members of the board,

My name is Gary Rochester, and I reside at 40 Arlington Street in Bristol. I appreciate the opportunity to speak with you today regarding my proposed installation of a ground-mounted solar array on my residential property.

I am seeking approval to construct a personal-use solar energy system to help reduce my household's dependence on fossil fuels and offset my long-term electricity costs. The system is a DIY ground-mounted array, located in the back right-hand corner of my lot, safely within all required setback boundaries—currently 24 feet from the rear property line and 10 feet from the side line. The array measures 28 feet wide by 10 feet high, tilted at approximately 37.5 degrees, facing south for optimal solar exposure.

This project is designed to be entirely self-contained, with all equipment located on my property. It will feature two separate 16-panel arrays (32 panels total), each connected to Tesla 7.6kW inverters. The power produced will serve my home's electrical needs, and any excess energy will be sold back to the grid through Eversource's buy-all tariff program, which encourages clean energy development in Connecticut.

The structure will be built with pressure-treated 3x6 posts anchored in 12-inch concrete piers, double 2x12 headers, and cross-bracing to ensure strength and safety. All structural components are designed to meet or exceed applicable snow and wind load requirements per Connecticut Building Code, including a total structural load estimate of 15,311 pounds, safely distributed across the foundation.

I have accounted for site constraints like ledge, and should the need arise, I am open to using overhead wiring to connect the array to my existing 125A garage subpanel, which has already been upgraded to accommodate this system.

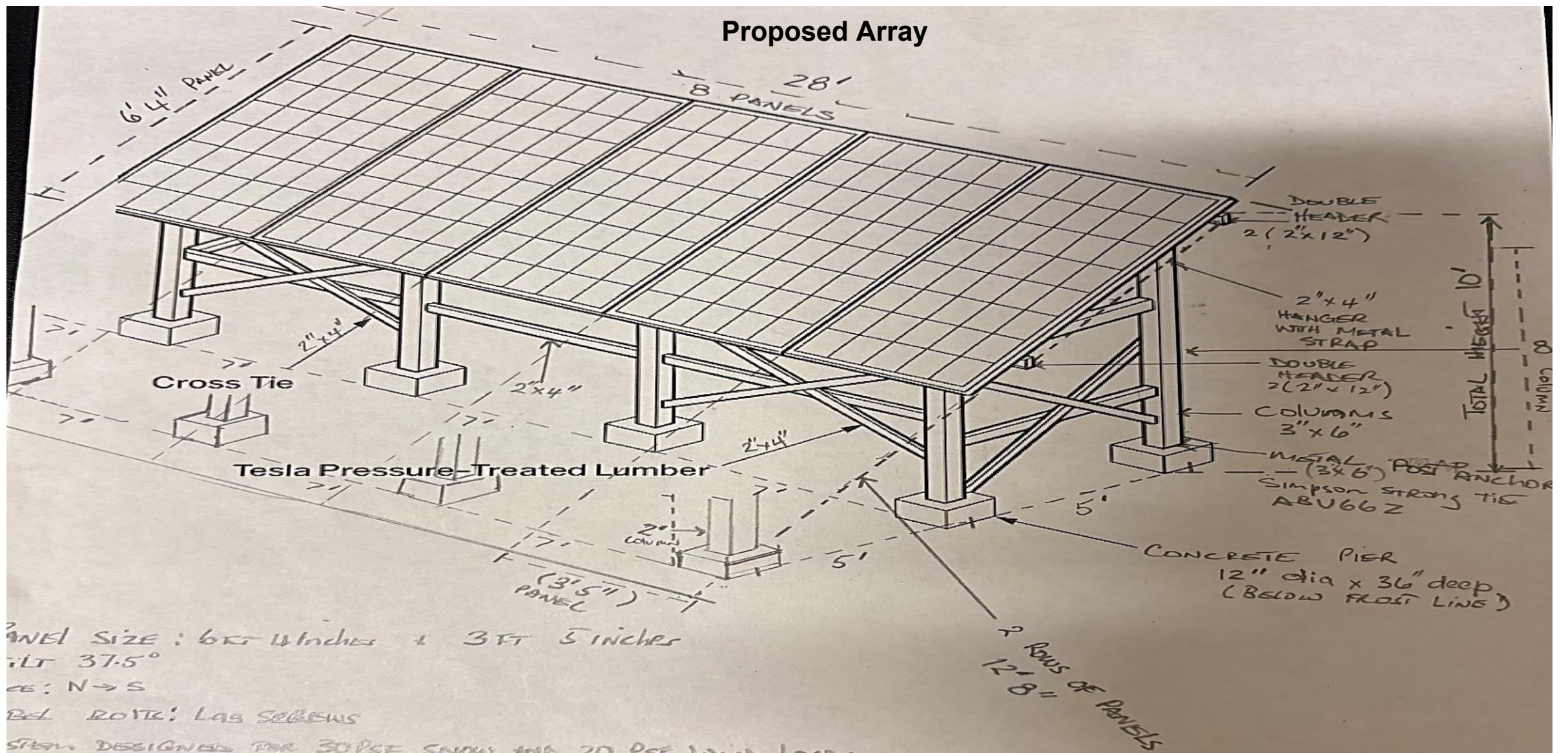
This system is intended for personal, non-commercial use, aligned with both environmental responsibility and long-term cost savings, particularly as our household energy needs evolve. With my children soon moving out, the system will help stabilize costs as we transition to a two-person household, while also supporting future upgrades like an electric vehicle and battery storage.

I have submitted a full site plan, structural drawing, and electrical layout, and am happy to answer any questions regarding compliance, safety, or zoning.

Thank you for considering my request to contribute to Bristol's clean energy goals by responsibly utilizing my property for solar energy.

Sent from my iPhone

Proposed Array



PANEL SIZE: 6 FT 4 INCHES x 3 FT 5 INCHES

TILT 37.5°

OR: N → S

REL. ROWS: LAG SCREWS

SYSTEM DESIGNED FOR 30 PSF SNOW AND 20 PSF WIND LOADS

LUMBER IS PRESSURE TREATED

SYSTEM TOTAL WEIGHT 1,311.2 lbs; SNOW/WIND LOADS BRING TOTAL TO 15,311.2 lbs; — 1020.7 lbs PER POST

NOTE: STRUCTURE IS NON-HABITABLE, NON-ROOFED, FOR PV ARRAY ONLY



40 Arlington Rd.— Location
Map 21 Lot 228

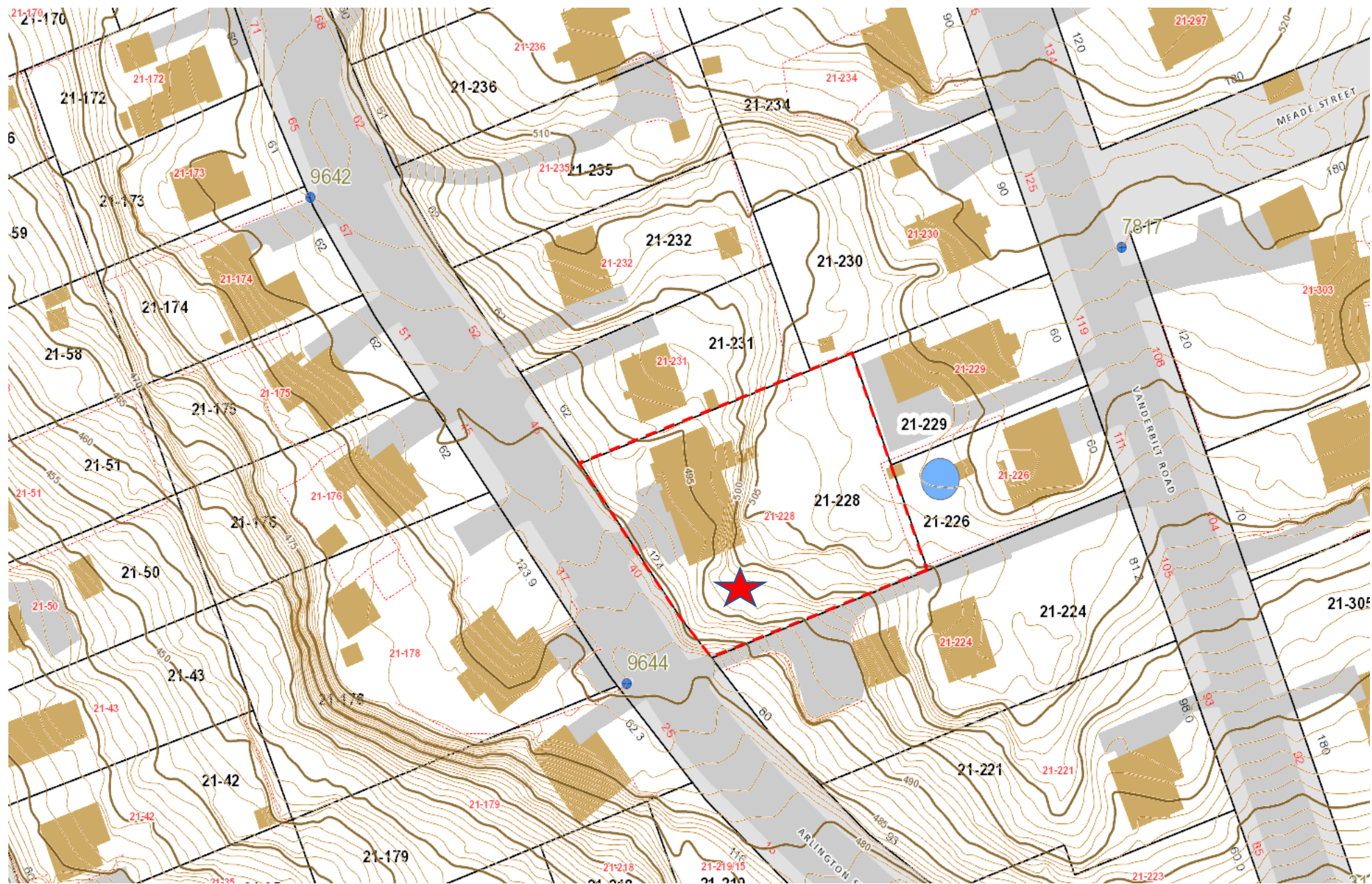


40 Arlington Rd.– Floodplain
Map 21 Lot 228



40 Arlington Rd.— Zoning – R-10

Map 21 Lot 228



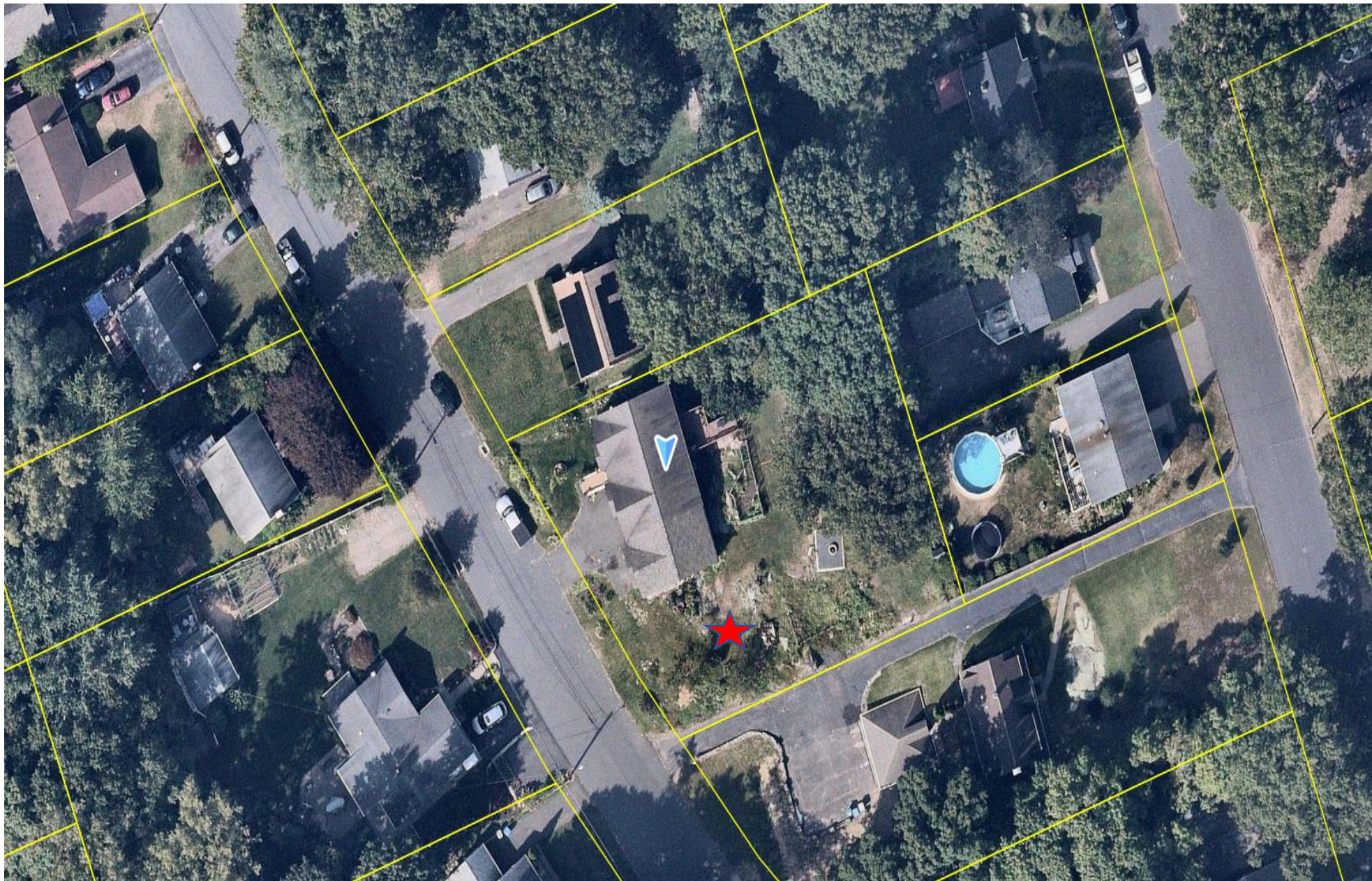
40 Arlington Rd.— Topography
Map 21 Lot 228



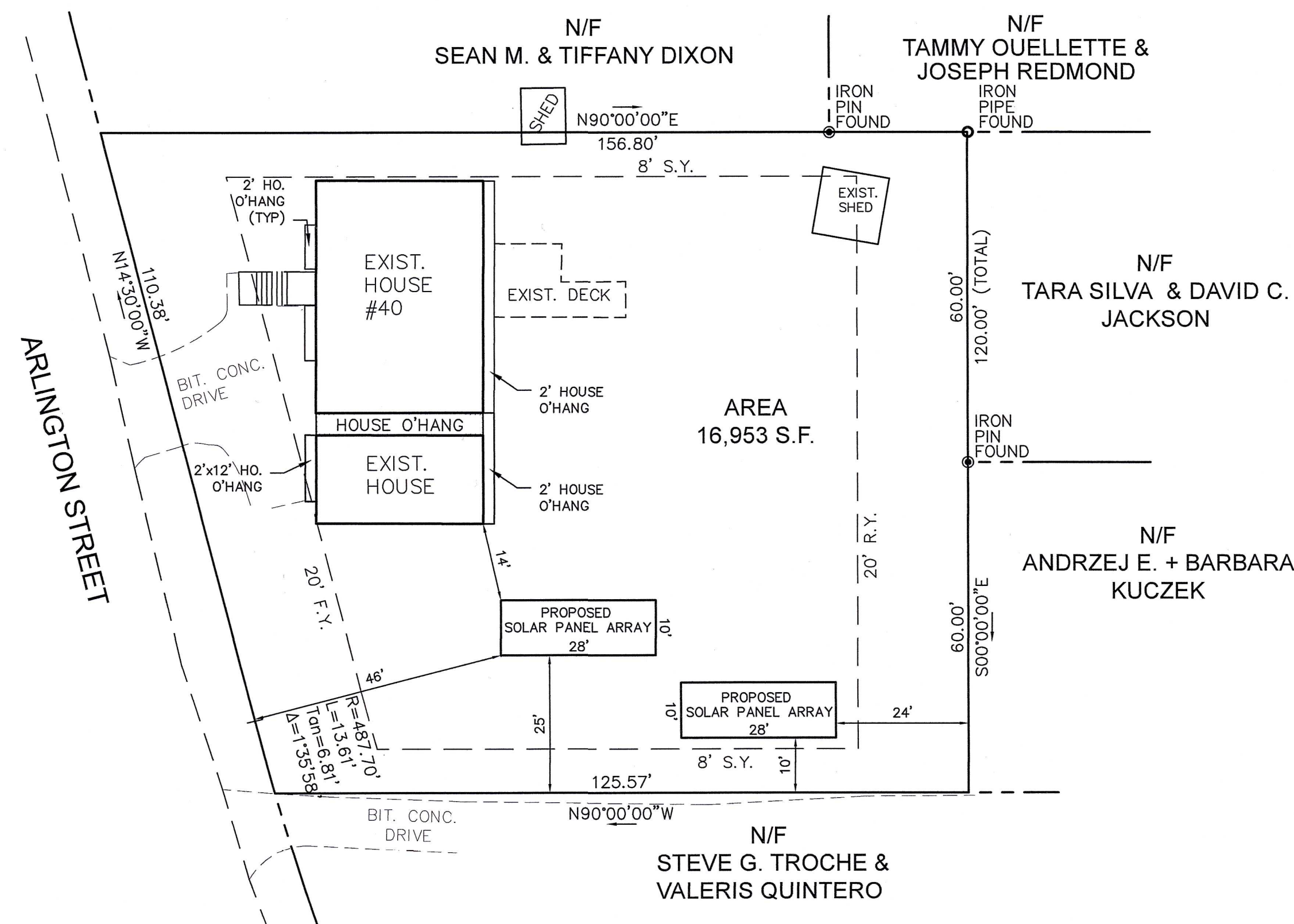
40 Arlington Rd.— Aerial Photo
Map 21 Lot 228



40 Arlington Rd.— Aerial Photo
Map 21 Lot 228



40 Arlington Rd.— Aerial Photo
Map 21 Lot 228



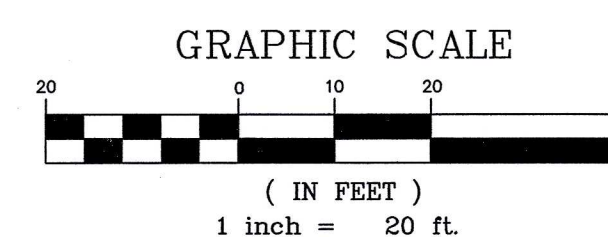
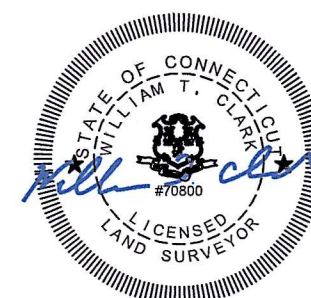
REFERENCE IS MADE TO A MAP TITLED:
"LOT MERGER MAP 40 ARLINGTON STREET PROPERTY OF GARY A. &
ANYA A. ROCHESTER BRISTOL, CONN. DATE: 5-6-17 SCALE: 1"=20' MAP
NO. 2017-20-3" PREPARED BY CLARK LAND SURVEYING LLC

HOUSE LOCATED AS SHOWN 4-19-18.

TYPE OF SURVEY: ZONING LOCATION
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE
WITH THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR
THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.

William T. Clark
WILLIAM T. CLARK L.S. #70080



SOLAR ARRAY LOCATION PLAN
40 ARLINGTON STREET
PROPERTY OF
GARY A. & ANYA A. ROCHESTER
BRISTOL, CONN.

REV. 6-2-25 24"x36" SHEET, SEAL
REV. 5-15-25 PROPOSED SOLAR PANEL ARRAYS SHOWN
REV. 4-19-18 AS-BUILT

CLARK LAND SURVEYING, LLC		
126 TURNER ROAD		
BRISTOL, CONNECTICUT 06010		
PHONE (860) 967-8590		
williamtclark@gmail.com		
DATE: 5-8-17	SCALE: 1"=20'	MAP NO. 2017-20-3D



MEMORANDUM

DATE: June 12, 2025

TO: William Veits, Chairman
Planning Commission

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: **BOARD OF PUBLIC WORKS REFFERAL - EMMETT ST
REQUEST TO ACQUIRE PROPERTY LOCATED
BETWEEN EMMETT ST AND PROPERTY IDENTIFIED
AS 201 PINE ST (STREETLINE REVISION)**

The Department of Public Works has been contacted by representatives of D'Amato Construction Company Inc., owners of the property identified as 201 Pine St, to procure the 0.14 ac (5,892SF) property located between the property of 201 Pine St and Emmett St. The subject 5,893 SF property was created with the realignment of CT Route 72 in 2008. The intersection of Pine St and Emmett St was reconstructed, relocating the intersection to the east. The Department of Public Works defines the property as part of the City's right of way, not a parcel.

The 5,893 SF area currently does not serve a purpose for DPW. While there are no current plans to utilize the area to expand the roadway, there may be a future need to construct a dedicated right turn lane. If an expansion of the roadway intersection is required, the area in question would be needed. Pursuant to DPW's request, D'Amato Construction is agreeable to encumber the area with an easement in favor of the City for highway purposes. With the easement, the City will retain all rights to utilize the area in the future to expand the roadway. The presence of an easement effectively allows the City to retain all current rights needed to utilize the property for highway purposes. A map of the subject parcel, along with the mapping of the area associated with CT DOT's Route 72 project, is attached.

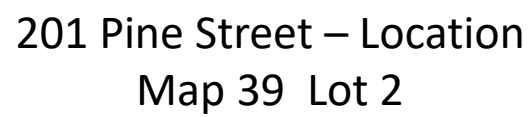
The Board of Public Works at its May 15, 2025 meeting voted to take the following action:

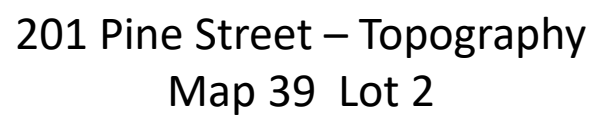
Forward the request from D'Amato Construction Company to acquire the 0.14-acre (5,982 SF) property located between Emmett St and the property identified as 201 Pine St to the Real Estate Committee and the Planning Commission for a referral, pursuant to Ct State Statute 8-24. Said referral by the Board of Public Works shall indicate a recommendation to transfer said property, subject to Real Estate Committee and City Council final approval, with the stipulation that the property shall be encumbered with an easement in favor of the City of Bristol for highway

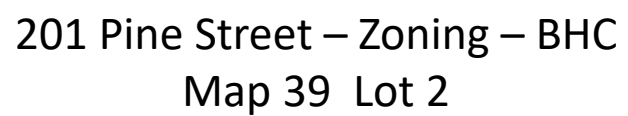
purposes. The easement shall allow the City full use of the property for the purpose of expanding or reconstructing the roadway (if required). Pursuant to City Council approval, the transfer of the property will consist of a street line revision to the Emmett St right of way.

In response to the referral, the Board of Public Works request that the Planning Commission forward the Planning Commission's action directly to the City Council.

Please feel free to contact the Public Works Department for additional information at 860-584-6111.

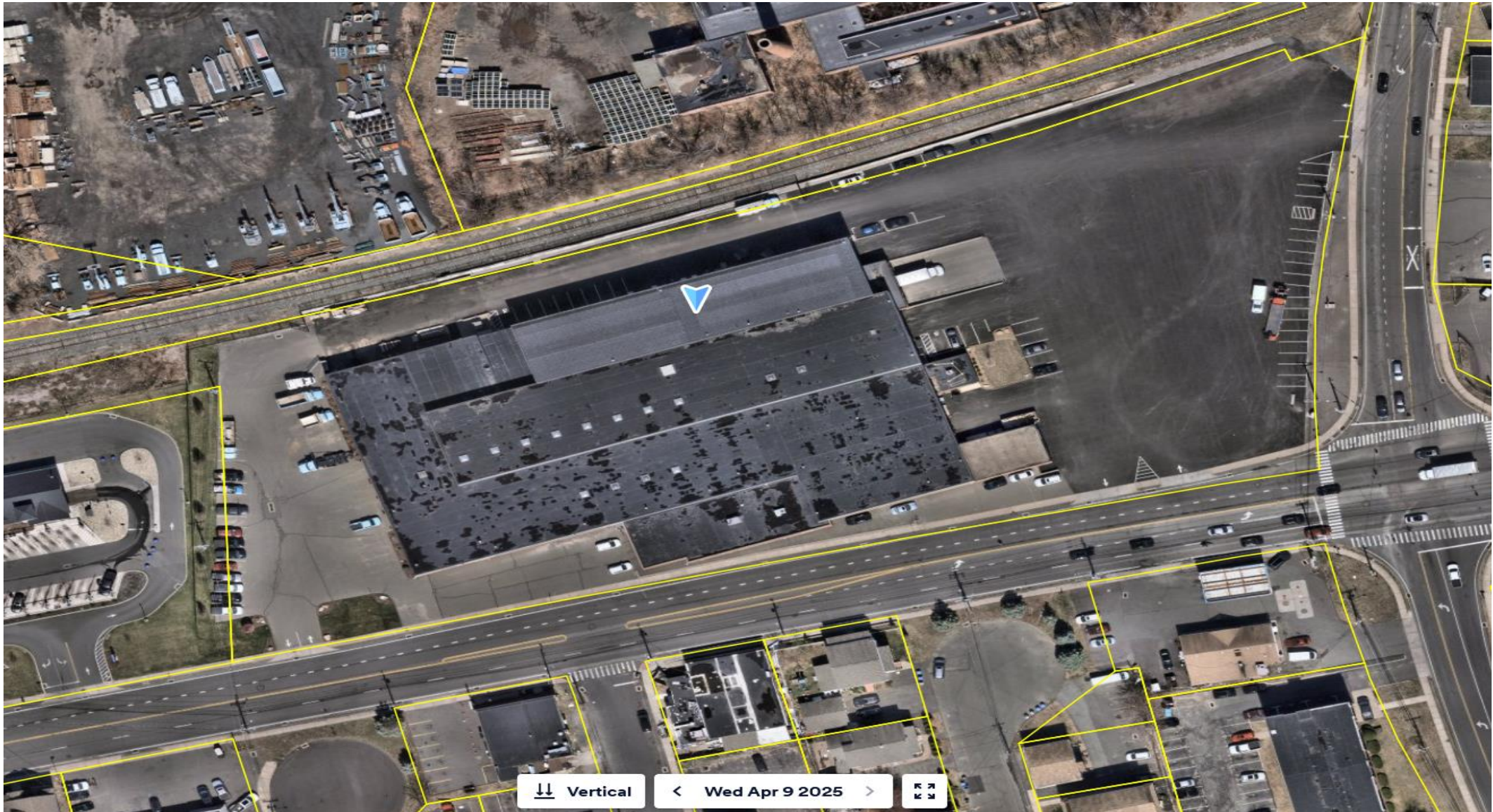




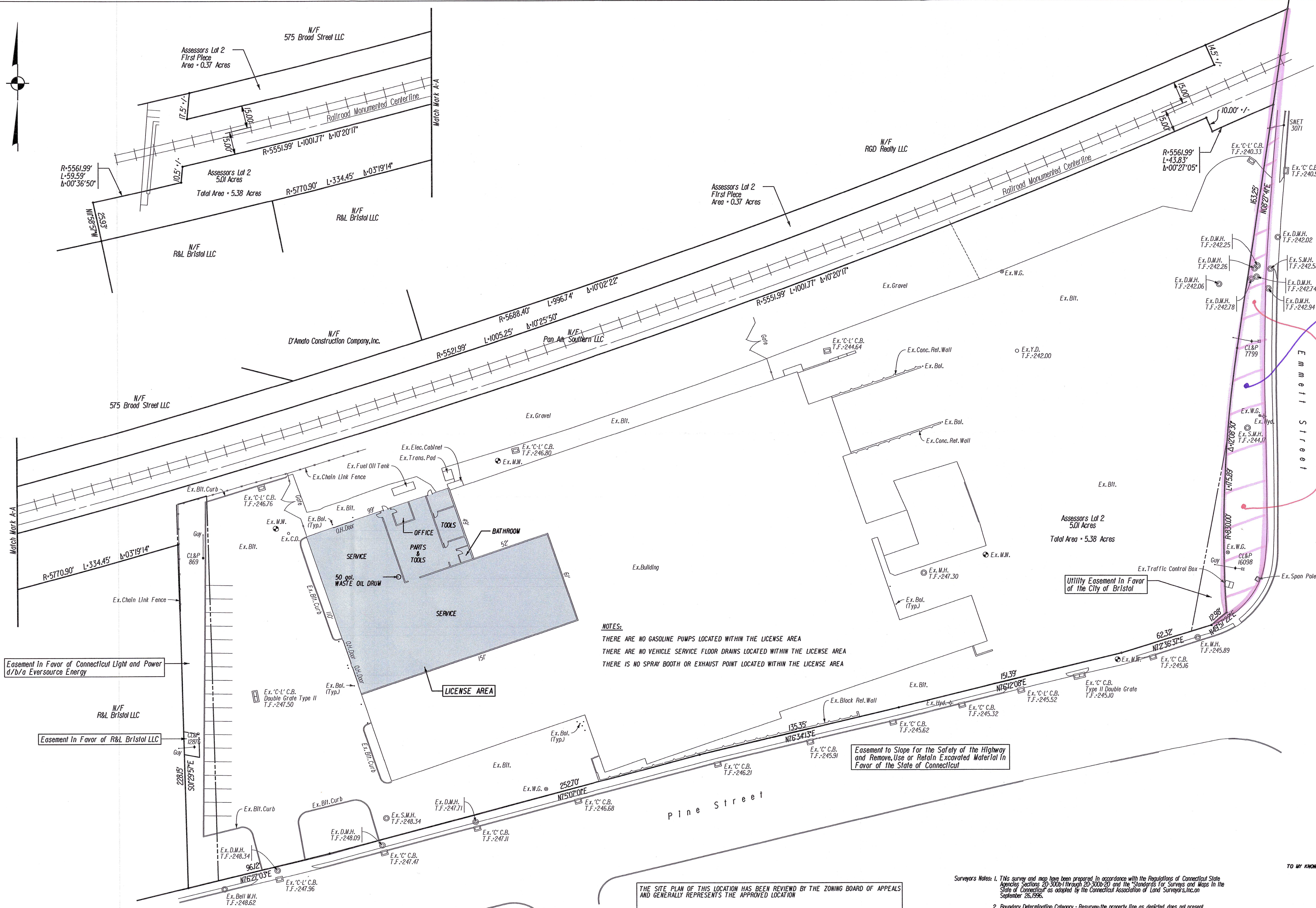




201 Pine Street – Aerial
Map 39 Lot 2



201 Pine Street – Aerial
Map 39 Lot 2



6,000 ±
5982 ±

REVISE
to R.O.W.
TO BACK
OF WALK.

NOTES:
THERE ARE NO GASOLINE PUMPS LOCATED WITHIN THE LICENSE AREA
THERE ARE NO VEHICLE SERVICE FLOOR DRAINS LOCATED WITHIN THE LICENSE AREA
THERE IS NO SPRAY BOOTH OR EXHAUST POINT LOCATED WITHIN THE LICENSE AREA

Easement to Slope for the Safety of the Highway
and Remove, Use or Retain Excavated Material in
Favor of the State of Connecticut

PROPERTY SURVEY
SITE DRAWING FOR
D'AMATO CONSTRUCTION COMPANY, INC.
LAND OWNED BY
D'AMATO CONSTRUCTION COMPANY, INC.
201 PINE STREET
BRISTOL, CONNECTICUT
SCALE 1" = 30' AUGUST 16, 2022

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RGAC

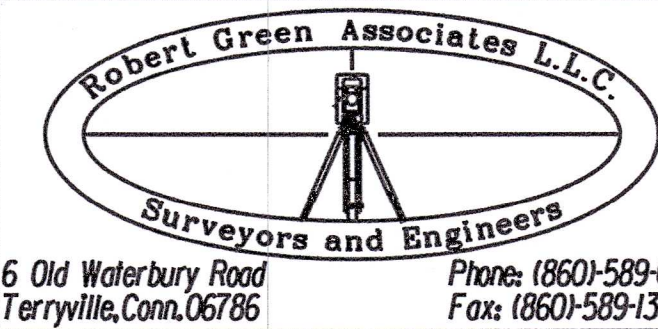
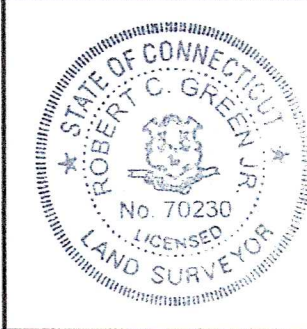
THE SITE PLAN OF THIS LOCATION HAS BEEN REVIEWED BY THE ZONING BOARD OF APPEALS
AND GENERALLY REPRESENTS THE APPROVED LOCATION

NAME _____
TITLE _____
SIGNATURE _____ DATE _____

THE SKETCH IS AN ACCURATE REPRESENTATION OF THE PROPOSED LICENSED AREA

APPLICANT SIGNATURE _____ DATE _____

- Surveyors Notes: 1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Boundary Determination Category - Resurvey: the property line as depicted does not present a property/boundary opinion and was taken from other maps prepared for the parcel.
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Assessors Map 39 Lot 2
6. Zone: BHC
7. Underground Features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.



6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860)-589-0135
Fax: (860)-589-1342



ECONOMIC & COMMUNITY DEVELOPMENT

DATE: June 12, 2025

TO: William Veits, Chair
Planning Commission Members
City Planner Robert Flanagan

FM: Dawn Leger, Grants Administrator

RE: CDBG Consolidated 5-Year Plan for 2025-29 and Annual Action Plan for 2025-26
Community Development Block Grant Program

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) is depending upon states and units of local government to administer funds for the primary objective of developing viable urban communities throughout the country. This objective is achieved by addressing decent housing, suitable living environments, and expanded economic opportunities, principally for low- and moderate-income persons. Each state and unit of local government creates its own plans for accomplishments.

Over the past year, the City has been working with Bristol residents and representatives of community organizations to develop goals and objectives for its 5-Year Consolidated Plan for 2025-2029. Bristol is allocated Community Development Block Grant (CDBG) dollars each year by federal formula which must be expended in accordance with the goals set in the Consolidated Plan. The Annual Action Plan (AAP), including the annual allocation of CDBG funds, was recommended by the CDBG Policy Committee, and approved by the full Economic and Community Development Board on June 5 and by the City Council on June 10, 2025. The Consolidated Plan will be submitted to HUD for review in July.

For the year 2025-2026, the HUD allocation is \$539,149. The AAP budget includes estimated Program Income of \$35,000 and Reprogrammed Funds of \$20,000 for a grand total of \$594,149 available for programming and administration. A complete listing of the Public Service awards approved by the ECD Board and City Council is provided at the bottom of this memo for your information.

The approved goals for the 2025-2029 Consolidated Plan are:

- 1) Support access to decent, safe, and affordable housing for Bristol residents.
 - a. By funding the Housing Rehabilitation Program for low/moderate income single and multi-family homeowners for code enforcement upgrades and essential home improvements such as boilers/furnaces, window and roof replacements, that also increase energy efficiency and may help eliminate blight and improve safety; and increasing the health and safety of families with lead testing and abatement when needed.
 - b. By supporting organizations that provide housing and supportive programs for homeless individuals and families, at-risk youth, and people with special needs.
- 2) Support public service programs that advance community needs and focus on youth, the elderly, and special needs populations.
 - a. Encourage health and wellness initiatives such as health services, food distribution, and access to recovery and mental health services.
 - b. Support the expansion of services for neglected, abused children and improved access to physical and mental health facilities for children and youth at-risk, especially those with special needs.
- 3) Support economic development initiatives that include job training, workforce development, and ESL/GED programs.
- 4) Support infrastructure and facility improvements, blight reduction, and community revitalization activities, especially in the Opportunity Zone and low/mod income areas of the City.

2025-2026 CDBG Allocations

Public Service Grants	Award
Bristol Boys & Girls Club - Outreach	\$10,000
Bristol Works!	\$3,000
Grace Community Food Pantry	\$3,400
HRA- Case Manager	\$8,000
Pearl Transit	\$5,400
Prudence Crandall - Shelter services	\$7,000
Salvation Army Bristol Corps	\$9,000
Shepard Meadows Therapeutic Riding	\$4,500
St. Vincent DePaul Homeless Shelter	\$20,000
Veterans Strong Community Center	\$4,572
YWCA New Britain - SACS	\$3,000
Fair Housing Programs	\$3,000
Total Public Service allocations Yr 51:	\$80,872
Total Public Facility allocations Yr 51:	\$0
Housing Rehab Program	\$227,632
Planning & Administration	\$102,455
Support Staff	\$128,190
CDBG Allocation Total:	\$539,149
Including program income & reprog funds:	\$55,000
Grand Total:	\$594,149

Subdivision Status Report																																
Identifying Information						Open Space		Approvals			Bonding			Construction Status**												Notes						
											Performance Bond ⁽⁴⁾		Maintenance Bond																			
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval ⁽²⁾	Not Required (x)	Original Bond Amount (\$)	Date Bond Expires	Maintenance Bond Amount (\$)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other				
324 ⁽⁶⁾	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008				\$583,660	May 18, 2025								x										
									Jun 25, 2025	Feb 20, 2009	Mar 08, 2019		\$583,660																			
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018				\$59,370	Apr 01, 2026		x	x	x		x	x	x	x	x	x							
									May 30, 2028	Aug 06, 2018	May 30, 2020		\$59,370																			
413	Laurentide Glen Phase 1	12 lots – Assessor's Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x	x			x	x			
									Oct 24, 2028	Aug 06, 2019	Apr 01, 2021		\$127,075																			
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x	x					x		
									Oct 24, 2028	Aug 06, 2019	Oct 27, 2021		\$1,725																			
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x	x							
									Oct 24, 2028	Aug 06, 2019	Mar 24, 2022		\$4,025																			
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x	x						Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24	
									Oct 24, 2028	Aug 06, 2019	Sep 26, 2022		\$34,500																			
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018		Oct 24, 2025																					
									Oct 24, 2025	Aug 06, 2019																						
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018				\$202,075	n/a																	x	
									Aug 29, 2028	Jun 11, 2019	Aug 26, 2020		\$202,075																			
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021				\$9,600						x	x												Earth excavation, rough grading OSTA permit acquired; Encroachment Permit needed.
									Aug 25, 2026	May 04, 2022	Jul 18, 2022		\$9,600																			
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021				\$175,052			x	x	x	x		x	x	x									
									Aug 25, 2026	May 04, 2022	Feb 24, 2025		\$175,052																			
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022				n/a	n/a																		
									Feb 23, 2027	Apr 05, 2022	Feb 23, 2022		n/a	n/a																		
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022				n/a	n/a																		
									Apr 27, 2027	May 25, 2022	Apr 27, 2024		n/a	n/a																		
433	Cold Spring Phase 4	19 lots - West of Village St. &Silo Rd.	19	19					Aug 28, 2023							x	x	x			x	x	x	x								
									Aug 28, 2028	May 09, 2024	Jan 29, 2025		\$106,066																			

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved.
L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable