



*City of Bristol
Historic District Commission*

*REGULAR MEETING OF WEDNESDAY, JUNE 25, 2025
MEETING ONLINE VIA ZOOM AND
CITY HALL - COUNCIL CHAMBERS
111 NORTH MAIN STREET
5:00 PM*

INFORMATION TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/89069293902?pwd=kbkEVaN4MOuqIPW49ZAJMB2TDSxJfM.1>

Meeting Number:

890 6929 3902

Meeting Password:

123456

Join by phone:

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting - March 26, 2025
4. Public Hearings
 - a. Application 2025-06-01 – Request for a Certificate of Appropriateness for a ADA ramp at 196 Woodland Street; Assessor's Map 25, Lot 110/40-1; Eugene Klimaszewski, applicant.
5. Adjournment

REMINDER: The next regular meeting of the Historic District Commission is Wednesday, July 23, 2025

**BRISTOL HISTORIC DISTRICT COMMISSION
MINUTES
REGULAR MEETING OF WEDNESDAY, MARCH 26, 2025
DRAFT MINUTES**

By: Chair Nicastro

Time: 5:00 P.M.

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

MEMBERS:	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Colleen Nicastro, Chair	X	
	Karen Stevens Vice Chairman	X on Zoom	
	Patti Philippon (Secretary)	X	
	Andrew E. Collins	X	
ALTERNATE MEMBERS:	Jennifer St. John		X
	Alicia M. Jennings		X
	Keith David Elder		X
STAFF:	Andrew Armstrong, Assistant City Planner	X	

1. Call to Order

Per the order of Chair Nicastro, the meeting was called to order at 5:00 P.M. There was a quorum.

Chair Nicastro reminded the Commission the next regular meeting of the Historic District Commission is Wednesday, April 23, 2025.

2. Pledge of Allegiance

3. Public Participation

There was no public participation.

4. Public Hearings

- a. Application 2025-03-01 – Request for a Certificate of Appropriateness for a new fence at 46-48 Bradley Street; Assessor's Map 25, Lot 113-35; Emily Ortiz, applicant.

Chair Nicastro designated herself, regular Commissioners Philippon, Collins, and Stevens.

- a. application form
- b. aerial map
- b. location map
- c. fencing specifications
- d. picture of existing fence and image of replacement fence (8 photographs)

Emily Ortiz, 48 Bradley St., representing the applicant (on Zoom): The applicant advised about the fence she wants to install for privacy. Fence placement is at the rear of the property and is not street facing. Discussion followed regarding the size, color and material of the proposed fence. It is a 6-foot, white vinyl fence, solid panels with matching fence caps at the top of the fence posts which are square. While the fence design doesn't match adjacent fences in the area, the applicant felt this was the best option to block the back yard where four properties meet. A wood and a chain link fence are adjacent, and the white vinyl would be most aesthetic to their home. The Commission noted that their guidelines are thin on fencing. The applicant's husband and contractor were also on Zoom. No additional comments were provided regarding the application.

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

The hearing is closed.

By: Commissioner Collins

Seconded: Commissioner Stevens

For: Collins, Stevens, Philippon and Nicaastro
Against: None.
Abstained: None.

MOTION: Move to approve Application 2025-03-01 – Request for a Certificate of Appropriateness for a new fence at 46-48 Bradley Street; Assessor's Map 25, Lot 113-35; Emily Ortiz, applicant, in accordance with the plot plan and information submitted, be APPROVED because of the following reasons:

This Approval is subject to the following conditions:

- 1) Prior to a final Certificate of Occupancy being issued, the Land Use Staff will conduct an inspection to certify compliance with the terms and conditions of the approval.
- 2) Any deviation from the approved plans may require approval of the Commission after staff review and discussion with the Vice Chairman.
- 3) Any transfer or assignment of this permit shall require approval of the Commission.
- 4) This permit may be revoked if the permittee exceeds the conditions or limitations of this permit or has secured the permit through deception or inaccurate information.

By: Commissioner Collins

Seconded: Commissioner Stevens

For: Collins, Stevens, Philippon and Nicaastro
Against: None.
Abstained: None.

The application is approved.

5. Approval of Minutes

a. Regular Meeting - January 22, 2025

Commissioner Collins noted that Jennifer St. John is incorrectly listed as an Alternate Member which is from when she was in the process of being added to the Commission. She has since been confirmed as a Regular Member. The record will be amended. There were no other changes or corrections noted.

MOTION: Move to approve the minutes of the January 22, 2025, regular meeting, as amended.

By: Commissioner Collins

Seconded: Commissioner Stevens

For: Collins, Stevens, and Nicastro

Against: None.

Abstained: Philippon (she wasn't in attendance at the January 22, 2025 meeting)

6. Election of Officers

Motion was made by Commissioner Nicastro to elect the following as officers for the 2025 calendar year:

Andrew Collins as Chairman

Motion seconded by Commissioner Stevens

For: Stevens, Philippon, and Nicastro

Against: None

Abstained: None

Karen Stevens as Vice-Chair (re-elected)

Motion seconded by Commissioner Philippon

For: Philippon, Collins, and Nicastro

Against: None

Abstained: None

as Secretary

Motion seconded by Commissioner

Regarding attendance and active Commissioners, Jennifer St. John is a regular member, but has not yet attended a Historic District Commission Meeting. Members were reminded that (3) absences in a row or (5) in a rolling calendar year automatically remove a member from the Commission. Additional, Commissioner Elder is an active Commissioner, however, he cannot participate until he is sworn in.

7. Old Business

The contractor for 17 Broad Street contacted Andrew Armstrong and advised that they lattice has been put up on the house. This fulfills the stipulation from the last approval. Commissioner Stevens confirmed she has seen the lattice and it looks wonderful.

8. New Business

Andrew Armstrong advised that 25 Grove Street is for sale. Solar panels were approved for this home in the last two years.

Commissioner Stevens advised that another property on Broad Street is for sale. It may become a case of demolition by neglect, and the sale price is roughly \$100,000.00 under it might have been valued at if it had been maintained.

9. Adjournment

MOTION: Move to adjourn at 5:22P.M.

By: Commissioner Collins

Seconded: Commissioner Philippon

For: Collins, Philippon, Nicastro, and Stevens.

Against: None.

Abstained: None.

The meeting adjourned at 5:22 P.M.

Respectfully submitted,

Sharon Arsego
Recording Secretary

Colleen Nicastro, Chair

Patti Philippon, Secretary

**BRISTOL HISTORIC DISTRICT COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

APPLICATION NO. 2025-06-01
DATE FILED: 6-12-25

The undersigned Applicant hereby applies for approval of a Certificate of Appropriateness for the proposed work described below:

Address of the Property: 196 Woodland St Bristol, CT

Assessor's Map No.: 25 Assessor's Lot No. 110/40-1 Est. Value of Proposed Work: \$2,500

Nature of Proposed Work (check all that apply):

- | | | |
|---|--|---------------------------------|
| ☐ New Construction/Installation | ☐ Roof | ☐ Fence |
| ☒ Addition/Renovation | ☐ Windows/Doors | ☐ Siding |
| ☐ Alteration/Replacement | ☒ Porch/Deck | ☐ Other |
| ☐ Demolition/Removal | | |

Proposed Work Will Be Done On: ☒ Main Building ☐ Accessory Structure ☐ Other (including land)

Brief Description of Proposed Work: (attach additional sheet if needed) See notes below: ADA Ramp is required by the building

Has this property been subject to Historic District approval before? ☒ Yes ☐ No

Has the work being proposed on this application already been started and/or completed? ☐ Yes ☒ No

APPLICANT (If more than one, list each separately) CHECK ONE: ☒ owner ☐ other: _____

Name: Woodland Suites LLC / Eugene Klimaszewski

Address: 196 Woodland St. #1 City: Bristol State: CT Zip: 06010

Telephone No.: 860.888.0077 E-Mail: eugene@mammothsecurity.com

Signature:  Signature (Printed/Typed): Eugene Klimaszewski

OWNER(S) OF RECORD (If other than Applicant; if more than one, list each separately)

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature (Printed/Typed): _____

For Office Use Only

Date of Public Hearing: _____

Building Permit Required? ☐ Yes ☐ No

Date of Commission Decision: _____

Decision: ☐ Approved ☐ With Conditions ☐ See Attached
☐ Denied ☐ With Modifications
☐ Withdrawn

Signed: _____

Chairman/Secretary, Bristol Historic District Commission

Date

THIS APPLICATION MUST BE FILED BY 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BHDC – 08/17

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. _____

Address or location of property: _____

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

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) _____

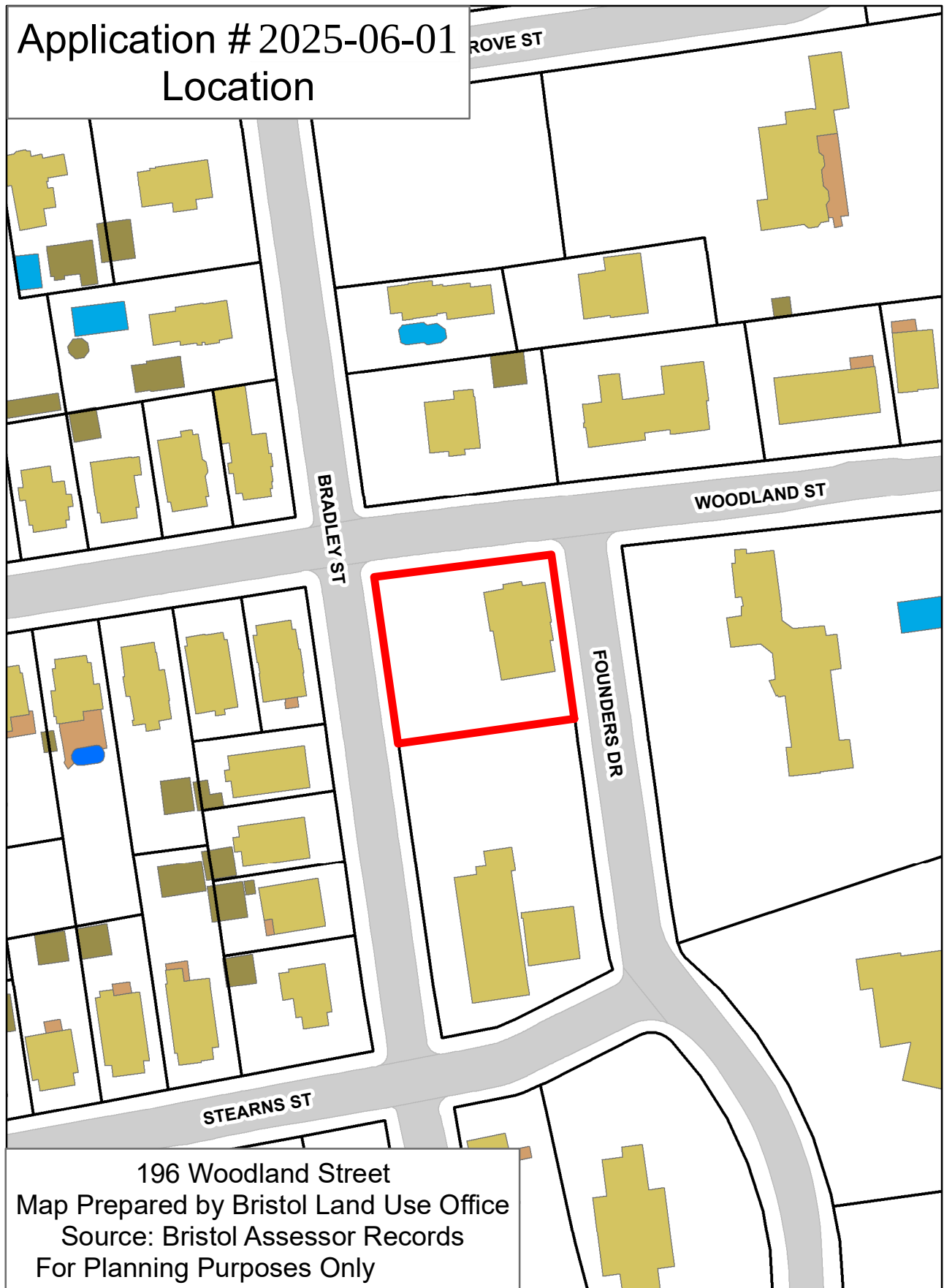
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

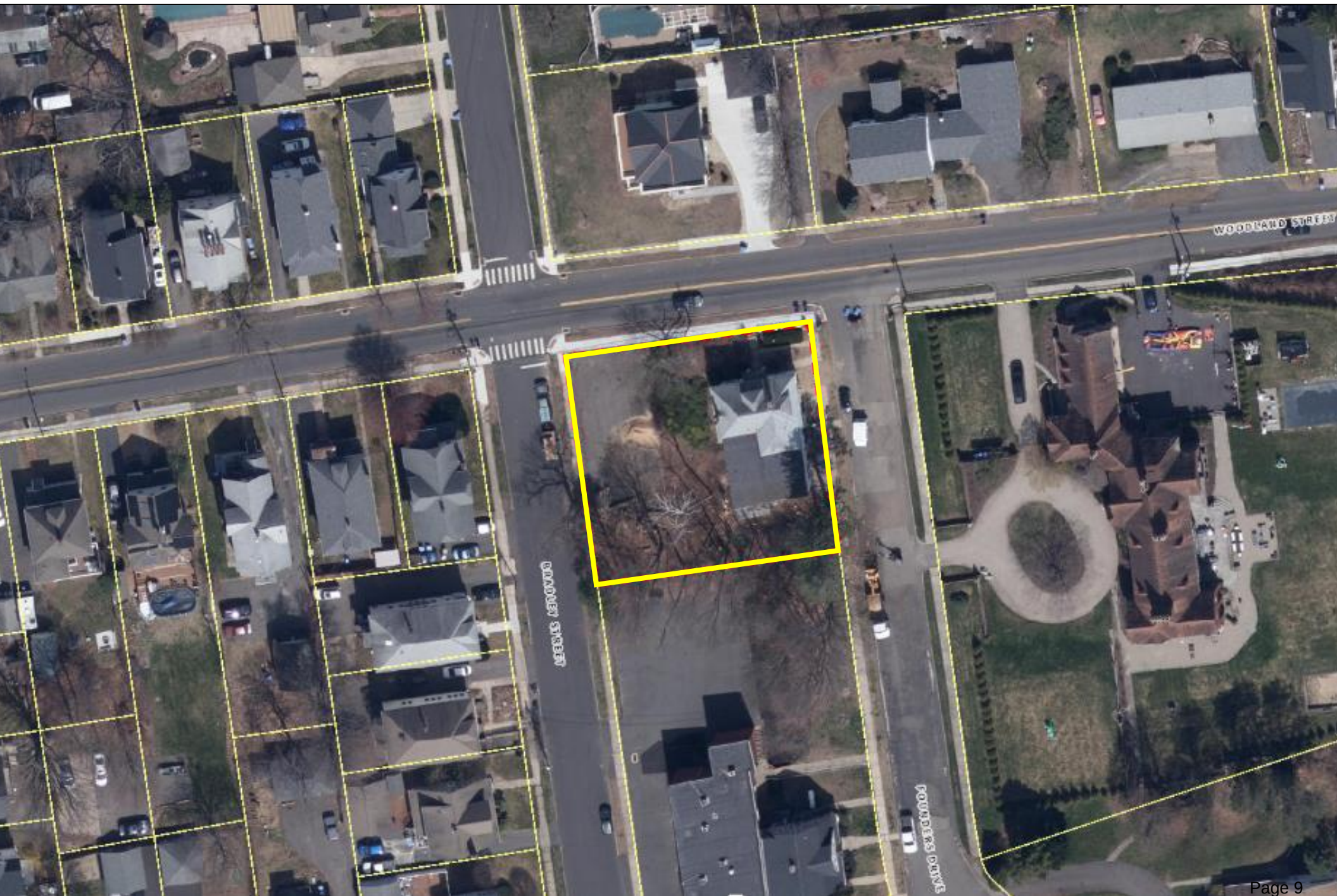
Telephone No.: _____ E-Mail: _____

Application # 2025-06-01
Location



196 Woodland Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only

196 Woodland Street
Aerial Map



196 Woodland Street
Aerial Map #2





ADA Entrance

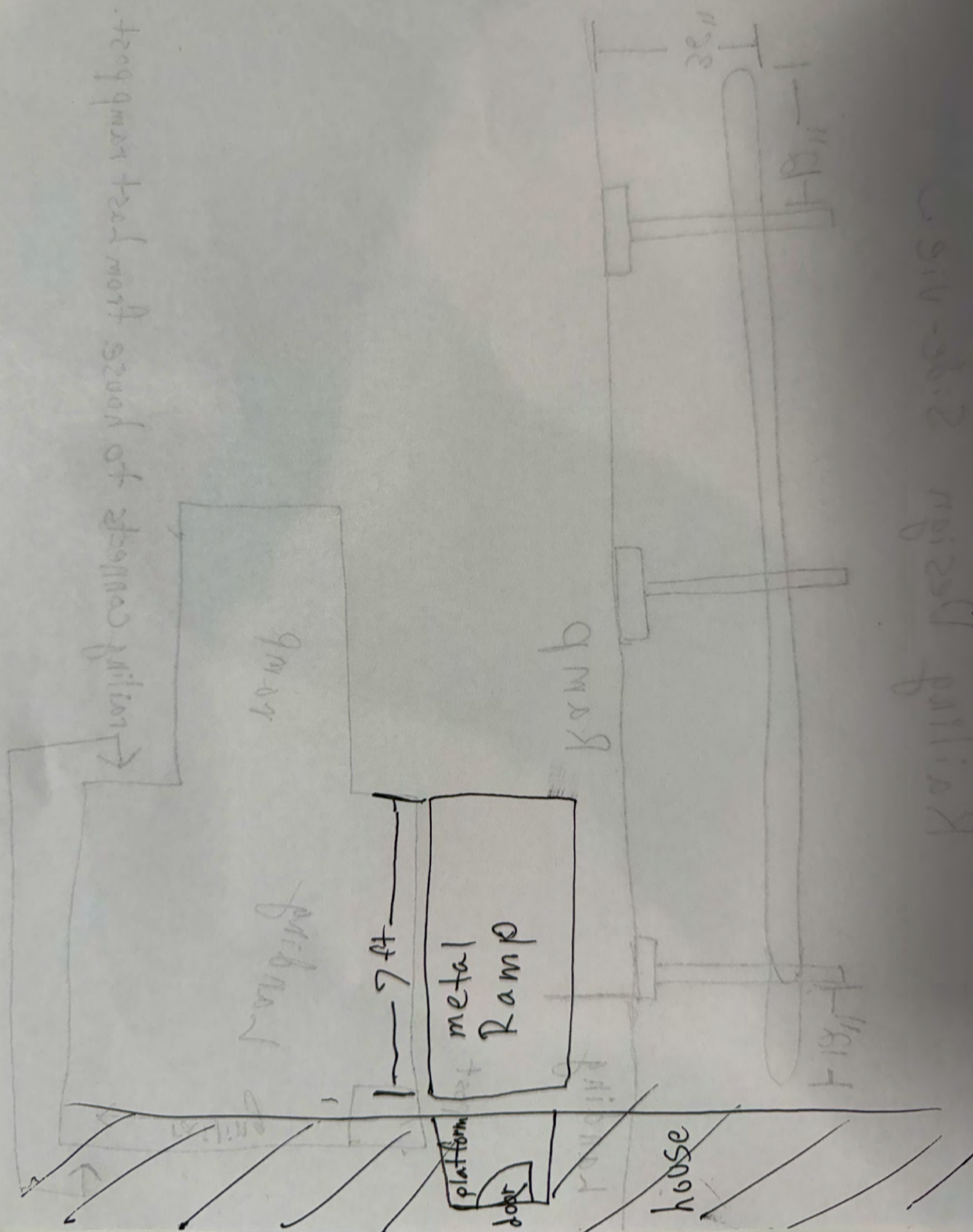


ADA Entrance



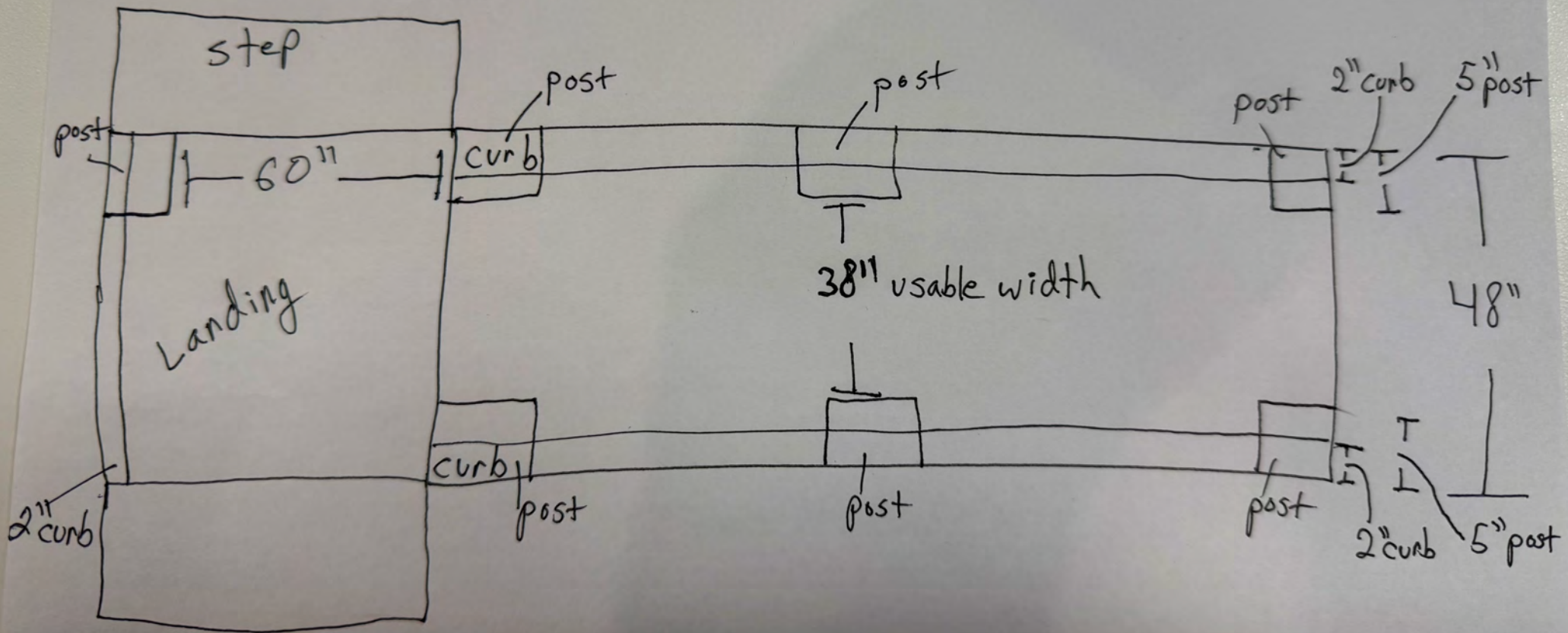
Hover Image to Zoom



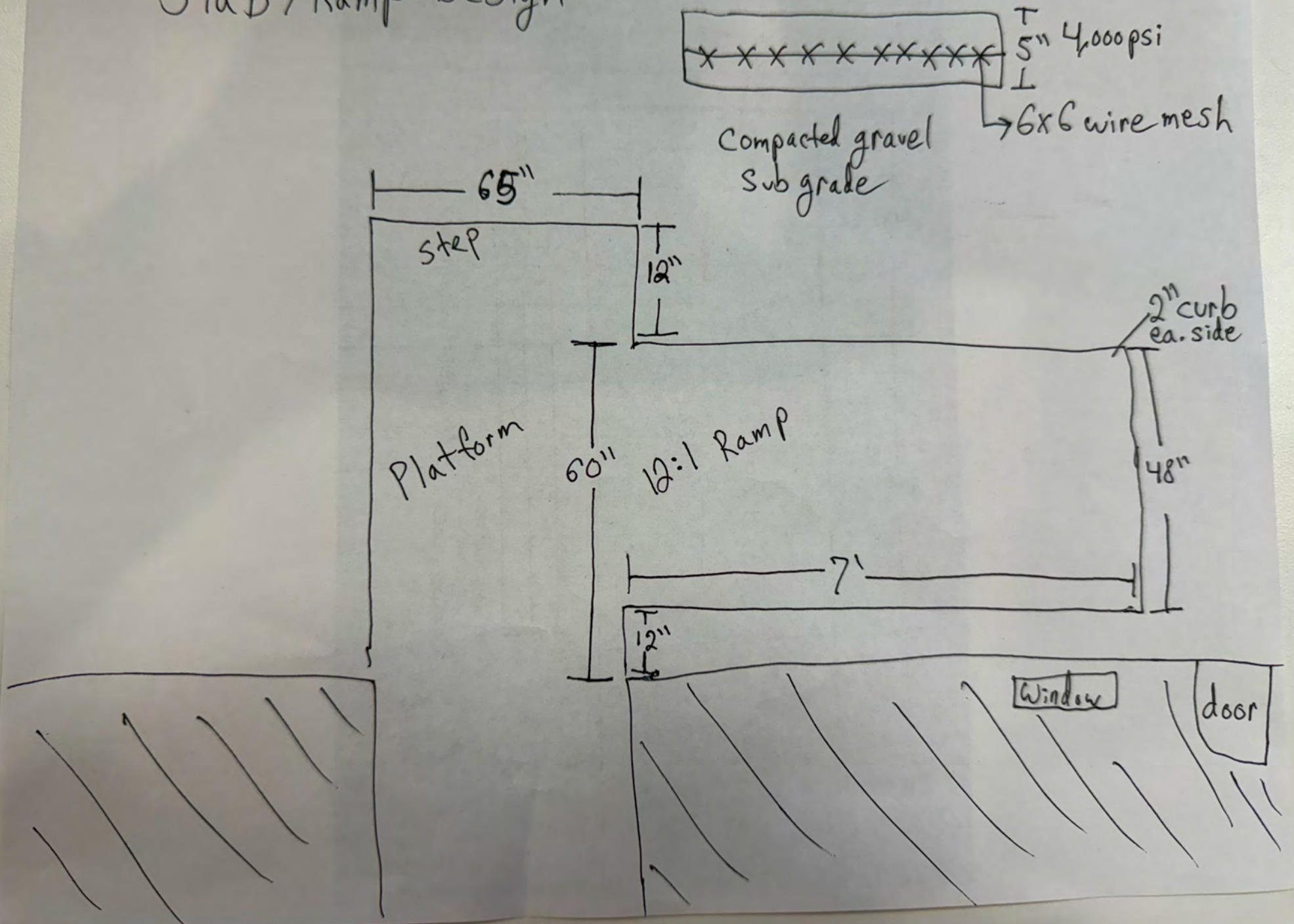


OPTION B: Concrete Slab WITH Platform

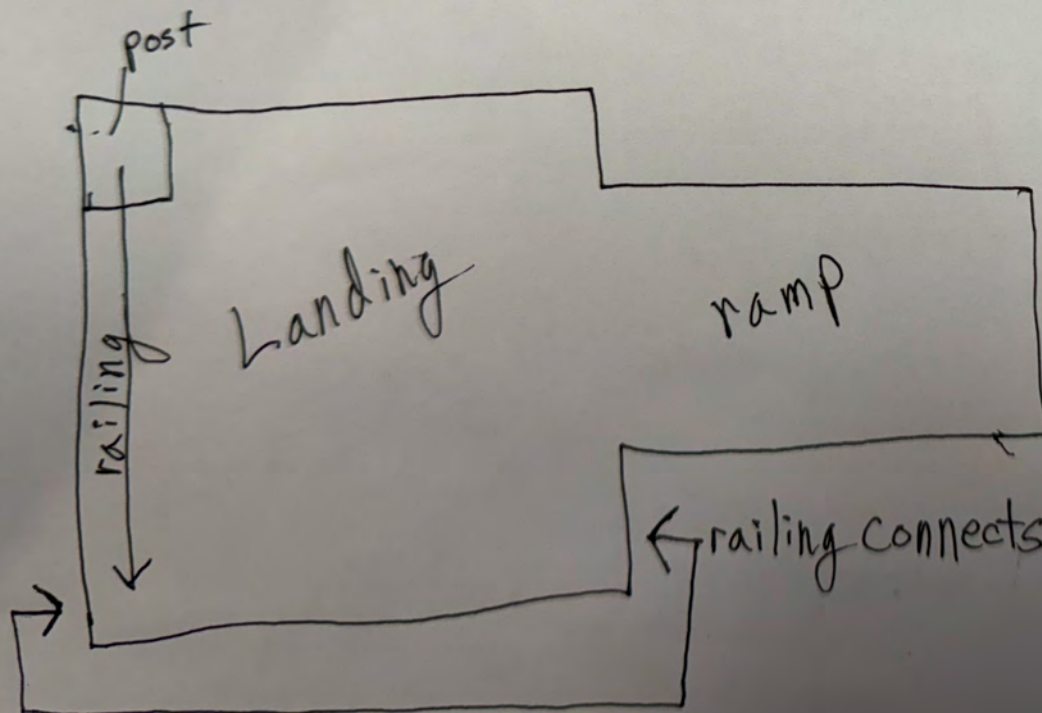
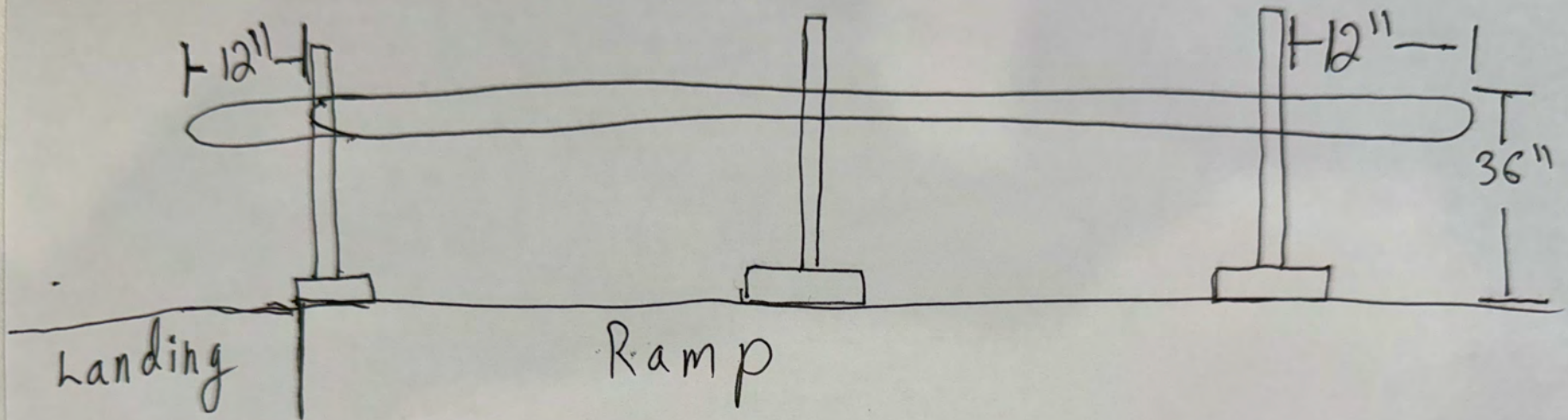
Railing Design top-down



Slab/Ramp Design



Railing Design Side-view



← railing connects to house from last ramp post.



CONVENIENT KITS
FOR MULTI-FAMILY, RESIDENTAL
& COMMERCIAL USE



PANELIZED SYSTEM
FOR EASY ESTIMATING
& INSTALLATION



AMMA 2604
ARCHITECTURAL COATING



PREMIUM DESIGN
HIDDEN FASTENER, NO WELDS OR RIVETS
ELEGANT TOP RAILS



ESTIMATE NO. #AR11005 **FOR**

- 1. GATES & ACCESSORIES**
- 2. DRAWING**
- 3. PARTS LIST**

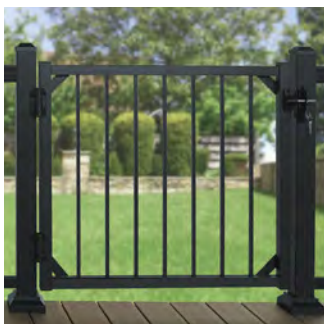


ARIA RAILING®

PRE-ASSEMBLED ALUMINUM RAILING



BALUSTER RAILING



GATE

- ♦ Baluster Gate Kit

Available in three colors



ADA HANDRAIL

- ♦ ADA Pipe Rail & 90° Return Kit
- ♦ ADA Pipe Rail Extension Kit
- ♦ ADA 90° Return Kit
- ♦ ADA Handicap Loop Kit

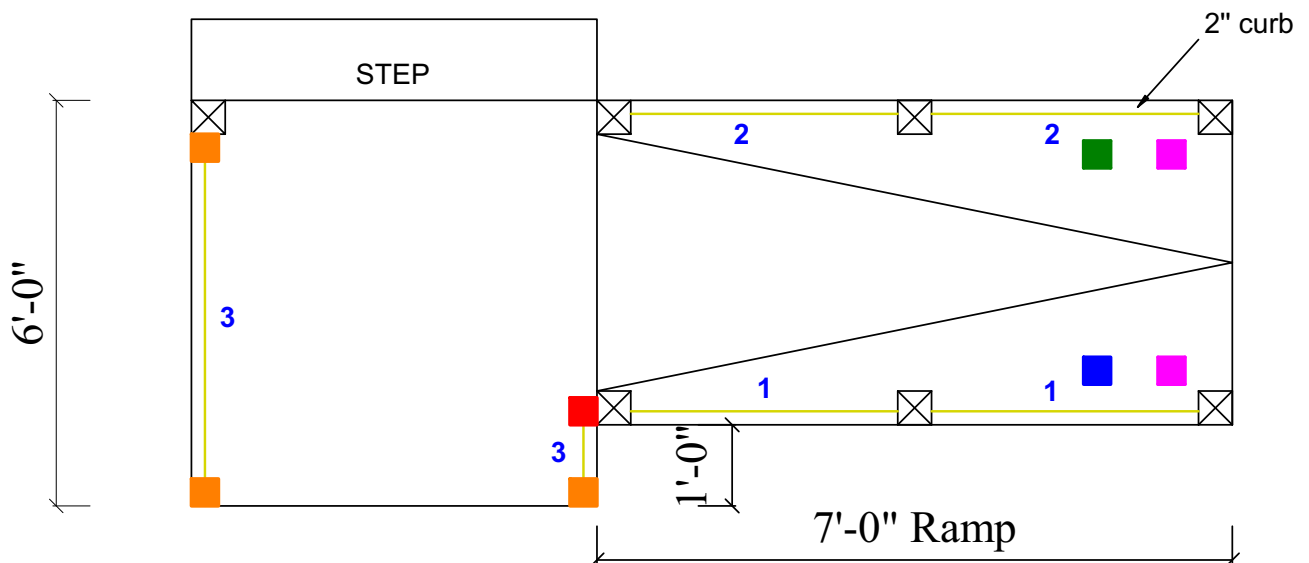
Available in Black and Bronze

For
Eugene Klimaszewski

Estimator. Giang Nguyen
Estimate No. #AR11005

Aria - 36" Standard Baluster Railing - Black

- 3" x 36" Post/Base Kit
- 3" x 42" Post/Base Kit
- ADA Pipe Rail and 90 Return Kit
- ADA Pipe Rail Extension Kit
- ADA Handicap Loop
- Wall Mount Kit
- 6' x 36" Picket Panel
- 6' x 36" Stair Panel
- 8' x 36" Picket Panel
- 8' x 36" Stair Panel
- 1 2 3 4 Shared Panels



FOR
Eugene Klimaszewski

Estimator. **Giang Nguyen**
Estimate No. **#AR11005**

Aria - 36" Standard Baluster Railing - Black

ITEMS	MODEL NUMBER	QUANTITY
ARIA 36 in H x 3 in W Post/Base Kit	A36PBKB	1
ARIA 36 in H x 8 ft W Baluster Panel	A366PPB-8	3
ARIA Stair Panel Attachment Kit	ASPAK	4
ARIA Straight Wall Mount Attach Kit	ASWMAKB	3
Aria ADA Pipe Rail and 90 Return Kit	AADAPRBK	1
Aria ADA 90 Return Kit	AADARKBK	1
Aria ADA Pipe Rail Extension Kit	AADAPEXBK	1
Aria ADA Handicap Loop Kit	AD901104B	2
Rail Clip Jig/Paint Kit	ARCJPKB	1

NOTE

Substrate Fasteners are not included in this quote

5/16" x 6" exterior torx/star drive construction screws are the recommended fasteners when surface mounting Aria Post Kits to wood or composite substrates. 5/16" x 3" Hex-Washer-Head Large Diameter Concrete Anchors are the recommended fasteners when surface mounting Aria Post Kits to masonry substrates. #14 x 2" wood screws are the recommended fasteners for fastening Aria Straight Wall Mounts to wood backing. ¼" x 2" Hex-Washer-Head Concrete Anchors are the recommended fasteners for fastening Aria Straight Wall Mounts to masonry applications.

To place an order using the model numbers provided, please visit the ProDesk at any Home Depot store location.

For the current pricing contact your local Home Depot Store.

Our straight panels are for ramps with a slope of 10 degrees or less. Use 36-inch posts for 36-inch panels and 42-inch posts for 42-inch panels. Remember to shim the posts along the slope with composite shims, which are available in the building materials department. Please ensure this during installation.

Prior to construction, check with your local regulatory agency for special code requirements in your area. Common railing height is 36" or 42". Never span posts more than 91.31" inside for baluster railing systems. Always ensure there is proper blocking under each post as per installation instructions. Read installation instruction and view installation videos to get a complete understanding of how the Aria Railing products assemble. Written installation instructions and videos can be found online at AriaRailing.com.

HELPFUL ORDERING INFORMATION:

1. Baluster section kits include attachment clips and screws. If panels are cut and two pieces are used for installation, a separate attachment kit must be purchased.
2. Anchors and fasteners to secure posts to concrete or wood are **NOT INCLUDED** in kits.
3. Maximum post spacing on deck for baluster railing is 91.31" inside.

IMPORTANT NOTES:

- Actual baluster panel sizes: 6" Panels = 69.43"; 8" Panels = 91.31".
- 3" Posts are required to reach 6' & 8' lengths.
- Stair railing panels are shipped at a 37° angle. Panels are adjustable and will accommodate 30-40° stair angles.
- CAUTION:** Over adjusting stair panels cause loose and rattling baluster.
- 45° deck angles require 22.5° clips applied to each side of the post. The 22.5° clip kit is **SOLD SEPARATELY**.
- Using 2 posts at top of stairs is recommended if compound angle cut is required.









Option C: Concrete Slab WITHOUT Platform





