

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF MONDAY, JUNE 20, 2022**

CALL TO ORDER:

By: Chair Provenzano

Time: 7:00 P.M.

Place: City Hall
Bristol Central High School, Auditorium,
480 Wolcott Street

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Louise Provenzano (Chair)	X	
	Richard Harlow	X	
	David White (Secretary)	X	
	Thomas Marra	X	
	Brian Skinner	X	
ALTERNATE MEMBERS:	Marc Gagnon	X	
	Aileen Abrams	X	
	Richard Goodwin	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	

PLEDGE OF ALLEGIANCE:

Chair Provenzano reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, July 18, 2022. The July Regular meeting will take place at the Board of Education (BOE) Auditorium located at 129 Church Street.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – May 16, 2022

Chair Provenzano designated regular Commissioners Harlow, Marra, White and Provenzano to vote on the May 16, 2022, special minutes. She also designated alternate Commissioner Gagnon to vote on the May 16, 2022, special minutes.

MOTION: Move to table the minutes of the May 16, 2022, special meeting, to the July 18, 2022, regular meeting.

By: White

Seconded: Marra.

For: White, Harlow, Marra, Gagnon and Provenzano.

Against: None.

Abstained: None.

CITY PLANNERS REPORT:

1. Staff Review of Administrative Matters

There was no Staff Review of Administrative Matters.

PUBLIC HEARINGS:

2. Application #2434 – Special Permit for housing for the elderly (85 units) at 560, Lot 9B-1, 594 & 644 Redstone Hill Road; Assessor's Map 1, Lots 9B-1, 9B-2, 11+11-2+11-3, & 10-B-1; Laurel Meadows, LLC, applicant.
3. Application #2435 – Site Plan for housing for the elderly (85 units) at 560, Lot 9B-1, 594 & 644 Redstone Hill Road; Assessor's Map 1, Lots 9B-1, 9B-2, 11+11-2+11-3, & 10-B-1; Laurel Meadows, LLC, applicant.

Chair Provenzano explained that Applications #2434 and #2435 would be heard concurrently, but voted on separately.

Chair Provenzano designated regular Commissioners Harlow, Marra, White and Provenzano to vote on Applications #2434 and #2435. She also designated alternate Commissioner Gagnon to vote on Applications #2434 and #2435.

Mr. Flanagan explained the applicant has not submitted any new information but there were two letters submitted after the last meeting by Joseph Pompei and Dennis Cockayne

The Commission acknowledged receipt of the following items in their electronic packets:

1. four maps prepared by the Land Use Office; a public hearing sign location and quantity map, entitled "Application #2434 & #2435, Public Hearing Signs-Qty. & Location, Must be Posted by May 3, 2022"; a report undated, entitled "Elderly Housing Density Calculations" submitted by Attorney Furey;
2. a site plan entitled "Laurel Meadows Adult Community" with a revision date of March 18, 2022.
3. a graphic rendering of the proposed development, undated;
4. the first set of Site Plan Committee Review comments, dated April 20, 2022;
5. a storm water report, dated March 18, 2022, entitled "Stormwater Management Report, 560-644 Redstone Hill Rd., Bristol, CT, Prepared for Laurel Crest, LLC, HEC Project #2120, October 12, 2021, prepared by Harry E. Cole & Son, 876 South Main St., Plantsville, CT 06479";
6. a traffic report dated March 23, 2022, from Scott Hesketh, P.E., of F.A. Hesketh & Associates; 3 Creamery Brook, East Granby;
7. a storm water report, dated March 18, 2022, entitled "Stormwater Management Report, 560-644 Redstone Hill Rd., Bristol, CT, Prepared for Laurel Crest, LLC, HEC Project #2120, October 12, 2021, prepared by Harry E. Cole & Son, 876 South Main St., Plantsville, CT 06479";
8. a letter undated from Joseph Smith, Robert Parenti, and William Cunningham, P.E. with 4 attachments.
9. a letter dated May 16, 2022, from Attorney Timothy Furey, regarding the outline of the Federal Fair Housing Act.

Additional letters submitted from residents regarding the proposed development:

10. May 13, 2022, from Donna Marquis
11. May 16, 2022, from Leigh Fitzgerald
12. May 18, 2022, from Adam Serwinski
13. May 19, 2022, from Thomas Lepito
14. May 25, 2022, from Joseph Pompei
15. June 2, 2022, from Denise Cockayne

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant, explained the applicant had applications pending with the Inland Wetlands Commission. The Zoning Commission cannot act on their applications without a report or action from the Inland Wetlands Commission.

Since the last meeting the applicant received Site Plan Committee Review comments along with an Inland Wetlands staff review. Additionally, an onsite inspection was done with the Central Connecticut Conservation District of Tolland at the request of the Inland Wetlands Commission, which verified the inland wetlands boundary and the site design.

The Conservation District issued a report the day of the Inland Wetlands Commission meeting. As a result, at the Inland Wetlands Commission meeting, the Inland Wetlands development application was continued, but the Inland Wetlands Boundary Change application was approved. The applicant will provide the letter to request to continue the applications before the Zoning Commission this evening.

The applicant worked on comments received from the Central Conservation District; Carol Noble, P.E., Environmental Engineer; Nancy Levesque, P.E., City Engineer and various Staff members who are part of the Site Plan Review Committee to revise the site design. The applicant anticipates revised plans for review of Staff for later this week and a meeting was scheduled for Thursday with Staff.

Attorney Furey indicated that he would make limited comments to the public this evening because the applications will need to be continued. Part of the changes to the plan will be the addition of guest parking spaces; redesigned trash receptacles; low impact development drainage facilities and retain the farmer's stone wall on-site; improved drainage basins and landscaping; and a sewer plan redesign. He requested the public hearings be continued to the special meeting of July 25, 2022 or as the Commission would schedule.

Mr. Flanagan noted the new item in the packets of the approval letter for the Inland Wetlands Boundary Change application. Attorney Furey mentioned if the application is continued to August, he would not be available on certain dates.

The Chair explained the Commission agreed to continue the applications to a Special Meeting of July 25, 2022, at the Bristol Central High School. Also, there was no new information submitted by the applicant and for the reasons provided requested a continuance on the applications and to also address the additional comments. The new information would be in the July 25, 2022 packets for the meeting.

MOTION: move to accept the granting of an extension to the July 25, 2022, Special Meeting of the Bristol Zoning Commission at the Bristol Central High School, Auditorium, at 7:00 P.M., in order to keep the current public hearings open for Applications #2434 & #2435. The extension is for 35-days.

By: White

Seconded: Marra.

For: White, Harlow, Marra, Gagnon and Provenzano.

Against: None.

Abstained: None.

The Application 2434 and Application 2435 are continued.

The Chair allowed the following persons to speak: Anthony Ziotas, 59 Donna Lane (Forestville); Julie Bright, 645 Redstone Hill Road; Brian Levine, 117 Redstone Hill and Al Pellegrini, 171 Silo Road.

Mr. Ziotas requested that the Variance not be granted because he did not see any reason for it. He was against the applications, which would not benefit the City or the residents. This development looks similar to various developments in the City and those developments have not benefited the City or the immediate residents. He has lived in his residence a long time and it was single family residential home and the residents walk to area facilities with limited sidewalks. This would add to a congested area. He spoke to the Public Works Department on sidewalks, which would put it on a list. He requested that future meetings be scheduled for the Greene-Hills School.

Ms. Bright agreed with the comments. Also, this development does not fit in with the housing of the single-family neighborhood. This is a quiet area and the applicant would be putting in a massive number of renters that do not care for their homes as much as the home owners in the area do. The elderly housing may get changed to a different use in the future, which would be a disaster for neighborhood crime. The Redstone Hill Rd. has an excessive amount a traffic, and it is dangerous to cross the road.

Mr. Levine inquired the reason why this was not a zone change because this was a single-family residential zone. This was for an elderly housing development and how it fit with the zone. He inquired on the Special Permit.

Mr. Flanagan explained these were Special Permit and Site Plan applications. He explained to Mr. Levine that this was a Special Permit for the use in this zone, and there were standards the applicant had to meet in order to get the application approved.

Mr. Pellegrini explained his disappointment because 2019 the entire library was filled in Forestville objecting to anything but residential development. They have the second-best living area besides the Chippens Hill area in Bristol. He was against these applications. The Redstone Hill Road had a lot of cracks filled in the road. There were apartment buildings on both sides of the road and now they are going to add an additional facility and additional traffic and the road cannot accommodate this much traffic. If it is approved, it should only be for seniors, not for apartment leasers or for the applicant to collect rent.

Chair Provenzano designated regular Commissioners Harlow, Marra, White and Provenzano to vote on the adjournment. She also designated alternate Commissioner Gagnon to vote on the adjournment.

ADJOURNMENT:

MOTION: Move to adjourn at 7:30 P.M.

By: Massarelli

Seconded: Harlow.

For: White, Harlow, Marra, Gagnon and Provenzano.

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

Louise Provenzano, Chair

David White, Secretary