



City of Bristol
Planning Commission

REGULAR MEETING - MONDAY, JULY 28, 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/84033441430?pwd=5pQb8mabEMNOHetZa02fxCZwNyca09.1>

Meeting ID:

840 3344 1430

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Participation
4. Approval of Minutes
 - a. Regular Meeting - June 23, 2025
5. Zoning Commission Referrals
 - a. Application #2536 - Proposed amendments to the Zoning Regulations to amend Section 6.3.3.B. - Temporary Structures to: 1) add placement requirements for the front yard; 2) limit the number of temporary structures to one; 3) add requirements for maintenance; Jeffrey Hayden, applicant.
6. City Council and Other Referrals
 - a. C.G.S. 8-24 Referral:
Map 28, Lot 11 - 86 Divinity Street

- b. C.G.S. 8-24 Referral:
Map 21, Lot 420-1A/420-1 - Burlington Avenue
- 7. New Business
- 8. Old Business
 - 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 - APPLICATION CONTINUED FROM JUNE 23, 2025.
- 9. Staff Reports
 - a. Subdivision Status Report
July 2025
- 10. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, August 25, 2025.

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JUNE 23, 2025**

1. Call to Order

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First 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	

2. Pledge of Allegiance

Chairman Veits reminded the Commission the next regular Meeting of the Planning Commission is Monday, July 26, 2025.

3. Approval of Minutes

a. Regular Meeting – May 19, 2025

Chairman Veits designated himself, regular Commissioners Soares, Pose with alternate Commissioner Small to vote on the May 19, 2025, regular meeting minutes.

MOTION: Move to approve the minutes of the May 19, 2025, regular meeting.

By: Pose

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

Chairman Veits designated himself, regular Commissioners Soares, Pose, Bacchus and Nardi as voting Commissioners this evening.

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.

Chairman Veits designated himself, regular Commissioners Soares, Pose, Bacchus and Nardi to vote on Application #439.

MOTION: Move to continue the review of Application #439 under New Business.

By: Bacchus
For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

Seconded: Soares.

5. City Council and Other Referrals

- a. C.G.S. Sec. 8-24 Referral:
 - a. 201 Pine Street

Chairman Veits designated himself, regular Commissioners Soares, Pose, Bacchus and Nardi to vote on C.G.S. Sec. 8-24 Referral: 201 Pine St.

Raymond Rogozinski, P.E., Director of Public Works, Public Works Department, 111 North Main Street, reviewed the request for a C.G.S. Sec. 8-24 Referral from the Board of Public Works for 201 Pine Street. The Director said when RT 72 was reconstructed there was an additional right of way.

Mr. Rogozinski said the Board of Public Works previously approved of disposing of the property subject to retaining an easement to retain for any future needs of the city. The Director indicated the D'Amato Construction Co. wants to purchase a portion of the property as they are the abutting property owner. Rogozinski noted the Board of Public Works was in support of transferring the property to the D'Amato Construction Co. Mr. Rogozinski said the Real Estate Committee and the City Council would next vote on the request.

Commission inquiries: Mr. Rogozinski was unsure of the reason for the request to purchase the property.

MOTION: Move to send a positive referral to the City Council in support of the City of Bristol participation in the 201 Pine Street.

The Planning Commission finds that the C.G.S. 8-24 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: Pose

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

6. New Business

- a. Community Development Block Grant Program (CDBG)

- 1. Annual Action Plan Year 51 – 2025-2026 and Annual Action Plan for 2025-26 Community Development Block Grant Program

Chairman Veits designated himself, regular Commissioners Soares, Pose, Bacchus and Nardi to vote on the Community Development Block Grant Program (CDBG) - Annual Action Plan Year 51 – 2025-2026.

Dr. Dawn Leger, Dawn Leger, Grants Administrator, City of Bristol, 111 North Main Street, reviewed the request for the Community Development Block Grant Program (CDBG), Annual Action Plan Year 51 – 2025-2026. Dr. Leger mentioned the Economic and Community Development was in addition discussing their 5 Year Comprehensive Consolidated Plan for CDBG. The Grants Administrator indicated she provided the 2025-2026 CDBG Allocations in the report for this year and the approved goals for the 2025-2029 Consolidated Plan. Dr. Leger noted the approved goals were the same except the prior categories for #3 and #4 were switched on the list because of the lack of funding.

The Grants Administrator verified some of the requests cannot be funded because 1) the projects were not able to be finished within the year and 2) if there were reasonable resources available to support the projects. In recent years Dr. Leger indicated there were insufficient funds to support some applications.

The Grants Administrator said that housing rehabilitation projects used most of the funds in recent years but in the future the funding would not be available for housing infrastructure grants. Dr. Leger reviewed the details of how the housing grant program was now a loan program so there would be funds going back into the program.

Dr. Ledger indicated the 5-Year Consolidated Plan was on the City's Website.

MOTION: Move that the Bristol Planning Commission acknowledged and received the above-referenced application and the Commission was in support of the Community Development Block Grant Program (CDBG) – Annual Action Plan Year 51 – 2025-2026 and Annual Action Plan for 2025-26 Community Development Block Grant Program

The Planning Commission finds that the plan 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: Pose

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application was acknowledged and received by the Commission. A letter of support would be sent for the 2025-2026 action plan to Dr. Leger.

Item #4. a. was resumed under New Business.

- 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.

Chairman Veits designated himself, regular Commissioners Soares, Pose, Bacchus and Nardi to vote on Application #439.

Mr. Rochester, 40 Arlington Street, representing himself, reviewed the narrative provided with the application. Mr. Rochester said the solar panels would be installed by himself. The applicant indicated there would be 16 panels with 2 arrays that should be sufficient for his house. Mr. Rochester noted the energy would be sold to Eversource and he would buy energy back from Eversource. The applicant noted the panels would be located on Lot 27 and Lot 28 that was formerly Lot 27.

Mr. Flanagan mentioned Staff was waiting for the Site Plan comments. The City Planner verified the Staff would work with the applicant for the next 30 days

Commission inquiries: Mr. Rochester described the construction of the panels to the Commission. The applicant verified there would be no energy storage on the site but the energy would go straight to Eversource. Mr. Rochester indicated he would buy the energy back from Eversource.

The applicant said the battery backups would be constructed later in the project. Mr. Rochester explained the solar panels would be 14 ft. away from the house and a garage. The applicant verified the battery pack would be 24 ft. from the property line. Mr. Rochester noted he purchased the panels six months ago and this was newer technology. The applicant said if the panels overheat, the units would shut down automatically. Mr. Rochester reviewed the connection options available to Eversource from the property.

The Commission requested the storm water drainage plan for the property.

MOTION: Move to continue the review of Application #439 to the July 28, 2025, Regular Meeting of the Planning Commission.

By: Bacchus

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved.

7. Old Business

There was no old business.

8. Staff Reports

a. Subdivision Status Report – June 2025

Mr. Flanagan reviewed the monthly Subdivision Status report for June 2025. The City Planner noted the City Engineer had some minor updates to add to the report that would be on next month's report.

9. Adjournment

Motion was made by Commissioner Bacchus to adjourn.

Motion seconded by Commissioner Soares.

Motion carried 5-0.

The meeting adjourned at 6:47 P.M.

These minutes represent the proceedings of the meeting.

This meeting was recorded.

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

Bristol Planning

DATE: July 2, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #2536

Proposal: Amend Section 6.3.3.B. Temporary Structures

Existing Regulation:

6.3.3. Temporary Structures

- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Initiated by: Jeffrey Hayden

Tentative Hearing Date: August 11, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure

Current Regulation:

6.3.3 1 7 4 B Temporary Structures

A. Except for on-site construction trailers associated with an active and ongoing construction project or activity, no temporary structure or use permitted under these Regulations shall remain in place for a total of more than 90 days per calendar year, after which the structure shall be removed or the use shall cease.

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure.**

Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.

Specific verbiage to be dictated by Commission following discussion/review.ds

Dear Chairperson White,

My name is Jeff Hayden, I am a former member of the Bristol Planning Commission, Bristol Zoning Board of Appeals, and the Naugatuck Inland Wetlands Commission. Serving on these boards has exposed me to a vast array of regulation, and countless applications over the years. I have always sought to ensure that whatever role I may play in any commission, that the actions of the body are fair, equitable, and evenly enforced across all applicants. I believe results should be the same, whether the application is presented by expert land use lawyers retained by large developers or they are a homeowner who has never looked at or given any thought to a land use regulation before. It is as a homeowner that I write to you today.

I intend to come before the commission to propose altering a zoning regulation which affects a large number of residents within the City, many of whom know nothing of it. I am applying to review the regulation which prohibits temporary structures or those structures which are covered by a fabric shell. There are likely several hundred such structures throughout the City, a quick satellite search on Maps found at least 30 properties in about 10 minutes. Property owners are likely wholly unaware of their non-compliance, just as I was, even as well versed in land use as I consider myself to be.

I have outlined below several points I am providing for consideration and support of the proposed change.

- 1) This regulation change would bring into compliance hundreds of properties throughout the City of Bristol which presently have these prohibited temporary structures, especially given these owners are likely wholly unaware of their status as being in violation of Zoning Regulations.
- 2) Violation of this ordinance triggers notification to the properties lien holders, which then involves the owners mortgage company in the process, potentially leading to legal action against the homeowner, by their mortgage company. This notification process, and communication with the lien holders, costs the City money and uses Building office resources.
- 3) Such structures are often used in rear lots for seasonal purposes such as firewood storage and drying, and seasonal vehicle/boat protection. A reasonable argument can be made that a well maintained fabric shelter is more visually appealing than a car or

boat covered in a blue tarp of any particular condition, or a partially tarp covered wood pile.

Page 3

- 4) This regulation change would prevent unequal application of zoning regulations, where a code is only enforced when a complaint is filed, but not against open and apparent violations which may be seen by code enforcement officers every day. Presently, a complaint can be lodged by anyone, regardless of the actual detriment they are caused, i.e, someone may live across town but have a personal issue with a property owner, and may use Land Use for retaliation. A well maintained structure should not in-and-of itself be a violation, if it conforms to required standards.
- 5) Ordinances pertaining to blight are more than adequate to cover any instances of a poorly maintained, unsightly, or unsafe structure, initiated by complaint as any instance of blight is presently. These complaints can then be reviewed impartially by the ZEO, to determine if the threshold has been met.
- 6) This regulation change would be akin to recent changes for allowance of ADU's, which were being rented or created without any oversight or legal protection, but which have been daylighted and regulated. (Regulation 5.4.3, Approved 1/15/2024)
- 7) Fees for such structures could be levied for permits which would create a registry, and allow the City to collect comparable fees as for sheds or other detached structures.

I absolutely agree with the goal of the ordinance at present, to prevent unsightly properties and ensure all residents have quiet enjoyment of their residence. I believe we can still achieve the goal, without exposing hundreds of homeowners to the aforementioned perils.

Thank you for your time and consideration.

Sincerely,

Jeff Hayden
50 Melinda Ln
Bristol CT 06010

K. Cockayne
Comment Letter on Application.

From: Ken Cockayne <ken@brokersadvanced.com>
Sent: Tuesday, July 15, 2025 5:06 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Requested zoning change for fabric shed

Good afternoon Mr Flanagan

I'm emailing in regards to requested change in zoning to allow fabric sheds. Attached is pictures of 50 Melinda Ln. This is what the homeowner is trying to get approved so he can keep it. This is not a shed. It is blight for the whole neighborhood. It was built without a permit or approval from building department. The change is requested because this was brought to the attention to the blight committee and I was told it is considered blight.

I am not positive, but to the best of my recollection, I also believe the zoning regulation does not allow the fabric temporary garages to be used in Bristol. If that is true, then how could zoning allow something that looks even worse.

Please feel free to share this email and pictures with the zoning commission

Thank you for your attention to this issue
Ken Cockayne







City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CRCOG

DATE: July 2, 2025

TO: Capital Region Council of Governments (CRCOG)
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #2536

Proposal: Amend Section 6.3.3.B. Temporary Structures

Existing Regulation:

6.3.3. Temporary Structures

- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Initiated by: Jeffrey Hayden

Tentative Hearing Date: August 11, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure

ZONING REFERRAL FORM

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org		
FROM: ☒ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)		Municipality: Bristol
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106		Date of Referral: 07/02/2025
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>		
NATURE OF PROPOSED CHANGE:		
☐ Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		☒ Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.
THE CHANGE WAS REQUESTED BY: ☐ Municipal Agency: ☒ Petition		App. 2536
DATE PUBLIC HEARING IS SCHEDULED FOR: 08/11/2025		
MATERIAL SUBMITTED HEREWITH:		
☒ Regulation Changes	☐ Map of Change	☐ Supporting Statements
☐ Public Notice	☐ Other (Specify):	
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? ☐ YES ☒ NO. IF YES, ON WHAT DATE:		
(FOR USE BY CRCOG)		Name: Robert M. Flanagan, AICP
Date Received:		Title: City Planner
Sent certified/e-mail?		Address: 111 North Main Street Bristol CT 06010
File Number		Phone: 860-584-6227 Email: robertflanagan@briistolct.gov

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS

NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.

NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington / Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers / South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region

CRCOG Response

July 18, 2025

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-80: Proposed text amendment regarding temporary structures.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 8/11/2025.

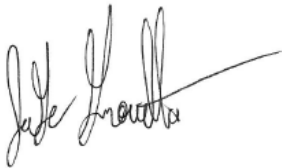
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Farmington, Plainville, Southington, Naugatuck Valley COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

NHCOG

DATE: July 2, 2025

TO: Northwest Hills Council of Governments (NHCOG)
Regional Planning Commission – Zoning Regulation Referral
Robert Phillips – NHCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #2536

Proposal: Amend Section 6.3.3.B. Temporary Structures

Existing Regulation:

6.3.3. Temporary Structures

- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Initiated by: Jeffrey Hayden

Tentative Hearing Date: August 11, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure



NHCOC Response

REFERRAL

FROM: NHCOC

TYPE OF REFERRAL: Zoning

DATE: July 8, 2025

REFERRAL COMMENT BY: Robert A Phillips, AICP - Executive Director

REFERRED BY: R. Flanagan

STATUTORY RESPONSE WINDOW (30 days): By August 2, 2025

MUNICIPALITY: Bristol

HEARING DATE: August 11, 2025

DATE RECEIVED: 7-2-25

DESCRIPTION OF PROPOSAL: The City of Bristol has submitted proposed changes to the zoning regulations involving Temporary Structures.

REGIONAL IMPACT / REVIEW COMMENTS:

NHCOC staff has reviewed your proposed map changes and offers the following for consideration by the Commission:

The staff of the Northwest Hills Council of Governments (NHCOC) finds no apparent conflict with regional plans or policies or the concerns of adjacent towns.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

NVCOG

DATE: July 2, 2025

TO: Naugatuck Valley Council of Governments (NVCOG)
Regional Planning Commission – Zoning Regulation Referral
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #2536

Proposal: Amend Section 6.3.3.B. Temporary Structures

Existing Regulation:

6.3.3. Temporary Structures

- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Initiated by: Jeffrey Hayden

Tentative Hearing Date: August 11, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure



NVCOG Response

STAFF REFERRAL REPORT

TO: Bristol Zoning Commission, Mayor of Bristol, City Planner, and Assistant City Planner

FROM: Emely Ricci, Community Planner II, NVCOG, 49 Leavenworth Street, 3rd floor,
Waterbury (203) 757-0535

DATE: July 16, 2025

NVCOG FILE NO.: BRIS-01-070325-Z

MUNICIPALITY: City of Bristol

DATE RECEIVED: July 03, 2025

TYPE OF REFERRAL: Text Amendment

DATE OF PUBLIC HEARING: August 11, 2025

APPLICANT: Jeffrey Hayden

DESCRIPTION OF PROPOSAL:

The City of Bristol Zoning Commission received a text amendment proposal by Jeffrey Hayden to amend the City of Bristol Zoning Regulations Article II - Uses and Zoning Districts, Section 6.3.3.B - Temporary Structures to allow for one (1) fabric structure pursuant to specific conditions.

STAFF RECOMMENDATION:

NVCOG Staff finds the proposed text amendment to not be regionally significant and not have intermunicipal impact.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

BRIS-01-070325-Z



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

RECEIVED
2025 JUL -2 PM 3:12
TOWN AND CITY CLERK
BRISTOL, CT

Town and City Clerk - Bristol

DATE: July 2, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #2536

Proposal: Amend Section 6.3.3.B. Temporary Structures

Existing Regulation:

6.3.3. Temporary Structures

- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Initiated by: Jeffrey Hayden

Tentative Hearing Date: August 11, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

Surrounding Municipalities

CERTIFIED MAIL

DATE: July 2, 2025

TO: Town Clerk – Burlington
Town Clerk - Plymouth
Town Clerk – Southington

Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #2536

Proposal: Amend Section 6.3.3.B. Temporary Structures

Existing Regulation:

6.3.3. Temporary Structures

- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited.

Proposed Change:

- B. Except for greenhouses, the use of fabric shelters, tents or other temporary structures for the storage of goods or materials or for the parking or storage of motor vehicles, boats, recreational vehicles, etc. shall be prohibited **in all areas forward of the front elevation of the structure. Each residential structure may be allowed a maximum of one (1) fabric structure, provided the location of such structure is within the required setbacks as would pertain to a permanent shed or structure. All fabric, tent, or temporary structures must be maintained and in functioning condition, so as to prevent unsightly or blighted condition.**

Initiated by: Jeffrey Hayden

Tentative Hearing Date: August 11, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure

CGS 8-24 - 86 Divinity St.

EDWARD C. KRAWIECKI, JR.
CORPORATION COUNSEL

THOMAS W. CONLIN
ASSISTANT CORPORATION COUNSEL

JEFFREY R. STEEG
ASSISTANT CORPORATION COUNSEL

SCOTT MATNEY
ASSISTANT CORPORATION COUNSEL

NOELLE BATES
LEGAL ADMINISTRATOR

MARIA THEAM
LEGAL ADMINISTRATIVE ASSISTANT



CITY HALL
111 NORTH MAIN STREET
BRISTOL, CONNECTICUT 06010
Tel. (860) 584-6150
CorpCounsel@bristolct.gov

City of Bristol

BRISTOL, CONNECTICUT 06010

Office of Corporation Counsel

MEMORANDUM

TO: Robert Flanagan, City Planner

FROM: Jeffrey R. Steeg, Assistant Corporation Counsel 

DATE: June 25, 2025

RE: Connecticut General Statute Section 8-24 referral to Planning Commission – 86 Divinity Street (Map 28, Lot 11)

Robert, at the March 11, 2025 City Council meeting, the Real Estate Committee and Public Works were authorized to request a CGS Section 8-24 report from the Planning Commission. Previously, the referrals come from the City Council. See the attached minutes from the City Council meeting.

On June 17, 2025 the Real Estate Committee received an inquiry to purchase the City owned property known as Lot 11 Divinity Street. As a result, The Real Estate Committee voted to refer the City owned property to the Planning Commission for a CGS Section 8-24 report. This is an empty lot which the City took title via a Certificate of Foreclosure which was recorded on November 12, 2014. I am also attaching a copy of the Tax Assessors card, the Real Estate Committee Minutes, along with the Certificate of Foreclosure.

Public Works and the Bristol Water & Sewer Department have indicated no interest in retaining this lot.

I understand you will place the CGS Section 8-24 request for the July Planning Commission meeting.

JRS/ntb

MARCH 11, 2025**k. Amendment to Contract 2P25-003 Concessions Services at Rockwell Theater**

Communication received from Purchasing Agent Rousseau.

As part of the Consent Calendar adoption and on motion of Council Member Rosengren and seconded, it was unanimously voted: To amend Contract 2P25-003 Concessions Services at Rockwell Theater with Legacy Hospitality and Entertainment Group, and to authorize the Mayor or Acting Mayor to execute any and all documents necessary to effectuate said contract amendment.

6. REPORTS AND COMMITTEE REPORTS**a. Real Estate Committee**

As recommended by the Real Estate Committee and on motion of Council Member Tyler and seconded by Council Member Olsen, it was unanimously voted: That the city-owned property known as 36 Eastview Street, Lot 56/15A on Tax Assessor's Map 24, be referred to the Planning Commission for a Connecticut General Statute Section 8-24 report. Specifically, to address whether this city lot, acquired through foreclosure, should be sold. It was further moved that this matter be referred to Park, Public Works and Bristol Water & Sewer to determine if any of the aforementioned departments have an interest in utilizing this property.

7. OLD BUSINESS – None.**8. NEW BUSINESS****a. 894 Middle Street**

On motion of Council Member Tyler and seconded by Council Member Dickau, it was unanimously voted: That the city-owned property known as 894 Middle Street, Lot 17, 17-3, 17-4-1 on Tax Assessor's Map 4, be referred to the Planning Commission for a Connecticut General Statute Section 8-24 report. Specifically, to address whether this city property should be sold. It was further moved that the Town Clerk be directed to publish legal notice of a public hearing to be held by the Real Estate Committee in accordance with Connecticut General Statute Section 7-163e. Said hearing to be held on April 8, 2025 at 6:30 PM in the City of Bristol Council Chambers. It was also moved that the Department of Public Works post a sign on 894 Middle Street advising of the public hearing.

b. Procedural Change to Request C.G.S. 8-24 Report

On motion of Council Member Tyler and seconded by Council Member Thibeault, it was unanimously voted: That the Bristol City Council authorize its subcommittee, the Real Estate Committee, and Public Works, to adopt a policy wherein the Real Estate Committee and Public Works can directly request a Connecticut General Statute Section 8-24 report from the Planning Commission. Currently, the practice has been the Real Estate Committee and Public

MARCH 11, 2025

Works motions the City Council for the Connecticut General Statute Section 8-24 report. This extra procedural step causes a needless one-month delay causing frustration for potential purchasers of city-owned properties and that of the Real Estate Committee and Public Works in regards to easements. It was further moved that this matter be referred to the Corporation Counsel's Office and the Purchasing Department for implementation.

9. RESIGNATIONS

The following resignations were presented:

Kristina Tanguay, School Readiness Council
Sebastian Panioto, Northeast Middle School Building Committee
Nicolle Duquette, Board of Finance

On motion of Council Member Thibeault and seconded by Council Member Olsen, it was unanimously voted: To accept the resignations and send letters of thanks.

10. APPOINTMENTS

The following appointments were presented:

Commission on Aging

Dolores Ricker – Reappointment – term to 3/28
 Confirming motion by Council Member Thibeault.
 Motion passed in voice vote.

Sheila Herens – Reappointment – term to 3/28
 Confirming motion by Council Member Thibeault.
 Motion passed in voice vote.

Cemetery Commission

Mike Saman – Reappointment – term to 3/28.
 Confirming motion by Council Member Panioto.
 Motion passed in voice vote.

Maya Bringe – Reappointment – term to 3/28.
 Confirming motion by Council Member Panioto.
 Motion passed in voice vote.

Establishment of Edgewood Pre-K Project Building Committee

On motion of Council Member Olsen and seconded by Council Member Rosengren, it was unanimously voted: To create the Edgewood Pre-K Project Building Committee.

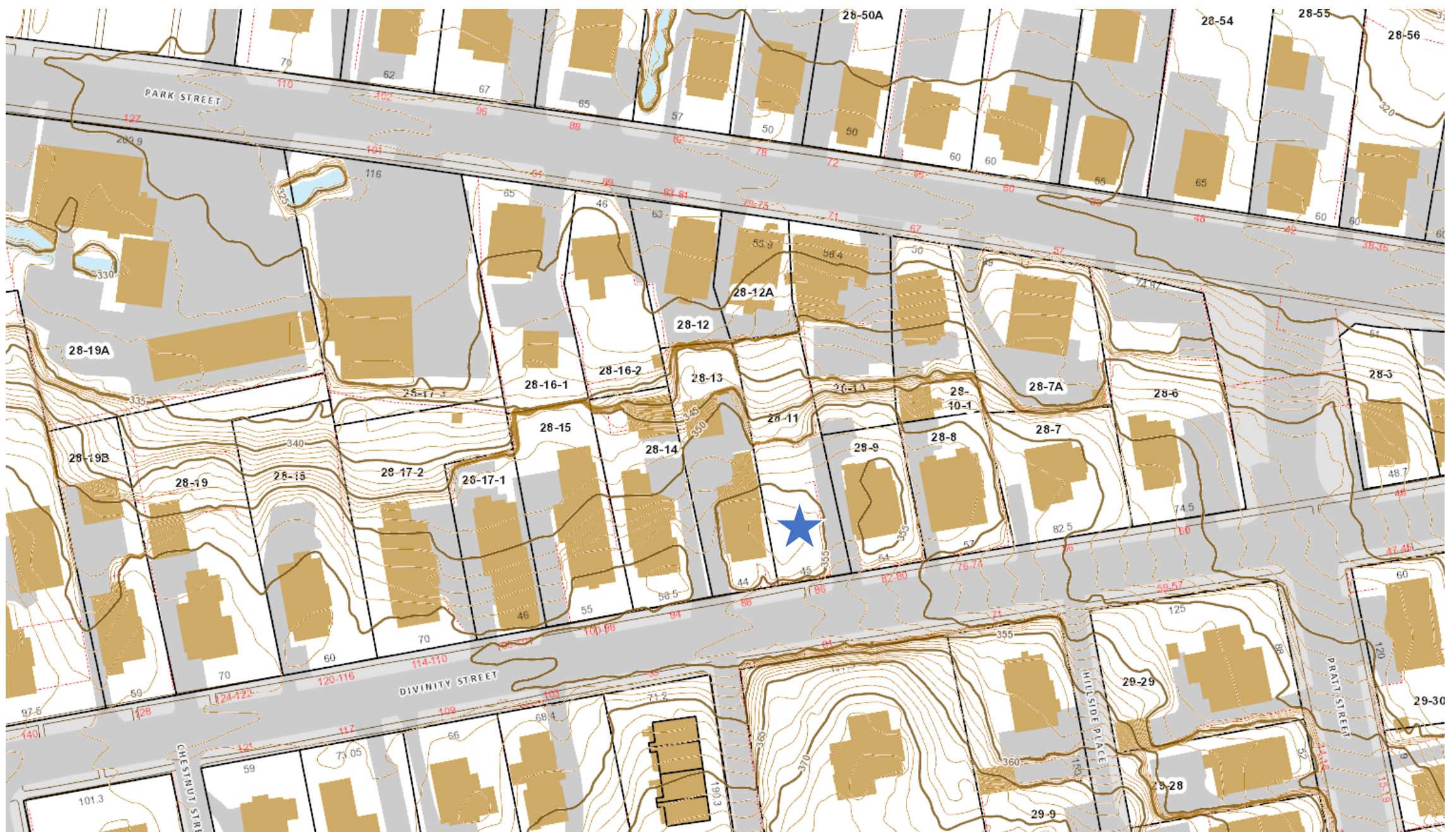
Edgewood Pre-K Project Building Committee



86 Divinity Street – Location
Map 28, Lot 12



86 Divinity Street – Aerial
Map 28, Lot 12



86 Divinity Street – Topography
Map 28, Lot 12



86 Divinity Street – Zoning
Map 28, Lot 12



86 Divinity Street – Current Aerial
Map 28, Lot 12

DIVINITY ST

Location

DIVINITY ST

Mblu

28 / 11 / 1

Acct#

0181498

Owner

CITY OF BRISTOL THE

Assessment

\$34,790

Appraisal

\$49,700

PID

17806

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$49,700	\$49,700
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$34,790	\$34,790

Owner of Record

Owner

CITY OF BRISTOL THE

Co-Owner

Address

111 NORTH MAIN ST
BRISTOL, CT 06010

Sale Price

\$0

Certificate

Book & Page

1980/0509

Sale Date

11/12/2014

Instrument

15

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF BRISTOL THE	\$0		1980/0509	15	11/12/2014
DONER GRACE E + LISA M	\$99,000	1	1452/1243		11/25/2002
SLISZ TINA L	\$0		1452/1242		11/25/2002
BOUCHARD TINA L	\$0		1319/0660		03/27/2000
MASOTTI ROBERT V	\$0		1052/0556		05/06/1992

Building Information

Building 1 : Section 1

Year Built:
 Living Area: 0
 Replacement Cost: \$0
 Building Percent Good:
 Replacement Cost
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Attic	
Bsmt	
Bsmt Gar	
Fireplaces_2	
Fin Bsmt	
Fin Bsmt Qual	
Num Park	
Fireplaces	
MHP	
Fndtn Cndtn	
Basement	

Building Photo



0181498 03/19/2016

<https://images.vgsi.com/photos2/BristolCTPhotos/A00\04\85\01.JPG>

Building Layout

[\(ParcelSketch.ashx?pid=17806&bid=17806\)](#)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	901V
Description	Municipal Lnd
Zone	R-15/RM
Neighborhood	10
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.16
Frontage	45
Depth	
Assessed Value	\$34,790
Appraised Value	\$49,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$49,700	\$49,700
2023	\$0	\$49,700	\$49,700
2022	\$0	\$49,700	\$49,700

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$34,790	\$34,790
2023	\$0	\$34,790	\$34,790
2022	\$0	\$34,790	\$34,790



City of Bristol
BRISTOL, CONNECTICUT 06010

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, JUNE 17, 2025**

1. CALL TO ORDER:

By: Chairwoman Tyler

Time: 5:00 pm

Place: City Hall
111 North Main Street
Meeting Room 1-1

	NAME	PRESENT	ABSENT
MEMBERS	Councilwoman Susan Tyler, Chairperson	X	
	Councilman Erick Rosengren	X	
	Councilman Mark Dickau (Zoom)	X	
STAFF	Attorney Jeffrey R. Steeg, Asst. Corp. Counsel	X	
	Noelle Bates, Corporation Counsel's Office	X	
	Raymond Rogozinski, Director of Public Works	X	

The meeting started with the standing for the Pledge of Allegiance.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 5/20/25 Regular Meeting, 5/22/25 Special Meeting and 6/10/25, Special Meeting.

MOTION: To approve the minutes of the Regular Meeting of May 20, 2025, Special Meeting of May 22, 2025 and Special Meeting of June 10, 2025.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

PUBLIC PARTICIPATION:

None.

NEW BUSINESS:

1. 11 Divinity Street (Lot #16)

Attorney Steeg stated he received an inquiry from Mr. Rochester if there were any available properties in Bristol for sale. He gave him the list of available properties and he is interested in Lot #11 Divinity which is a vacant lot. The Committee wanted to move to Item #2 before making a decision on this item.

MOTION: To move to Item #2 on the Agenda.

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None

2. Discuss policy of RFP vs. Real Estate Agents for sale of City owned property.

Councilwoman Tyler wanted the Committee to come up with a policy on when to use a Realtor vs. a RFP process on selling City-owned real estate. She discussed the Eastview property which went out to RFP and the property was sold for \$29,000. The requested minimum was \$27,000 as this was half the assessed value. She stated that 91 Goodwin Street, which is a smaller lot went out to a realtor and they received an offer of \$50,000.

Council Dickau stated that he liked the idea of having a realtor list the property as he thinks it would get a better offer.

Councilman Rosengren feels that only parcels that can't be sold, such a landlocked land should go to a realtor in order to get the best value.

MOTION: To make a motion on Item #1 to send to Planning for and 8-24. If a positive referral is made then we could send it to a realtor for a Comparative Market Analysis (CMA).

BY: Councilman Rosengren

Seconded: Councilman Dickau

For: All in favor
Against: None
Abstained: None



Return: Edward H. Smith, Jr. Esquire
40 High Street
Bristol, CT 06010

CERTIFICATE OF FORECLOSURE

TO ALL WHOM IT MAY CONCERN:

THIS CERTIFIES THAT tax liens from Grace E. Doner and Lisa M. Doner to the City of Bristol on premises known as 86 Divinity Street, Bristol, CT were foreclosed upon by the complaint of the City of Bristol, as Plaintiff, against Grace E. Doner and Lisa M. Doner, owners of the equity of redemption in said premises, in the Superior Court of New Britain at New Britain, within and for the County of Hartford, State of Connecticut returnable on August 5, 2014, bearing the Docket Number CV14-6026211S.

The premises foreclosed is described as follows in Schedule A attached hereto and made a part thereof.

The time limit for redemption in said Judgment of Foreclosure has passed, and the title to said premises became absolute in the City of Bristol, 111 North Main Street, Bristol, Connecticut on November 8, 2014.

Plaintiff, City of Bristol

By 
Edward H. Smith, Jr.
Its Attorney
40 High Street
Bristol, CT 06010
Telephone: (860) 582-5555
Juris: 102740

Schedule A

All that certain piece or parcel of land, together with all buildings and improvements thereon, situated in the City of Bristol, County of Hartford and state of Connecticut. Said premises are further bounded and described as follows:

SOUTH: on Divinity Street;

EAST: on land now or formerly of Southington Savings Bank and land now or formerly of Moise Beloin;

NORTH: on land now or formerly of Francesco and Anna Bartucca; and

WEST: on land now or formerly of Wilhelmina Rindfleisch.

Said premises are about 45 feet in width and about 150 feet in depth. (Known as 86 Divinity Street)

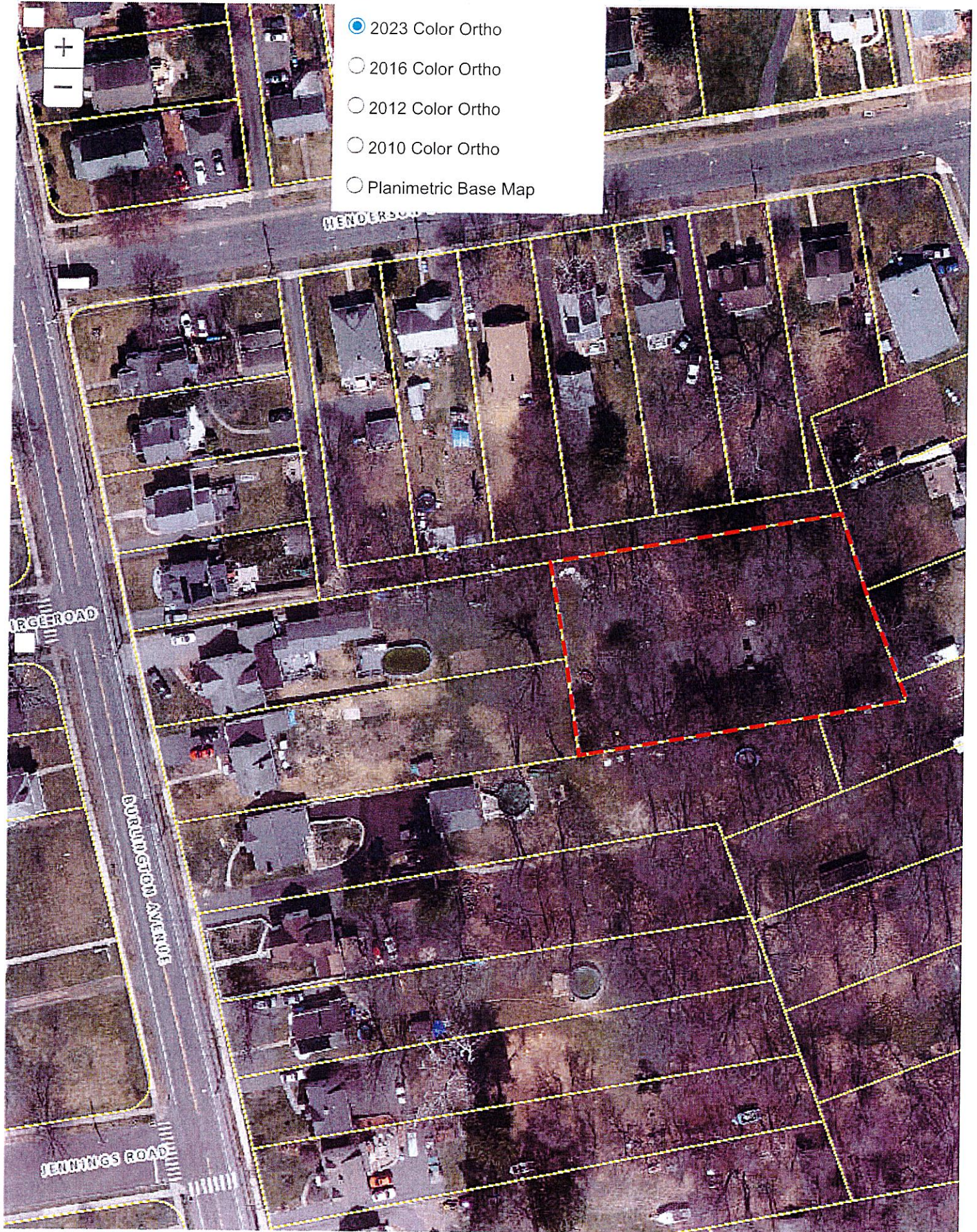
Received for Record at Bristol, CT
On 11/12/2014 At 3:26:27 pm

 Town Clerk
Theresa Pao

From: Jeffrey Steeg <JeffreySteeg@bristolct.gov>
Sent: Wednesday, July 16, 2025 10:53 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Lot 420-1A/420-1 Burlington Avenue

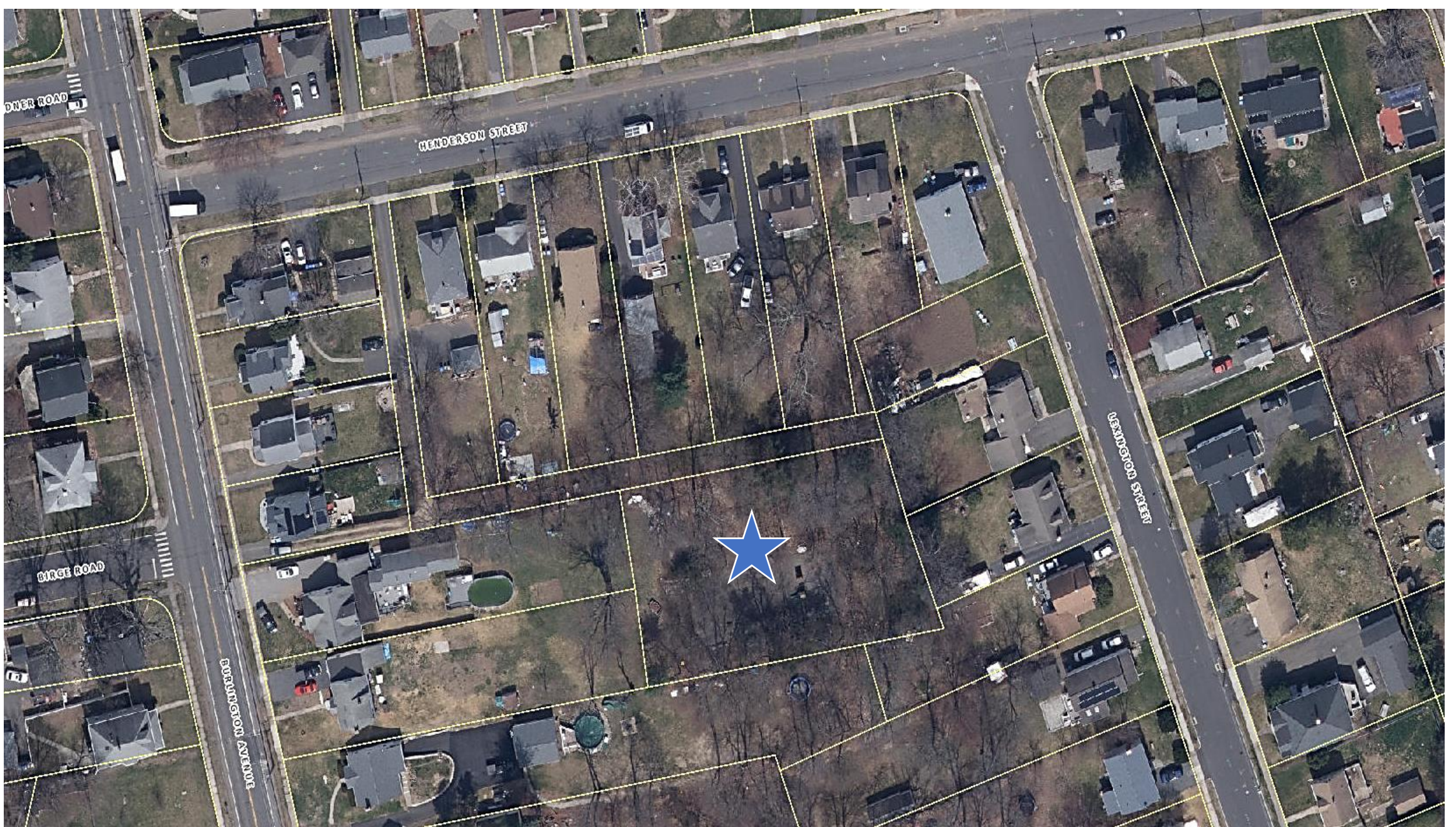
Robert: The City of Bristol has recently acquired the above lot via a tax foreclosure. I am attaching a copy of the GIS along with copy of Certificate of Foreclosure and Tax Assessor's printout. I spoke to Tom DeNoto and this lot does not appear to ever have been "open space". At last night's Real Estate Committee Meeting, this matter was referred to the Planning Commission for a CGS Section 8-24 report. Please schedule this on the July 28th agenda. Thank you!

Jeff

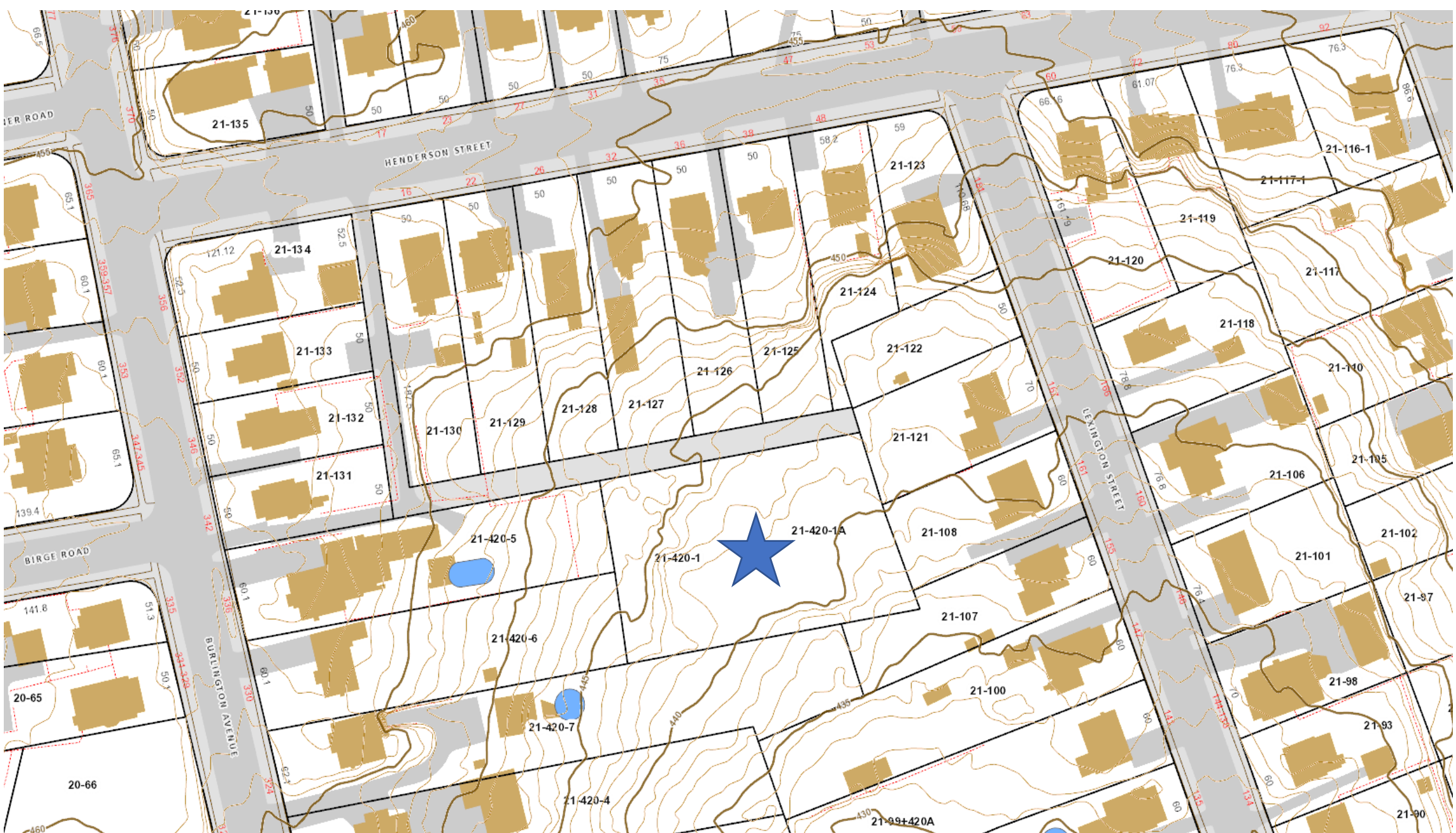




Burlington Ave. – Location
Map 21, Lot 420-1/4201A

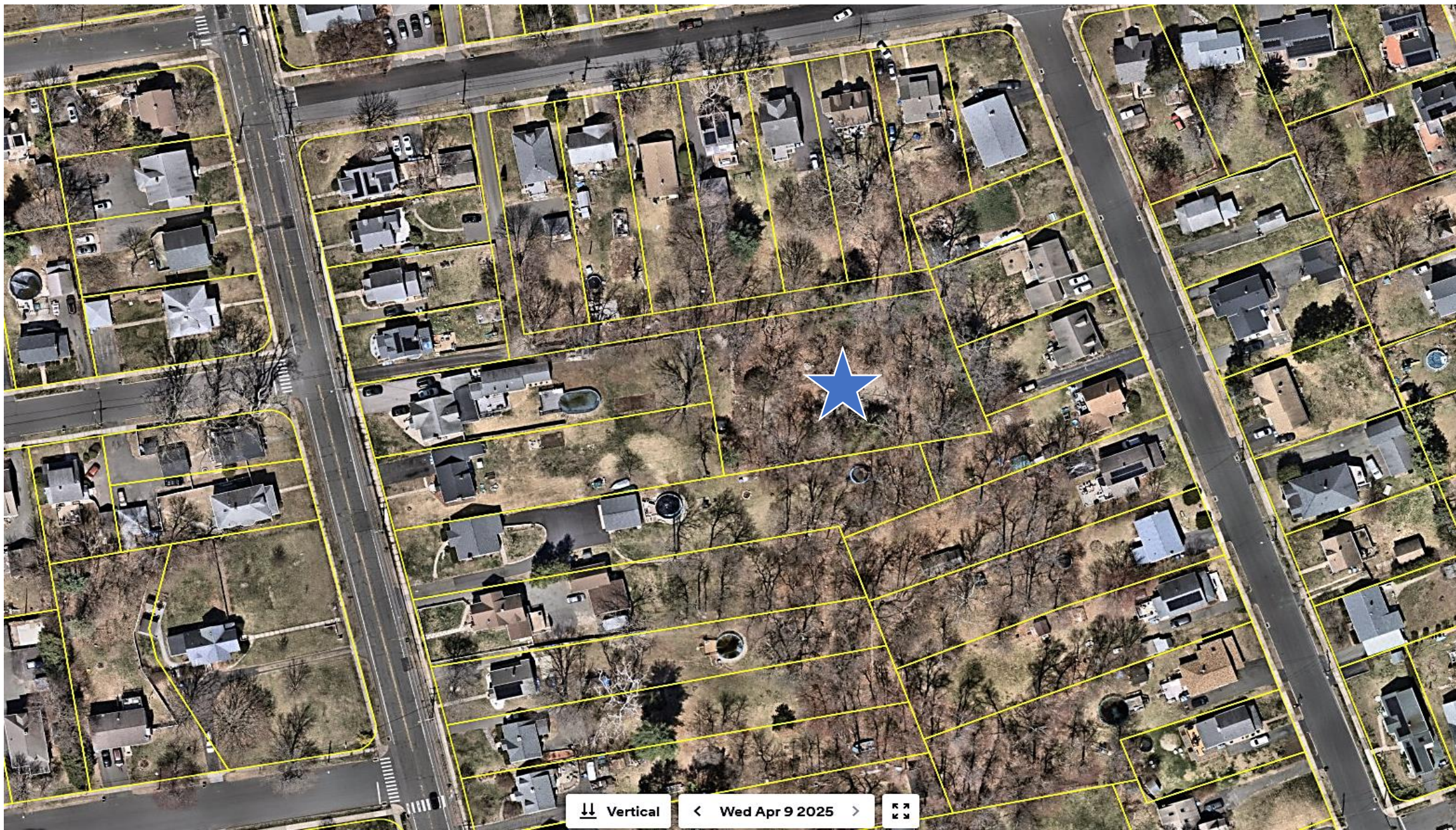


Burlington Ave. – Aerial
Map 21, Lot 420-1/4201A





Burlington Ave. – R-15 Single-Family Residential Zone
Map 21, Lot 420-1/4201A



Burlington Ave. – Current Aerial
Map 21, Lot 420-1/4201A



Doc ID: 006506890002 Type: LAN

BK 2316 PG 568-569

Return To:

The Law Office of Melissa L. Simonik, LLC
1001 Farmington Avenue, Suite 303
Bristol, CT 06010

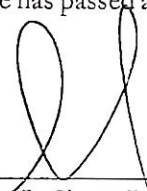
DOCKET NO.: HHB-CV-24-6089314-S : SUPERIOR COURT
CITY OF BRISTOL : JUDICIAL DISTRICT OF
NEW BRITAIN
V. : AT NEW BRITAIN
STACY LETOURNEAU, CO-ADMINISTRATRICE : MAY 22, 2025
OF THE ESTATE OF BETTY A. LETOURNEAU,
ET AL

CERTIFICATE OF FORECLOSURE

This certifies that real estate tax liens filed by the CITY OF BRISTOL, were foreclosed upon the complaint of the CITY OF BRISTOL against STACY LETOURNEAU, CO-ADMINISTRATRICE OF THE ESTATE OF BETTY A. LETOURNEAU, ET AL, the owners of the equity of the redemption, having an interest therein, in the Superior Court for the Judicial District of New Britain at New Britain within and for the County of Hartford and the State of Connecticut on May 12, 2025. The premises foreclosed is commonly known as Lot 420-1A and Lot 420-1, Bristol, Connecticut, 06010, and more particularly described as follows: See Schedule A attached hereto.

The time for redemption in said judgment of foreclosure has passed and the title to said premises became absolute in the CITY OF BRISTOL on May 15, 2025.

By:



Melissa L. Simonik, Esq.
The Law Office of Melissa L. Simonik, LLC
1001 Farmington Avenue, Suite 303
Bristol, CT 06010
Telephone: (860) 506-4409

SCHEDULE A

All that certain piece or parcel of land, with any improvements thereon, lying southerly of the First Parcel hereinbefore described, in the Town of Bristol, County of Hartford and State of Connecticut, and being the northerly portion of Lot number 1 as shown on map or plan entitled:

-----"Map Showing property belonging to Spartacus Carpenter and Michael Sitka Bristol, Conn. August 1941 Scale 1" = 100' C. M. Pfeanning Engineer and Land Surveyor"

and bounded and described as follows:

NORTHERLY: on land now or formerly of Joseph T. Donovan, on land now or formerly of William E. and Simon E. Crowley, on the First Parcel herein described, and on land now or formerly of Stephen and Josephine Damiano, all of which parcels being portions of the passway described in the First Parcel hereinabove described, partly by each in all, one hundred seventy-eight and fifteen one-hundredths (178.15) feet;

EASTERLY: on land now or formerly of James J. and Doris J. Bachand, on land now or formerly of Stanley M. and Isabelle C. Kucharski, on land now or formerly of Peter F. and Aline G. Burns, being Lots number 121, 108 and 107 on map or plan entitled "Maplewood Tract", described in the First Parcel hereinabove described, partly by each in all, one hundred twenty-two and fifteen one-hundredths (122.15) feet;

SOUTHERLY: on land now or formerly of Peter F. and Aline G. Burns, and on land now or formerly of Joseph E. and Darlene W. Cicciotte, being the remainder of said Lot number 1 on said map or plan herein described, partly by each in all, two hundred one and thirty-one one-hundredths (201.31) feet; and

WESTERLY: on land now or formerly of Francis A. and Irene W. Burnett, and on land now or formerly of Edward Longon and Marie Dudek Reszenski, being Lots number 6 and 5 on said map or plan herein described, partly by each in all, one hundred twenty (120) feet.

For a more particular description of said premises see map or plan entitled:

"Property of Daniel J. Xervick House No. 38 Handarson Street
Bristol, Conn. Scale 1 in. = 40 ft. Date: July, 1965 W.M.
Alford Civil Engineer Windsor, Conn."

Being the same premises conveyed to Arthur J. Mafale and Camilla R. Mafale by Warranty Survivorship Deed from Camilla R. Mafale recorded February 8, 1977, Bristol Land Records, Volume 568, Page 220.

Received for Record at Bristol, CT
On 05/27/2025 At 1:05:57 pm

Erica Caluya
Erica Caluya Town Clerk

BURLINGTON AVE

Location

BURLINGTON AVE

Mblu

21/ 420-1A/ 420-1/ /

Acct#

0108243

Owner

CITY OF BRISTOL

Assessment

\$38,680

Appraisal

\$55,250

PID

11790

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$55,250	\$55,250
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$38,680	\$38,680

Owner of Record

Owner

CITY OF BRISTOL

Co-Owner

Address

111 NORTH MAIN STREET
BRISTOL , CT 06010

Sale Price

\$0

Certificate

Book & Page

2316/568

Sale Date

05/27/2025

Instrument

34

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF BRISTOL	\$0		2316/568	34	05/27/2025
LETOURNEAU BETTY A ESTATE OF	\$0		2085/0722		07/24/2018
LETOURNEAU BETTY A	\$53,000	1	1414/0402	00	03/15/2002
LETOURNEAU BRUNO J + BETTY A SUR	\$0		0945/0197		01/03/1989
MAFALE CAMILLA R	\$0		0916/0972		05/16/1988

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes

Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Attic	
Bsmt	
Bsmt Gar	
Fireplaces_2	
Fin Bsmt	
Fin Bsmt Qual	
Num Park	
Fireplaces	
MHP	
Fndtn Cndtn	
Basement	

Building Photo



<https://images.vgsi.com/photos2/BristolCTPhotos/A00\01\02\17.JPG>

Building Layout

[ParcelSketch.ashx?pid=11790&bid=11790](#)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	100	Size (Acres)	0.55
Description	Vacant Land	Frontage	
Zone	R-15	Depth	
Neighborhood	30	Assessed Value	\$38,680
Alt Land Appr	No	Appraised Value	\$55,250
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$55,250	\$55,250
2023	\$0	\$55,250	\$55,250
2022	\$0	\$55,250	\$55,250

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$38,680	\$38,680
2023	\$0	\$38,680	\$38,680
2022	\$0	\$38,680	\$38,680

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: _____

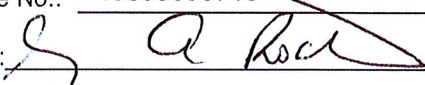
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands 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

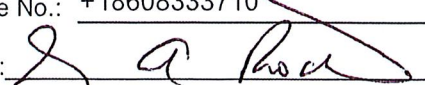
CHECK ONE: ☒ owner [] other (specify): Owner DIY

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: _____

Solar Details

CT Standardized Solar PV Permit Application Supplement

Please fill in the following information and submit ALL applicable attachments.

Date: May 19, 2025

General Description of Solar PV Array: GROUND-MOUNTED PHOTOVOLTIC (PV) SOLAR ARRAY

System Size (kW DC): 13.12 KW DC (410W EACH) SPLIT INTO 2 arrays 16 panels

Solar PV Mounting Information

Mounting Type (roof, pole, ground, other-specify): GROUND

Mounting System Manufacturer: PRESSURE TREATED LUMBER

Product Name and Model #: DIY

Building Information (For Roof-Mounted Systems Only)

Building Type (e.g. house, shed, barn, slab): _____

Building Height (in feet): _____

Is the building permitted? ☐ Yes ☐ No ☐ NA

If no, reason: _____

Electrical Description

Size (amps) and type (phase, voltage) of electrical service: 200A, SINGLE-PHASE, 240V

Amperage of main breaker: 200A Will the value of main breaker change? ☐ Yes ☒ No To: _____

Rated amperage of the bus bar in the main panel: 200A

Type of interconnection (e.g. breaker-load side, supply-side interconnect): LOAD-SIDE INTERCONNECT

Electrical panel location: GARAGE SUBPANEL (125A)

If load side interconnect, will solar intertie into a subpanel? ☒ Yes ☐ No

If yes, rated amperage of the subpanel bus bar? 125A Value of breaker protecting subpanel bus bar? _____

Attachments for application (See instructions on the next page. Example Attachments are available for download at www.energizect.com/sunrisene)

- ☐ 1. Additional Subcontractors and Information ✓
- ☐ 2. One-Line Electrical Drawing ✓
- ☐ 3. One-Line Site Plan Drawing ✓
- ☐ 4. Attachment Details (Line Drawing)* ✓
- ☐ 5. Solar PV Module Specification Sheets From Manufacturer ✓
- ☐ 6. Inverter Specification Sheets From Manufacturer ✓
- ☐ 7. Pole or Ground Mount Information (if applicable)* ✓
- ☐ 8. Structural Evaluation (if required by municipality). See page 3 for documentation requirements.
- ☐ 9. Additional Information for Large Solar PV Systems (as Specified by the Municipality)

***NOTE:** Applicants should submit either Attachment 4 for roof-mounted systems OR Attachment 7 for pole/ground-mounted systems, not both.

Permit Statement for Ground-Mounted Solar Array

Project Address: 40 Arlington St, Bristol, CT 06010

System Owner/Installer: Gary Rochester (Homeowner, DIY installation)

Project Type: Ground-mounted photovoltaic (PV) solar array

System Size: 32 panels, 410W each (13.12 kW DC total), split into two arrays of 16 panels

Array Dimensions (per set): ~28 ft (E-W) × 10 ft (N-S), tilted at 35-40°

Inverter Type: Tesla 7.6kW Solar Inverters (2 units)

Panel Make/Model: Bifacial 410W panels, 50.7 lbs each

Mounting Height: <14 ft above grade (compliant with height limitations)

Setbacks: 24 ft from rear property line, 10 ft from side property line (meets R-10 zoning requirements)

Structural Support Summary:

Support posts: 3×6 pressure-treated wood

Post mounting: Posts will be secured in galvanized metal post anchors embedded in concrete footings

Post grid layout: 3 rows × 5 posts = 15 total posts, spaced 7 ft apart east-west

Main beams: Pressure-treated 2×12 lumber

Cross ties/bracing: Pressure-treated 2×4 and 2×6 lumber to ensure lateral stability

Total system weight (panels + frame): 1,311.2 lbs

Environmental loads applied:

- Snow load: 30 psf × 280 sq ft = 8,400 lbs

- Wind load: 20 psf × 280 sq ft = 5,600 lbs

Total distributed structural load: 15,311.2 lbs

Load per post: ~1,020.7 lbs, evenly distributed across 15 posts

Electrical Summary:

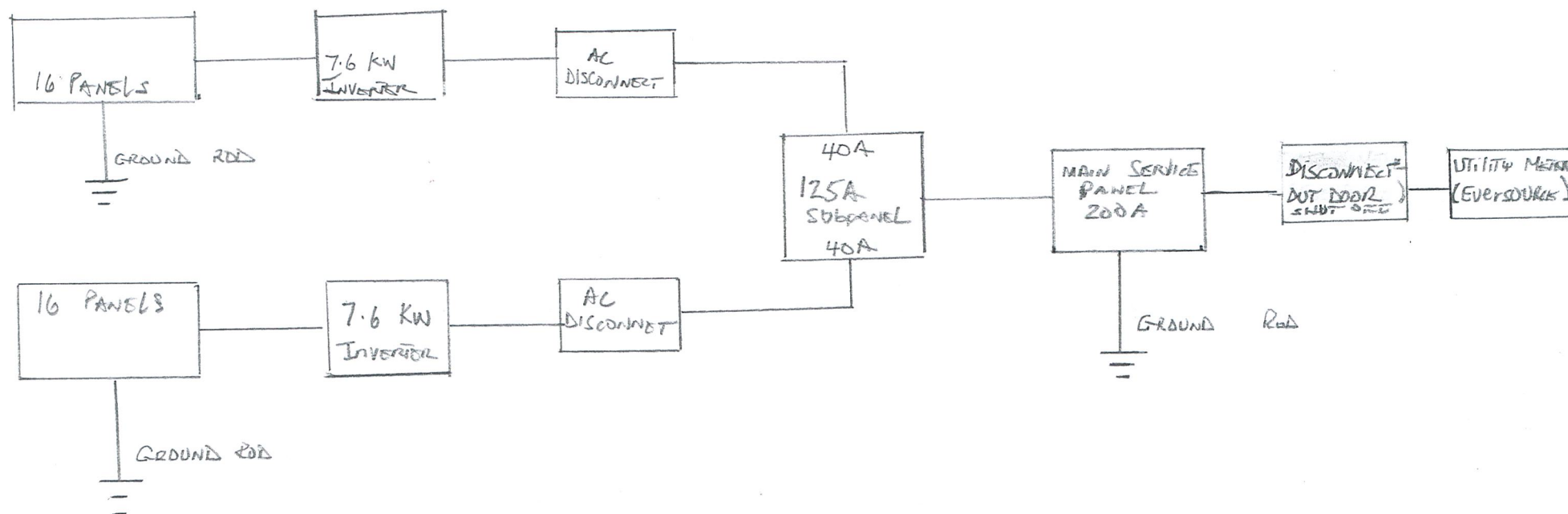
Inverters mounted directly on the array near the panels to reduce DC transmission losses

Conduit run from array to garage subpanel (~60-80 ft)

Connection to main 200A panel and utility meter, using buried or overhead conduit (based on ground conditions)

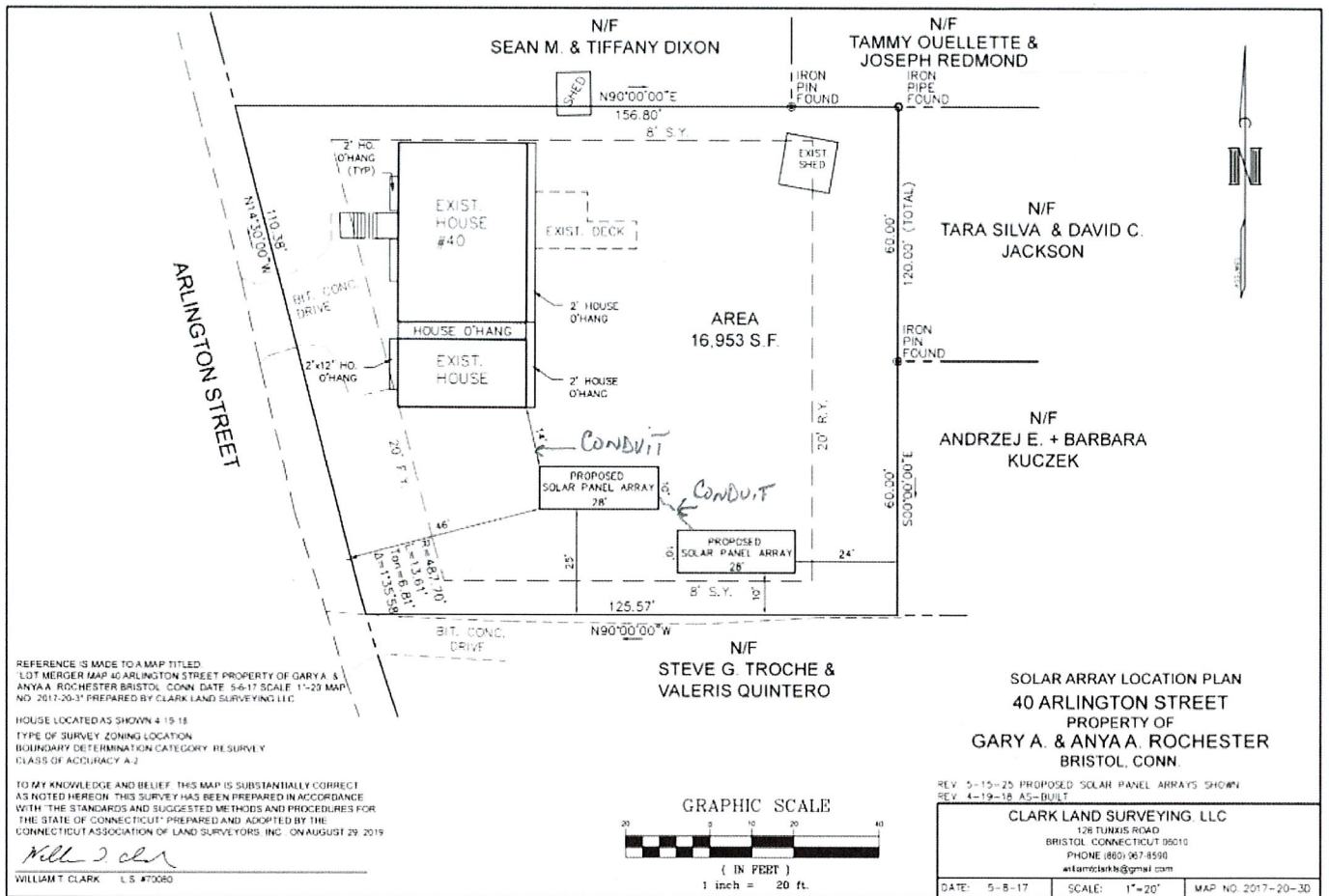
Grounding: Copper ground rods and bonded array frame

Future expansions: System designed for future integration of EV chargers and battery backup

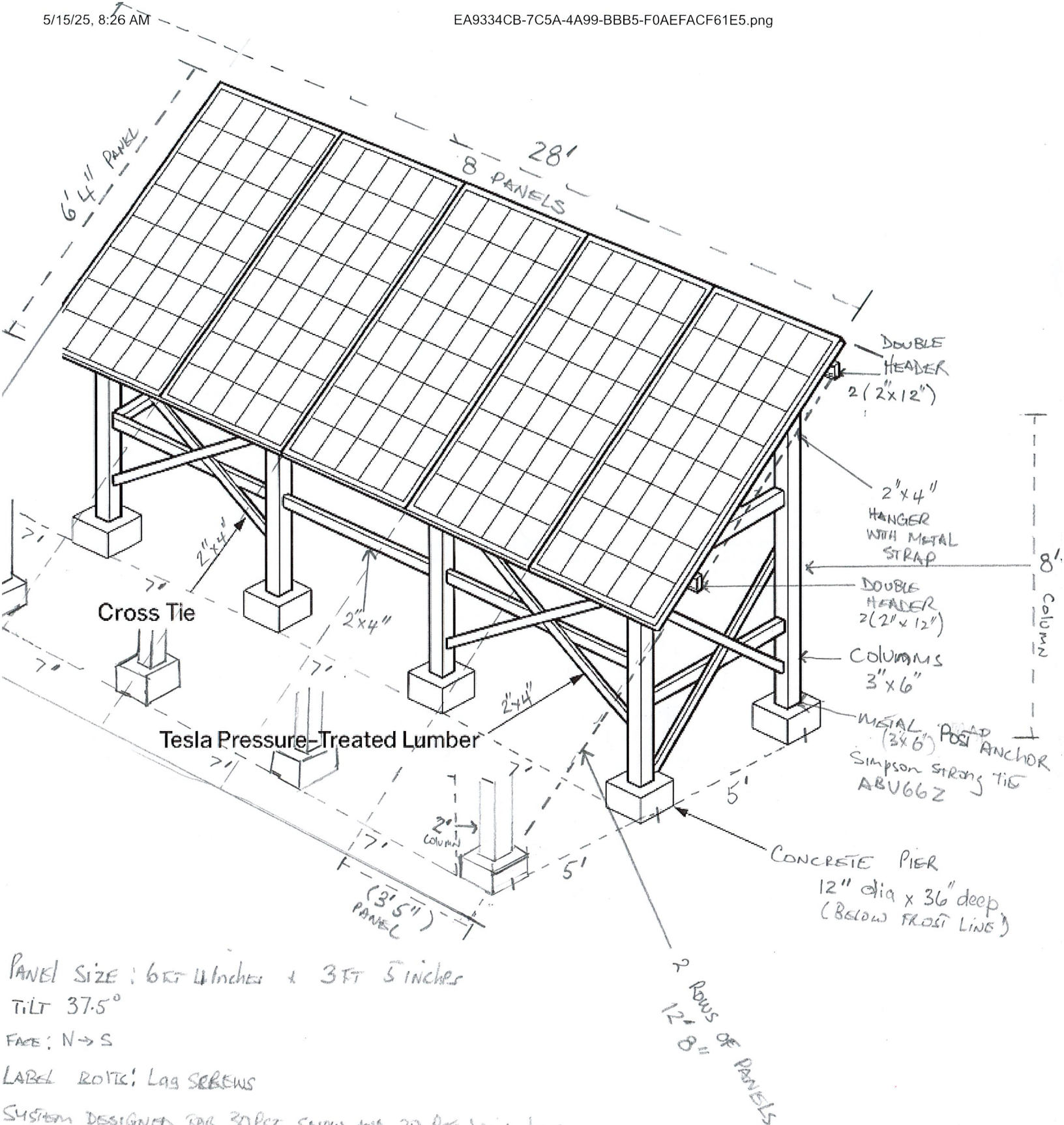


FLOW SYSTEM

1. TWO SETS OF 16 SOLAR PANELS (TOTAL 32)
 - EACH CONNECTED TO
2. ONE TESLA 7.6 KW INVERTER (2 TOTAL) MOUNTED ON THE ARRAY
 - EACH INVERTER FEEDS
3. DEDICATED AC DISCONNECT (1 PER INVERTER)
 - BOTH FEED INTO
4. 125A SUBPANEL IN GARAGE VIA TWO 40A BREAKERS
 - FROM SUBPANEL, MAIN FEEDER RUNS TO
5. MAIN SERVICE PANEL 200A VIA 125A BREAKER
 - PASSES THROUGH
6. MAIN SERVICE DISCONNECT (OUTDOOR SHUTOFF)
 - THEN CONNECT TO
7. UTILITY METER (FEEDS THE GRID (EVERSOURCE) AND HOUSE LOADS)



Proposed Ground-Mounted Solar Array (28ft x 10ft) 16 Panels @ 410W = 6.5 kW (x 2 arrays)
 Tesla 7.6 kW Inverter Mounted on Array Frame
 Conduit: Buried or Overhead AC conduit to 125A Subpanel in Garage
 Setback Compliance Notation: 24ft Setback (Rear), 10 ft Setback (Side) Conform to R-10 Zoning



PANEL SIZE : 6 FT 4 INCHES x 3 FT 5 INCHES
TILT 37.5°

TILT 37.5°

FACE : $N \rightarrow S$

~~LABEL~~ BOLT: Lag SCREWS

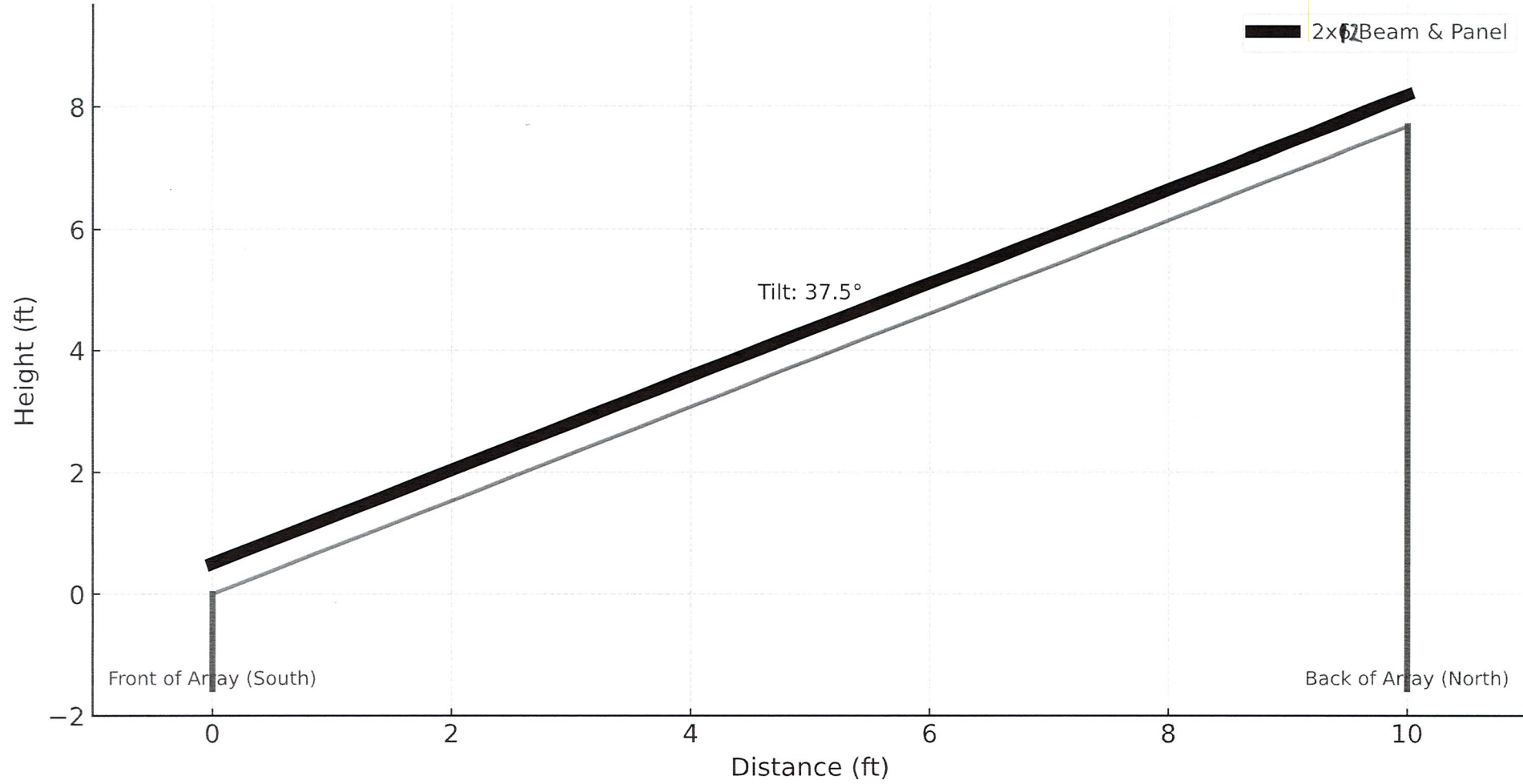
SYSTEM DESIGNED FOR 30 PSF SNOW AND 20 PSF WIND LOADS

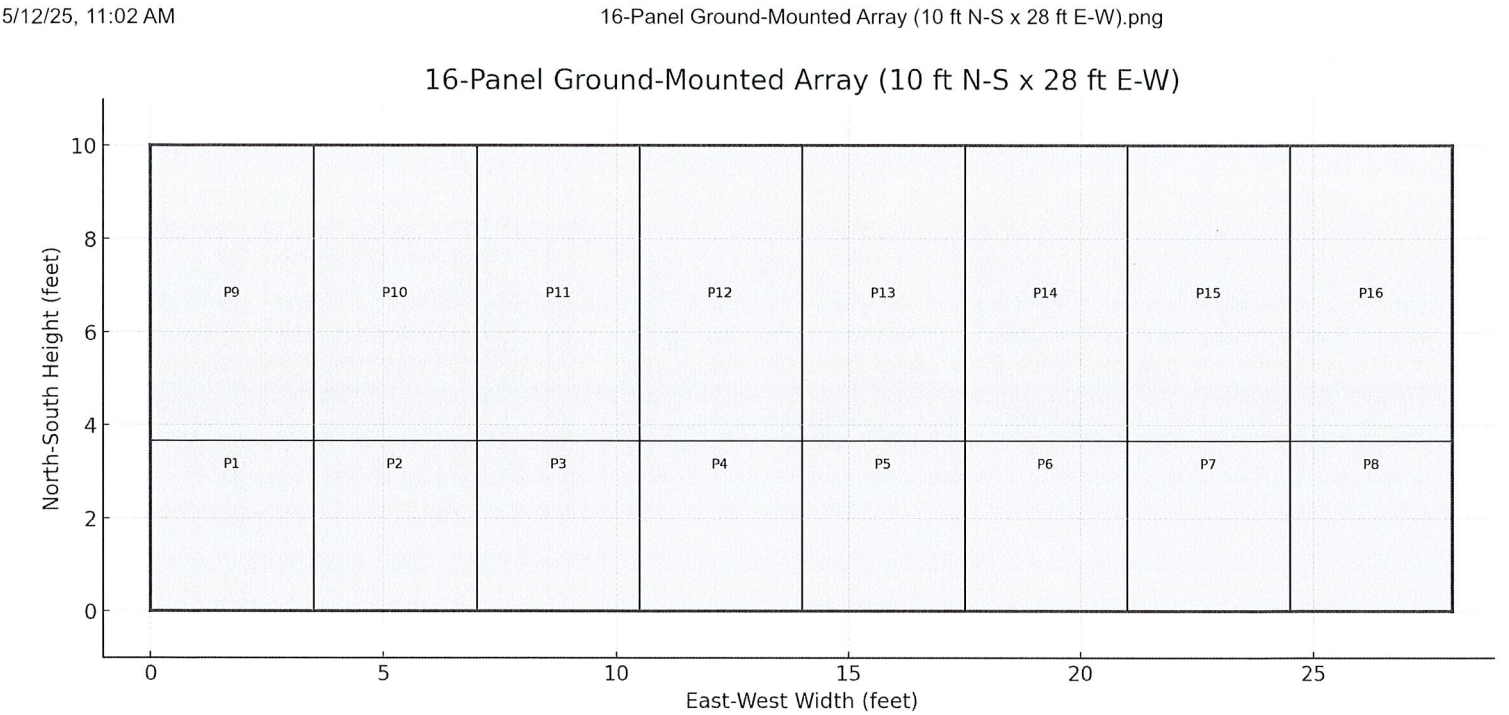
All LUMBER - IS PRESSURE TREATED

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

Side Profile of 35-40° Tilted Solar Array (10 ft North-South)





Site

Plan

Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 439

SITE PLAN: Site Plan for ground mounted solar panels at 40 Arlington Street; Gary Rochester, applicant. Plans Dated: June 2, 2025; Date of Committee Review: June 30, 2025 (first review); July 28, 2025 (second review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. The map provided does not show any contours, but based upon the city GIS mapping (Attachment #1), there appears to be grade differentials in the areas proposed for the solar panels. Please provide information showing any proposed grading/ cutting or filling being proposed, if so, also include erosion controls. If the grading shown is maintained provide additional information on how the panels will be supported, as they are ground based.

7/22/25 Applicant Response: Each post will be different length to handle land contour, maximum height from lowest point will be under 14ft,” is intended to address this item. The array posts will be customized to match the existing grade without regrading. No additional grading, cutting, or filling is proposed. The gravel currently in place will serve as the base, and future concrete paving is anticipated to help with vegetation control. Erosion controls are not necessary as the ground will remain undisturbed.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. Section 11.1.4 references screening for ground mounted mechanical equipment such as evergreen hedges or a solid fence 6 feet in height. Is any screening proposed? Ensure proposed screening would not interfere with safety and function of the solar arrays.

7/22/25 Applicant Response: No fencing proposed.

2. Confirm per Section 5.4.9.(E) the solar array will not be mechanically driven and will be permanently anchored in compliance with the State of CT Building Code.

7/22/25 Applicant Response: Array will be fixed, facing north-south at a fixed angle 37.5 degrees. No mechanical rotation,” addresses this comment. The solar array will be permanently anchored and non-mechanical, meeting the requirements of Section 5.4.9(E) of the Zoning Regulations and compliant with the State of Connecticut Building Code.

3. It appears there is an existing firepit in the location of one of the solar panels. Please clarify if it will be removed.

7/22/25 Applicant Response: Fire pit will be discontinued and removed.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) No comment at this time.
2. (Building) No comment at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. P.D. has no issues with the proposed solar arrays.

FIRE MARSHAL (Kristopher Lambert):

1. What type of base will exist under the arrays?

7/22/25 Applicant Response: Floor will be current two 2-inch gravel, currently in place, future concrete paving proposed to control vegetation.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. No comments at this time

Zoning Regulations Solar

City of Bristol



Zoning Regulations

Effective Date: January 15, 2024

With Amendments Through: March 10, 2025

Date of Initial Adoption of Zoning: March 17, 1931

- B. Such use shall occupy no more than 2,500 square feet or 10% of the gross floor area devoted to the principal use, whichever is less.

5.4.6 Antennas or Communications Structures

- A. A Special Permit is required for structures exceeding the maximum building height by more than 10 feet.
- B. Shall not be located within any required yard.

5.4.7 Drive-Up Facility

- A. Within the BN zone, drive-up facilities shall only be accessory to bank and drug store principal uses.
- B. Within the BD zone, drive-up facilities shall only be permitted on lots of three (3) acres or more.

5.4.8 Farm Stand

A farm may include a roadside stand as an accessory use, provided no such stand shall be located within 50 feet of the street line or within 100 feet of the side or rear lot lines.



5.4.9 Ground-Mounted Solar Panels

- A. Shall be considered an accessory structure but shall comply with the applicable setback area requirements for principal structures of the zone.
- B. Shall not be located in any front yard.
- C. Shall not exceed twenty (14) feet in height including all supporting structures.
- D. Shall not exceed the total maximum building coverage for the zone.
- E. Shall not be mechanically driven and shall be permanently anchored in compliance with the State of Connecticut Building Code.

5.4.10 Home-Based Businesses or Home Office

- A. All home-based businesses and home offices shall comply with the following requirements:
 1. The home-based business or home office shall not be noticeable from the exterior of the dwelling or change the exterior appearance or the residential nature of the dwelling.
 2. There shall be no outside storage of any goods, materials, equipment or supplies.
 3. Visits by clients, customers and/or associates shall only be conducted between 8:00 am and 8:00 pm.
 4. The home-based business or home office shall not generate more than ten visits by clients, customers and/or associates per day, and no more than three clients or customers shall be present at any one time.
 5. The home-based business or home office may be located within an accessory building.
 6. The aggregate floor area devoted to the home-based business or home office shall not exceed 25% of the gross floor area of the principal dwelling unit of the premises, regardless if the home-based business is located within the dwelling unit or within an accessory structure.
 7. Parking areas for residents, employees or the general public shall not be permitted within the required front yard, unless located in the driveway.
 8. No more than one home-based business or home office shall be permitted within any dwelling unit.
 9. No more than one non-resident of the dwelling unit shall work on the premises at any time.
 10. No more than four deliveries of goods or materials to the premises shall be allowed per day; such deliveries shall be permitted only between 8:00 am and 8:00 pm.
 11. There shall be no display of products or signs in, on or about the premises except as permitted by Section 14.

Narrative

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.

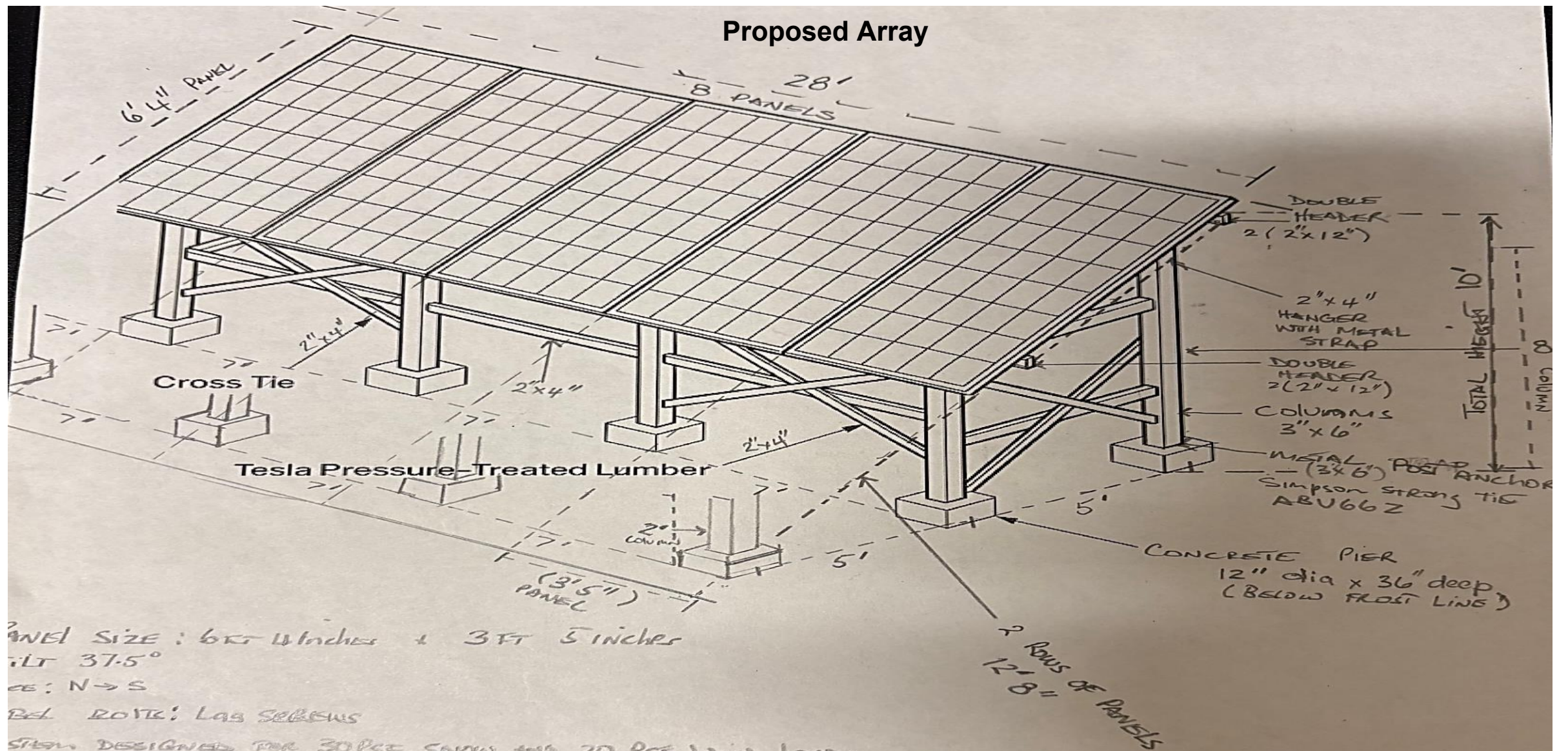
I have submitted a full site plan, structural drawing, and electrical layout, and am happy to answer any questions regarding compliance, safety, or zoning.

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

Graphic of Proposed Panel

Proposed Array



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

TILT 37.5°

OR: N → S

REL. ROOF: LAB SCREENS

SYSTEM DESIGNED FOR 30 PSF SNOW AND 20 PSF WIND LOADS

LUMBER IS PRESSURE TREATED

SYSTEM TOTAL WEIGHT 15,311.2 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

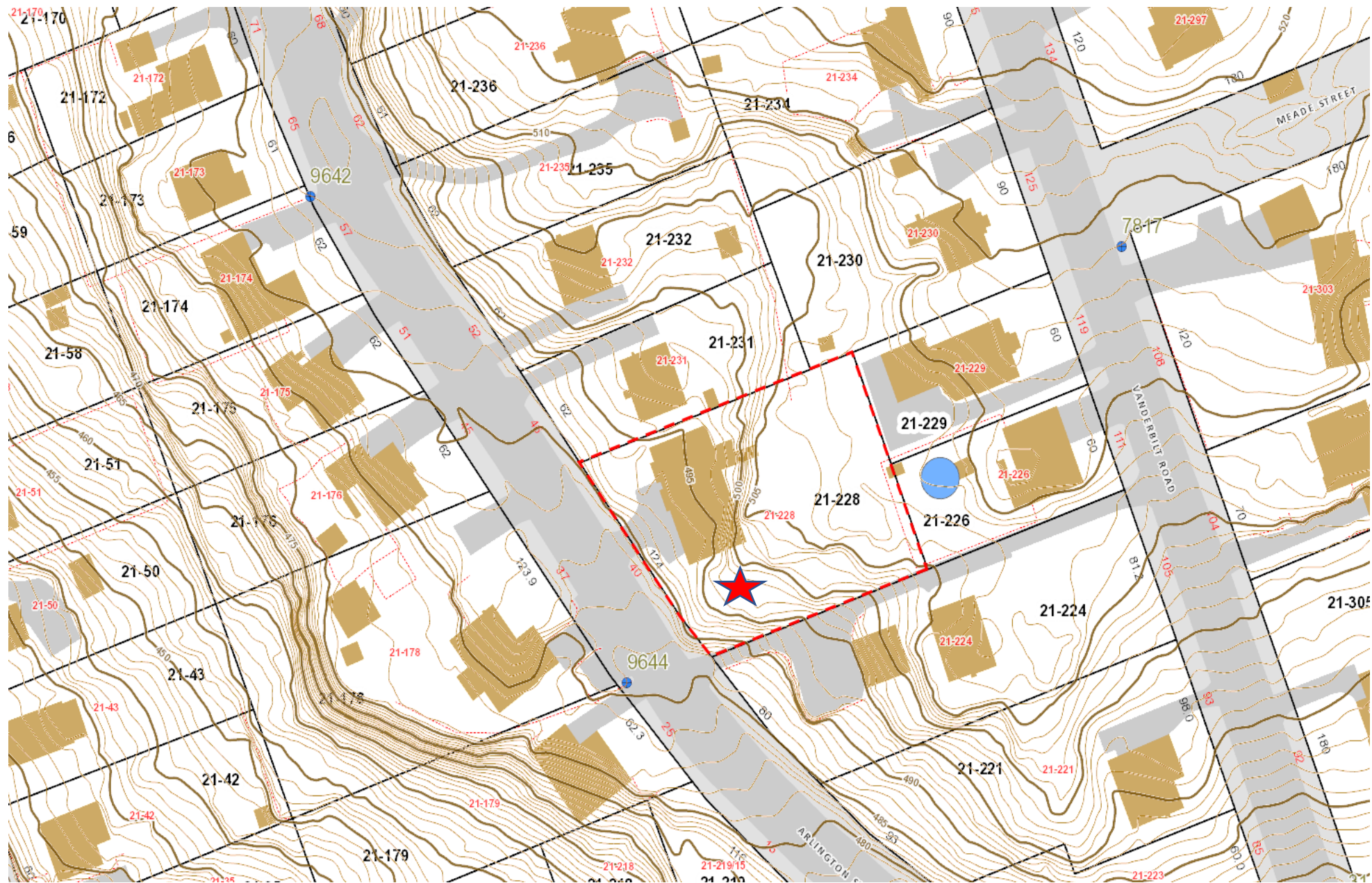


40 Arlington Rd.— Floodplain
Map 21 Lot 228



40 Arlington Rd.— Zoning – R-10

Map 21 Lot 228



40 Arlington Rd.— Topography
Map 21 Lot 228

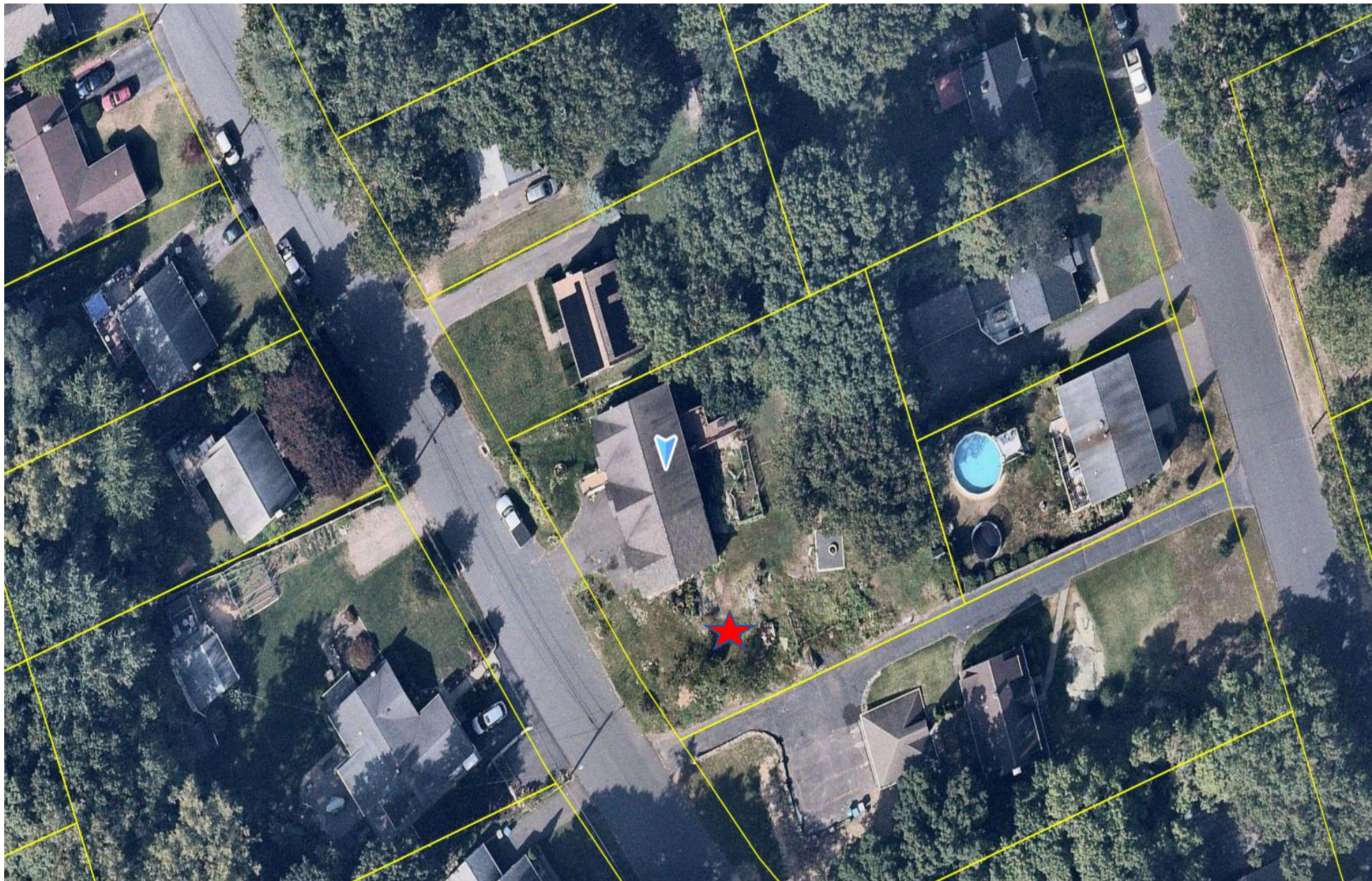




40 Arlington Rd.— Aerial Photo
Map 21 Lot 228

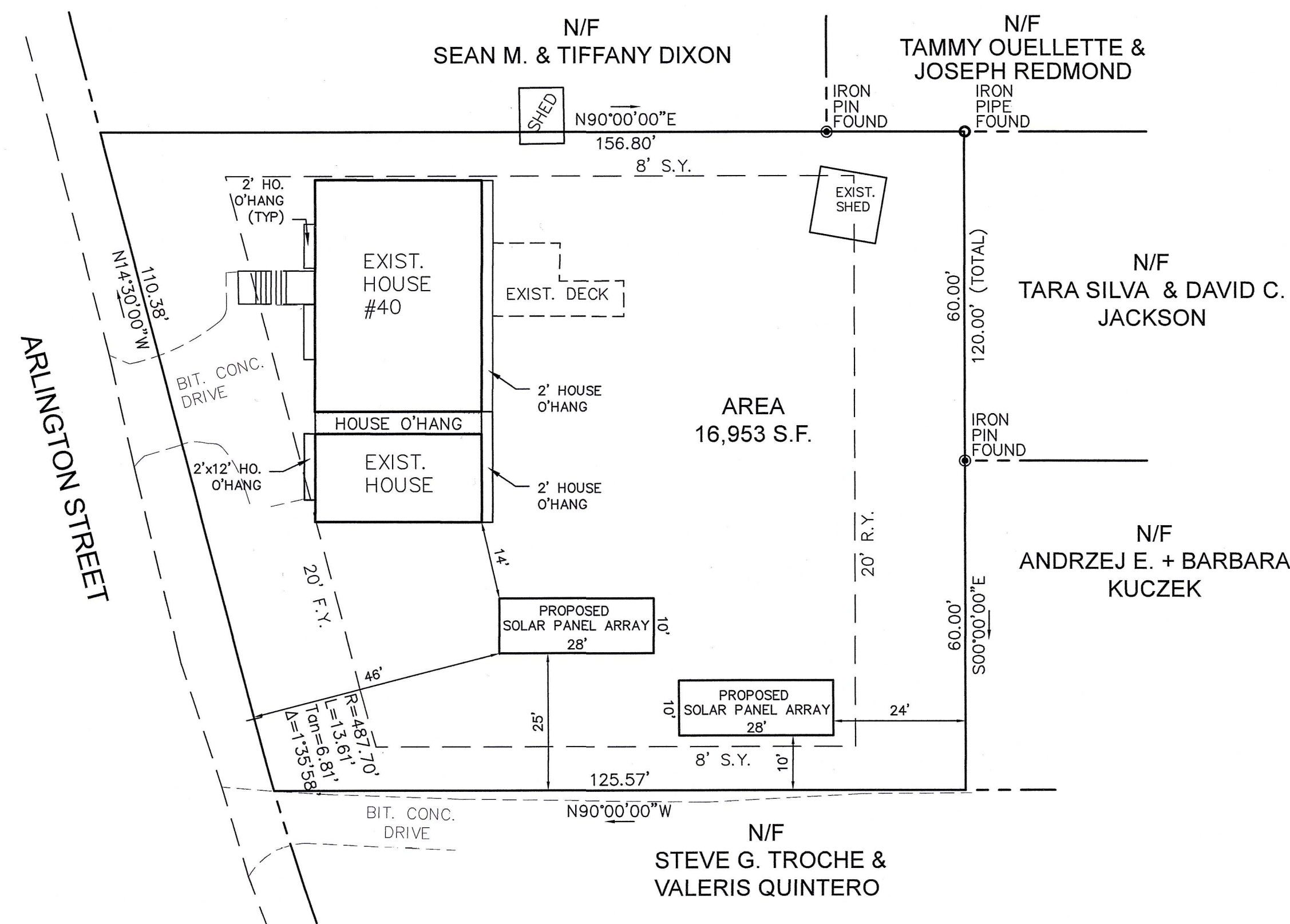


40 Arlington Rd.— Aerial Photo
Map 21 Lot 228



40 Arlington Rd.— Aerial Photo
Map 21 Lot 228

Site Plan



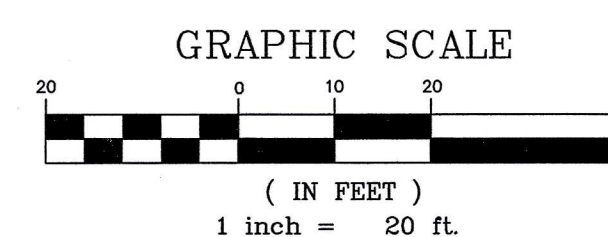
REFERENCE IS MADE TO A MAP TITLED:
"LOT MERGER MAP 40 ARLINGTON STREET PROPERTY OF GARY A. &
ANYA A. ROCHESTER BRISTOL, CONN. DATE: 5-6-17 SCALE: 1"=20' MAP
NO. 2017-20-3" PREPARED BY CLARK LAND SURVEYING LLC

HOUSE LOCATED AS SHOWN 4-19-18.

TYPE OF SURVEY: ZONING LOCATION
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A-2

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

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, 2026								x										
									Jun 25, 2027	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								
									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				
									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			
									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								
									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							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												
									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	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