

**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