

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JULY 18, 2022**

CALL TO ORDER:

By: Chair Provenzano
Time: 7:01 P.M.

Place: Board of Education, 129 Church Street

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Louise Provenzano (Chair)	X	
	Richard Harlow	X	
	David White (Secretary)	X	
	Thomas Marra	X	
	Marc Gagnon	X	
ALTERNATE MEMBERS:	Brian Skinner	X	
	Aileen Abrams (arrived 7:05 P.M.)	X	
	Richard Goodwin	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	
	Edward Spyros, Zoning Enforcement Officer	X	

PLEDGE OF ALLEGIANCE:**ADMINISTRATIVE MATTERS:**

1. Approval of Minutes – May 16, 2022

- a. May 16, 2022
- b. June 13, 2022

MOTION: Move to approve the minutes of the May 16, 2022, regular meeting.

By: White

Seconded: Harlow.

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

Against: None.

Abstained: None.

The June 13, 2022, minutes would be reviewed at their next meeting.

2. Zoning Enforcement Officer's Report

The Commission acknowledge receipt of the following item in their electronic packets: the Zoning Enforcement Officer's report dated July 1, 2022.

Mr. Spyros reviewed his report for the month of June with the Commission.

Commission inquiries: Mr. Spyros explained the citations were from two properties that have been ticketed daily. The first one was on EB Carports & Metal Structures, Middle St. for storage of materials not allowed in the zone; the second one was a vacant lot on Fair St. with 70 unregistered motor vehicles; the property owners promised to clean up the area, but they may file an appeal. The property looks like a junk yard in a residential zone.

Commissioner Abrams arrived via Zoom at this time.

RECEIPT OF NEW APPLICATIONS:

2. Application #2437 – Special Permit for parking on a separate lot under different ownership at 1 Hope Street and 30 Hope Street; Assessor's Map 30, Lots 4 & 9; BD-1 (Downtown Business) zone; Wheeler Clinic, Inc., applicant.
3. Application #2438 – Site Plan for business or professional offices (medical office building) at 1 Hope Street; Assessor's Map 30, Lots 4; BD-1 (Downtown Business) zone; Wheeler Clinic, Inc., applicant.

MOTION: Move that Application #2437 and Application #2438 be scheduled for a Public Hearing at the next Regular Meeting of the Zoning Commission on: August 8, 2022.

Mr. Flanagan explained the applicant would construct a medical office that would front on North Main St. and Hope Street and be directly opposite City Hall. After construction, the applicant does not have sufficient parking for the property so they would contract from the City to use the municipal lot that is within 500' ft. The Special Permit would be for the parking on a separate lot. The medical office would have approximately 60 parking spaces on site and an additional 60 parking spaces on the nearby City lot.

By: White

Seconded: Harlow.

For: White, Harlow Marra, Gagnon and Provenzano.

Against: None.

Abstained: None.

The Applications #2437 and #2438 are scheduled for public hearing.

4. Application #2439 – Special Permit for the display, sale or service of recreational vehicles (ATV's) at 398 Broad Street; Assessor's Map 39, Lot 138-140 & 105; BG (General Business) zone; 406 Broad Street, LLC, applicant.
5. Application #2440 – Site Plan for the sale or service of recreational vehicles (ATV's) at 398 Broad Street; Assessor's Map 39, Lot 138-140 & 105; BG (General Business) zone; 406 Broad Street, LLC, applicant.

Mr. Flanagan explained the original building had been a former manufacturing building, and the business has gone away. The house at 406 Broad St. was demolished. The proposal was to reuse the building that was allowed in the BG zone for the sale of recreational (ATV) vehicles. The applicant would use 406 Broad St. for a parking lot. There was a small amount of existing parking to the front of the building at 398. If approved, the applicant would merge the lots.

MOTION: Move that Application #2439 and Application #2440 be scheduled for a Public Hearing at the next Regular Meeting of the Zoning Commission on: August 8, 2022.

By: White

Seconded: Harlow.

For: White, Harlow Marra, Gagnon and Provenzano.

Against: None.

Abstained: None.

The Application #2439 and Application #2440 are scheduled for public hearing.

6. Application #2441 – Special Permit for removal and processing of earth materials at south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, and north of Farrell Avenue; Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development Overlay) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants.

Attorney Mark Ziogas, 88 Valley St., explained if the Commission wanted to schedule this application for September it would be okay with him and his client. Mr. Flanagan noted he spoke with the Chair this afternoon about scheduling and the consensus was that this application be scheduled for the August meeting.

MOTION: Move to that Application #2441 be scheduled for a Public Hearing at the next Regular Meeting of the Zoning Commission on: August 8, 2022.

By: White

Seconded: Harlow.

For: White, Harlow Marra, Gagnon and Provenzano.

Against: None.

Abstained: None.

The Application #2441 is scheduled for public hearing.

7. Application #2442 – Site Plan to construct a municipal parking facility at 111 North Main Street (corner of Meadow Street and Kelley Street); Assessor's Map 26, Lot A-1; BD-1 (Downtown Business) zone; City of Bristol Department of Public Works, applicant.

Mr. Flanagan explained there is an existing municipal parking lot on Kelly St. and Meadow St. The City is proposing to construct a parking structure for public parking on the first floor; municipal staff on the second floor; and police department on the third floor. The police department has some unique security concerns with their personal vehicles given the nature of their profession. The third floor would require a security clearance to get onto that floor.

MOTION: Move to schedule Application #2442 for a Public Hearing at the next Regular Meeting of the Zoning Commission on: August 8, 2022.

By: White

Seconded: Harlow.

For: White, Harlow Marra, Gagnon and Provenzano.

Against: None.

Abstained: None.

8. Application #2443 – Special Permit for parking of new or fully operable used motor vehicles at 18 Main Street; Assessor's Map 30, Lot 96; I/BD-1 (General Industrial/Downtown Business) zone; D'Amato Realty, LLC, applicant.
9. Application #2444 – Site Plan for the parking of new and fully operable used motor vehicles at 18 Main Street; Assessor's Map 30, Lot 96; I/BD-1 (General Industrial/Downtown Business) zone; D'Amato Realty, LLC, applicant.

Mr. Flanagan explained the applicant has proposed to park new and fully operable used motor vehicles at 18 Main St. The Staff recommended to schedule the Public Hearing to discuss the application in September given the number of Public Hearings already scheduled for August.

MOTION: Move that Application #2443 and Application #2444 be scheduled for a Public Hearing at the next Regular Meeting of the Zoning Commission on: September 19, 2022.

By: White

Seconded: Harlow.

For: White, Harlow Marra, Gagnon and Provenzano.

Against: None.

Abstained: None.

PUBLIC HEARINGS:

There were no public hearings.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

10. Pre-Application Discussion: Pursuant to C.G.S. 7-159B and Section XI.3.b. of the Zoning Regulations: Discussion with the Commission on potential development options for Map 26, Lot P-1-1 Center Street; BD-1 (Downtown Business) zone; Request from Attorney Mark Ziogas.

Mr. Flanagan explained under CT Gen. Statutes and the Zoning Regulations that anyone participating in this meeting this evening would be "held harmless" and may change their view of a particular proposal at any time in the future.

Attorney Mark Ziogas, 88 Valley St., representing the property owner, was appearing before the Commission this evening to try to get some ideas for the property on Center St. near the railroad tracks towards North Main St.

Through the years homeless folks have used this area to sleep; trash has been dumped and contractors dumps building materials. The applicant has tried to keep it blocked off and clean, but he is are looking to try to develop the property and make it useful after all these years. The property is adjacent to the railroad tracks, which was difficult to develop for any housing. Their proposal

was potentially for a contractors use to store materials, tools and equipment, but the property owner would propose to landscape and screen the property appropriately. A Regulation change such as a text amendment or zone change was required.

Mr. Flanagan inquiries: Attorney Ziogas explained a Special Permit would be better because a permitted use has the potential for some unintended uses in the downtown that perhaps the Commission does not want. The property is 2.9 acres. Commissioner Gagnon noted the setback from the railroad tracks is usually 25 ft.

Thomas Zipp, Marco Island, FL, explained the property was owned by Conrail, and the City purchased it from Conrail and wanted the property to be purchased by a developer for housing. When he negotiated with the railroad the area he told the area he could develop was 15 ft. off the center line of the rail. He owns property on both sides of the railroad track and under the tracks and the railroad has a 10 ft. right to pass. He applied for Federal funding and received \$60,000 many years ago.

Attorney Ziogas explained this was a vacant property. If any development took place on the property, it would not be fenced. There would likely be a decrease in Police Department issues with any redevelopment of the site. The right of way would be from Main St. to Center St. and easier for police to drive through the area and patrol.

Mr. Zipp explained the only access would be on Center St. He has a right of way to Main St. The Bristol Hospital has a right of way to Center St. He can pass on the Bristol Hospital property, and they can pass on his property. If it the property is developed with access, lighting and landscaping, the dumping should stop. The property width varied, but was up to 90 ft. in some areas.

The Chair commented that access may be a concern. She liked this proposed use that would enhance the area, if developed appropriately. Commissioner Skinner had concerns with the warehouse on Center St. with tractor trailers blocking Center St. and trucks with full loads of materials having to stop would be a problem.

Commissioner Gagnon explained the plans shows two-way traffic, but there was inadequate area to construct a turn-around for fire trucks and the entrance should be on Center St. Commissioner Abrams requested the property owner to consider the grade of the hill. Commissioner Harlow would like security on the property. Mr. Zipp explained the previous City administration had engineered plans for the City to construct a truck turn around twice, and the proposals were denied by two different Commissions.

Attorney Ziogas suggested a 3-acre minimum for any potential amendment.

CITY PLANNER'S REPORT:

Mr. Flanagan reviewed the changes to the CT State law regarding cannabis. The current medical facility on East Main St. would be applying to convert that use to a hybrid facility and would offer adult use along with medical cannabis at their facility. The initial plan was to construct a new building on East Main Street, but the building was proposed to be directly in the floodway and the city engineering staff had many concerns with that viability of that proposal, so it was dropped. The facility is now looking at plans to potentially move the business to Farmington Ave. At their last session that ended in July, the General Assembly removed the population restrictions.

The Inland Wetlands Commission has continued the Redstone Hill Rd. application so the Zoning Commission cannot vote on the application on July 25, 2022. The Chair recommended that the Commissioners review the recordings before a vote on the applications. If a Commissioner cannot attend any meetings they should inform the Chair and Mr. Flanagan.

ADJOURNMENT:

MOTION: Move to adjourn at 7:55 P.M.

By: White

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