

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JULY 28, 2025**

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 (Acting Secretary)	X	
	Tracey Bacchus		X
	Christopher Nardi	X (Zoom)	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X (Zoom)	
	Kiana Small	X	
	Greg Klimek	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	
	William Stango, P.E., City Engineer	X	

1. Call to Order

Chairman Veits called the meeting to order at 6:00 P.M.

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, August 25, 2025.

Chairman Veits designated Commissioner Chris Nardi as the acting secretary and Commissioner Greg Klimek as a regular voting member for the meeting with the absence of Commissioner Tracey Bachus.

2. Pledge of Allegiance

3. Public Participation

There was no public participation.

4. Approval of Minutes

a. Regular Meeting - June 23, 2025

Chairman Veits designated himself, regular Commissioners Nardi, Pose, Soares with alternate Commissioners Klimek to vote on the June 23, 2025, minutes.

MOTION: Move to approve the minutes of the June 23, 2025, regular meeting.

By: Pose

Seconded: Soares

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

Against: None.

Abstain: None.

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.

Chairman Veits designated himself, regular Commissioners Nardi, Pose, Soares with alternate Commissioner Klimek to vote on Application #2536.

Mr. Hayden introduced himself and stated he did not have any ex-parte communications related to the proposed amendment. He is seeking a positive referral for a potential revision to the regulations for temporary structures. His intent was to create a regulation that would allow for these types of structures for different storage needs. He researched surrounding communities to explore their regulations. This proposal originated with an enforcement action without him realizing the temporary structure in his particular case was prohibited.

He did not realize this was against the rules and felt this was a case of selective enforcement due to another resident who he felt had singled him out for enforcement action. He felt this regulation was needed for other residents in Town who have these types of temporary structures already and this in his opinion would help to solve the perceived problem throughout the City. He explained that the blight ordinance would still uphold enforcement of unsightly structures. The proposed language was Mr. Hayden's draft language but he was open to re-working them.

Commissioner Pose inquired about the current requirements for these structures.

Staff read the current regulations:

"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."

Commissioner Pose clarified with staff that currently these structures are not allowed.

Staff reviewed the proposed amendment and stated this proposed regulation amendment would allow it and put some parameters on where it can be placed and the overall condition.

A discussion ensued to clarify where it could be placed. The structure would not be allowed within a setback area or anywhere in front of the home.

Commissioner Pose asked if there was a photo of Mr. Hayden's temporary structure. A photo was shown. Commissioner Pose noted that it was not in good condition or example.

Staff read into the record a letter from resident Ken Cockayne regarding his opposition to the proposed amendment.

Commissioner Klimek asked what would happen if someone had an unsightly temporary structure in the backyard.

Mr. Hayden replied that is where the blight ordinance would come into play. He felt Mr. Cockayne was complaining about him in unfair. He reviewed that many homes have these existing structures already and felt this was a personal vengeance. His position was the City should not be selectively applying the rules and that his application was reasonable.

Commissioner Klimek clarified with Mr. Hayden that the Zoning Enforcement Officer did come out to look and deemed it not in compliance. Mr. Hayden ended his presentation by stating that he was trying to solve a larger problem.

The City Planner clarified that the ZEO would not begin fines until after the proposed amendment had been completed. The ZEO can conduct inspections of other properties but enforcement is complaint driven. He had about 8 of these type of complaints in 8 months. Assistant City Planner Armstrong stated that in his old position with the Town of Newington, temporary structures were prohibited. The City Planner stated that staff was generally not supportive of this amendment.

MOTION: Move make a motion to send a negative referral to the Zoning Commission for: Application #2536 - Proposed amendments to the Zoning Regulations to amend Section 6.3.3.B. - Temporary Structures

The Planning Commission finds that the referral, as presented, **is not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Pose

Seconded: Klimek

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

A negative referral will be sent to the Zoning Commission.

6. City Council and Other Referrals

- a. C.G.S. 8-24 Referral:
Map 28, Lot 11 - 86 Divinity Street

Chairman Veits designated himself, regular Commissioners Nardi, Pose and Soares with alternate Commissioner Klimek to vote on C.G.S. 8-24 Referral for Map 28, Lot 11 - 86 Divinity Street.

Staff reviewed the subject property which currently has no home on it. The property was obtained through a foreclosure. A discussion ensued about if the lot was buildable. Mr. Flanagan stated it was a lot of record and if it did require a Variance, it would have staff support.

MOTION: Make a motion to send a **positive referral** to the City Council for the C.G.S. 8-24 referral for: 86 Divinity Street – Map 28, Lot 11.

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: Soares

Seconded: Klimek

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

The CT General Statute 8-24 Referral is recommended for a positive referral.

- b. C.G.S. 8-24 Referral:
Map 21, Lot 420-1A/420-1 - Burlington Avenue

Chairman Veits designated himself, regular Commissioners Nardi, Pose and Soares with alternate Commissioner Klimek to vote on C.G.S. 8-24 Referral for Map 21, Lot 420-1A/420-1 - Burlington Avenue.

Staff reviewed the property at Burlington Avenue. He read an email from Corporation counsel Jeffrey Steeg, which stated this lot did not ever appear to have been open space. Staff also outlined the access to the site and a potential abutting property owner may be interested in purchasing. The lot was also obtained through tax foreclosure.

MOTION: Move to send a **positive referral** to the City Council for the C.G.S. 8-24 referral for: Burlington Avenue – Map 21, Lot 420-1A/420.

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: Klimek

Seconded: Soares

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

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

7. New Business
No 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.

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus, Pose Soares with alternate Commissioners Rasmussen-Tuller, Small and Klimek to vote on Application #439.

Mr. Armstrong summarized the staff comments regarding contours and base. Mr. Armstrong asked the applicant, Mr. Rochester what his response regarding future paving indicated. Mr. Rochester indicated there is gravel stone and he has been cutting back weeds. Mr. Armstrong asked if the paving was on the plan. The applicant indicated he plans to do future paving.

City Engineer, Mr. William Stango reviewed the lone engineering comment. He requested more information from the applicant about plans for future paving which may require water quality structures that may be required for an increase in impervious area in order to comply with MS4 requirements.

Mr. Armstrong reviewed the remaining comments and indicated at the building permit stage the applicant would have to meet other safety related building requirements. Staff would suggest screening if appropriate. It was confirmed the existing fire pit would be removed.

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

By: Klimek

Seconded: Soares

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

Against: None.

Abstain: None.

The application is approved.

9. Staff Reports

- a. Subdivision Status Report
July 2025

Staff reviewed the subdivision status report including: Bristol Crossing was granted an extension for Phase 3 until June 25, 2027.

10. Adjournment

Chairman Veits designated himself, regular Commissioners Nardi, Pose and Soares with alternate Commissioner Klimek to vote on the adjournment.

Motion was made by Commissioner Klimek to adjourn.

Motion seconded by Commissioner Soares.

Motion carried 5-0.

The meeting adjourned at 6:52 P.M.

These minutes represent the proceedings of the meeting.

This meeting was recorded.

Respectfully submitted,
Andrew Armstrong

William Veits
Chairman
City Planning Commission