

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY JULY 1, 2025
DRAFT MINUTES**

By: Chairman Rafaniello

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

Chairman Rafaniello called the meeting to order at 6:02 P.M.

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)		X
	Richard Raymond (Secretary)	X	
	Alfred Radke, III	X	
	Rory Ghio	X	
ALTERNATE MEMBERS:	Jonathan Lukasiewicz	X	
	Liza Salgado-Sirko	X	
	Vacant		
STAFF:	Andrew Armstrong, Assistant City Planner	X	

Chairman Rafaniello seated alternate Commissioner Liza Salgado-Sirko in place of the regular vacancy.

1. Call to Order

Per the order of Chairman Rafaniello the meeting was called to order at 6:02 P.M.

2. Public Hearings

- a. Application #3823 – Request for Variance for a reduction of the minimum required front yard for a new addition at 200 Perkins Street; Assessor's Map 60, Lot 13-4; R-25 (single-Family Residential) zone; Adam Boguski, applicant.

Adam Boguski, 200 Perkins Street, applicant, explained the request for a Variance was related to the plan for a new demolition and addition of a single-family home that would be located within the front yard. He further explained the surveyor originally had the wrong zone and setback requirements which caused confusion and ultimately required a Variance due to the large 40-foot front yard which was not anticipated.

Commissioner Raymond inquired about the demolition of the existing home. Mr. Boguski confirmed the new home would be rebuilt on the existing foundation.

Chairman Rafaniello confirmed with Mr. Boguski that the existing shed, garage and driveway would remain in place.

There was discussion regarding the proposed brick driveway. Mr. Boguski stated the plan may be over the property line but it would be straightened out.

Commissioner Ghio clarified if there would be a walk-out basement. Mr. Boguski clarified there was an existing exit from the basement and the proposed elevation indicated a new exit from the basement.

There was discussion about the purpose of the driveway and how it would be utilized.

Mr. Armstrong reiterated for the record that this application came from the building Department after the surveyor error was discovered.

There was clarification of the existing septic system and location.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Ghio

Seconded: Raymond

For: Raymond, Salgado-Sirko, Ghio, Radke and Rafaniello.

Against: None.

Abstain: None.

Commissioner Radke stated the applicant had hardships with the undersized lot, existing placement of the home and the zoning. The existing garage and shed had an impact.

Commissioner Ghio stated this was a tough property that was undersized for this zone. There was no opposition.

Commissioner Salgado-Sirko agreed with the previous Commissioners.

Commissioner Raymond stated the existing home already encroached in the front yard and the addition was not encroaching only minutely more. The applicant was limited from the start because of the front yard and placement of the home.

Chairman Rafaniello stated the size of the lot did not allow for much development; the steep topography of the rear pushes the plan forward into the front yard. All the other regulations were met and it was well thought-out and would be a good plan.

MOTION: Move to approve Application #3823 – Request for Variance for a reduction of the minimum required front yard for a new addition at 200 Perkins Street; Assessor's Map 60, Lot 13-4; R-25 (single-Family Residential) zone; Adam Boguski, applicant, in accordance with the plot plan and information submitted with the following stipulation:

1. The proposed brick driveway shown extending beyond the property line on the plan submitted, with a revision date of May 20, 2025, is not part of the Variance request and is not being approved through any action of the Zoning Board of Appeals.

By: Raymond

Seconded: Ghio

For: Raymond, Salgado-Sirko, Radke, Ghio and Rafaniello.

Against: None.

Abstain: None.

The application is approved.

3. Approval of Minutes – June 3, 2025

Chairman Rafaniello designated himself, regular Commissioners Pecevich, Raymond, Radke and alternate Commissioner Lukasiewicz to vote on the Approval of Minutes – June 3, 2025.

Chairman Rafaniello had a change to be corrected for the June meeting minutes.

MOTION: Move to approve the minutes of the June 3, 2025, regular meeting, as amended.

By: Rafaniello

Seconded: Raymond

For: Raymond, Ghio, Radke, Salgado-Sirko and Rafaniello.

Against: None.

Abstain: None.

4. Communications

- a. City Council Appointment – Commissioner Ghio

5. Election of Officers – Postponed to the September regular meeting.

6. Adjournment

MOTION: Move to adjourn at 6:20 P.M.

By: Raymond

Seconded: Ghio

For: Raymond, Balsam, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

Mr. Armstrong reminded the Commissioners there is an August recess and the next regular meeting will be held on September 2nd.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Rory Ghio, Secretary