

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY AUGUST 8, 2022**

CALL TO ORDER:

By: Chairman Provenzano

Time: 7:00 P.M.

Place: Board of Education,
Auditorium, 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		X
	Richard Goodwin	X	
STAFF:	Robert Flanagan, AICP, City Planner	X	
	Edward Spyros, Zoning Enforcement Officer	X	

PLEDGE OF ALLEGIANCE:

Chair Provenzano reminded the Commission their next special meeting was Monday August 15, 2022.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes

a. June 13, 2022

Chair Provenzano designated regular Commissioners White, Harlow, Marra and Gagnon to vote on the June 13, 2022, regular minutes. She also designated alternate Commissioner Goodwin to vote on the June 13, 2022, regular minutes in place of Commissioner Provenzano with her absence that evening.

b. July 18, 2022

MOTION: Move to approve the minutes of the June 13, 2022, regular meeting.

By: Harlow

Seconded: White.

For: White, Harlow, Gagnon and Goodwin.

Against: None.

Abstained: None.

MOTION: Move to approve the minutes of the July 18, 2022, regular meeting.

Chair Provenzano designated regular Commissioners White, Harlow, Marra and Gagnon to vote on the June 18, 2022, regular minutes. She also designated alternate Commissioner Goodwin to vote on the June 13, 2022, regular minutes in place of Commissioner Marra because with his absence that evening.

By: Harlow

Seconded: Marra.

For: White, Harlow, Gagnon, Provenzano and Goodwin.
Against: None.
Abstained: None.

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 August 1, 2022. Mr. Spyros reviewed his monthly report for July dated August 1, 2022, with the Commission. A new category of Boarding Houses was created because there was an increase of inquiries and complaints. Boarding houses are not allowed.

RECEIPT OF NEW APPLICATIONS:

There was no receipt of new applications.

PUBLIC HEARINGS:

Items #2 and #3, under Public Hearings were taken out of order.

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, Lot 4; BD-1 (Downtown Business) zone; Wheeler Clinic, Inc., applicant.

Chair Provenzano explained that Applications #2437 and #2438 would be heard concurrently but voted on separately.

The Commission acknowledged receipt of the following items in their electronic packets: an approval letter dated July 6, 2022, from the Zoning Board of Appeals (attached 8-3d form); a letter dated August 2, 2022, from Attorney Larry Shipman, regarding a draft agreement of parking for Staff to review before the CO's are issued that has not been prepared yet; a memorandum dated July 5, 2022, to Raymond A. Rogozinski, P.E., Director of Public Works, from Thomas J. Daly, P.E., U.S. Manager of Civil and Structural Engineering Rock Emond, Associate Civil Engineer, of SLR Consulting, regarding Wheeler Clinic Bristol – Drainage Narrative (Attached – Hydraulic Analysis); the second set of Site Plan Committee Review comments dated August 3, 2022 (first review revised – Building Official response received) 8/17/22 (second review); and a photometric report, undated.

The following persons representing the applicant reviewed the application with the Commission: the applicants attorney, Larry Shipman, 433 South Main St., West Hartford; the applicant's engineer, Thomas J. Daly, P.E., SLR Consulting, 99 Realty Dr., Cheshire; the applicant's architect, Edward Widofsky, P.E., Associate Senior Project Manager of Tecton Architects of Tecton Architects, 34 Sequassen St., Hartford and Raymond Rogozinski, P.E., Director of Public Works, 111 North Main St.

Attorney Shipman explained the applicant received 3 Variances, which were essentially related to the property curvature on Hope St; the curvature caused insufficient building line and fenestration ratios. The building has 3 street facing sides. Regarding the Special Permit for parking, there would be 59 regular parking spaces on site; the site requires 122 parking spaces. Section VIII.B.5.b. permits off-site parking on another lot under different ownership.

Wheeler Clinic is working on an agreement with the City for the Hope St. municipal parking lot across the street from the property. 63 parking spaces on the municipal lot would be for the use of Wheeler. In the future, the City will construct a parking garage on the property. If this application is approved, the applicant would move their parking to Lot B, which the City used for staging for the City Hall renovations. When the parking garage is finished, the applicant's parking spaces would be moved to the newly constructed parking garage. The parking at all times would be within the required 500 ft. of the main entrance of the building. Mr. Rogozinski explained there was sufficient City employee parking, and for citizens and visitors travelling to the downtown area.

Attorney Shipman explained the applicant would make parking available on evenings and weekends for events in the downtown. He also explained that the Wheeler parking proposed across the street at the municipal lot would be for their employees first and then their clients.

Mr. Daly explained the entrance drive on Hope St. had gaps in the pavers. The entrance was aligned with the Bristol Hospital for site lines and traffic management. There is a drop off area with handicapped accessibility on the Wheeler site, along with handicapped parking, and a flush sidewalk. There is a loading area for box trucks.

There is a new crosswalk (across Hope Street) to access the municipal parking lot with 63 parking spaces. The outdoor corner area (North Main Street entrance) and upper private area had similar elements to the downtown streetscapes. There is a large underground culvert that required the building be set back from the front line.

Mr. Widofsky explained the 4 story 12,600 sq. ft. building was brick and metal panels with 3 stories above grade. There is a significant grade change on the site. The first floor had windows on Main St. The footprint was the same on all four floors. There were some problems with the fenestration because of the property elevation.

The first floor had behavioral health, primary care, training rooms, hoteling stations, and utility/storage rooms. The second floor and third floor had office space with some behavioral health on the second floor. The applicant worked with Staff to develop two curb cuts on the adjacent lot for potential development.

Commissioner White mentioned to Mr. Daly about data he may have about developing a landscaping plan with a mix of male and female trees. Mr. Daly was unaware of the issue; he stated he would ask the developer's landscape architect if they were installing a mix of male or female trees to reduce pollen counts and CO2 for global warming. Mr. Daley also explained he would review permeable pavers in the drop off area. His view was the soil was unsuitable for these types of pavers.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing #2437 is closed.

By: White

Seconded: Harlow.

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

Against: None.

Abstained: None.

The Commission commented that the development would enhance the downtown area. The Commission agreed that this was a long overdue and they were in favor of the development. The Commission also commented on the well-designed architecture.

MOTION: Move that 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, be approved.

1. A formal parking agreement between the City of Bristol and Wheeler Clinic for the use of municipal parking spaces shall be submitted by the Applicant and reviewed by Staff prior to a Certificate of Occupancy for the medical office building at 1 Hope Street being granted.

By: White

Seconded: Harlow.

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

Against: None.

Abstained: None.

The Application #2437 is approved with stipulation.

The hearing #2438 is closed.

By: White

Seconded: Harlow.

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

Against: None.

Abstained: None.

MOTION: Move that Application #2438 – Site Plan for business or professional offices (medical office building) at 1 Hope Street; Assessor's Map 30, Lot 4; BD-1 (Downtown Business) zone; Wheeler Clinic, Inc., applicant, be approved, with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: White

Seconded: Marra.

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

Against: None.

Abstained: None.

The Application #2438 is approved with stipulations.

Item #4 under Public Hearings was taken out of order.

4. 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.

The Commission acknowledged receipt of the following items in their electronic packets: the first set of Site Plan Review Committee comments dated July 27, 2022; a Project Narrative, dated June 29, 2022, entitled "*Project Narrative For: Earth Removal & Processing of Earth Materials, Laurentide Glen, A Residential Open-Space Subdivision, Bristol, CT,*" and the second set of Site Plan Review Committee response comments dated August 23, 2022 – "Date of First Review: 07/27/22; Second Review: 08/23/22." (submitted on August 8, 2022.)

Attorney Mark Ziogas, 88 Valley St., representing the applicants, explained they had a discussion at their last meeting, regarding Public Act 21-163. His view was this Act applies to the current permit, but the applicant filed a new application to alleviate any confusion, but they are not conceding the current permit was not valid based on their reading of the Public Act.

Attorney Ziogas explained this was the second extension and the project was going well. Phase I is 95% complete. The upper level was seeded and the grass is growing. The applicant is starting Phase 2 and a lot of material needed to be removed but the applicant is selling and moving materials daily; the earth removal should be completed by the spring of 2024.

Phase 1 of the subdivision has 10 houses finished. Phase 2 needs one house to be completed. Regarding Phase 3, 10 houses are under construction. When the sand is off the property, the applicant will be able to begin Phases 4, 5, and 6 of the subdivision.

There were no concerns with the site except for one heavy rainstorm and the items were corrected quickly. A progress report was filed indicating 132,000 cu. yds. of materials have been removed from the site.

Gino Troiano, P.E., of Trademark Acquisitions, LLC, 175 Lake Ave., representing the applicants, explained he submitted an updated plan with contours. Regarding Phase 1, the elevations were down to 610 to 645 that were seeded with erosion fabric, which was done the second week of May. Phase 2 would have a permanent access road.

Mr. Spyros explained there was one complaint last year during a windstorm. The applicant was doing a nice job in accordance with the Special Permit. Attorney Ziogas explained the processing materials was available with the first permit with portable equipment. But was only anticipated once every six months for two weeks, but it was unnecessary with this last permit.

No one else spoke in favor of the application.

The following persons spoke against the application: Josephine Ramondetta, 200 Martin Rd.; Sylvia Roy, 170 Martin Rd., and Alice Joyce, 100 Barlow St.

Among their concerns were the following: Ms. Ramondetta explained she had spoken with Staff before COVID-19, then there was COVID-19, and then there was no communication for a long time. Since then, she had heard noise from this development. They are starting work 6:00 A.M. to 6:30 A.M.

Ms. Roy reviewed the concerns with the persons power washing her house and windows. The window panels were locked in place with silt. She had difficulty washing very fine silt on her floors. She thought there was an agreement for the applicant to water the property. She commended the applicant for being proactive, but they do not mow the berms.

Ms. Joyce had concerns of the silt on their vehicles. She also thought there was an agreement to water the property when it gets windy. The silt affected the trees in the area. If the permit is extended, this would make the trucks go out on Farrell Ave. through the tunnel, which works well.

Ms. Ramondetta had the following inquiries: Is the land behind her and some of her neighbor's property was going to be developed because there was no discussion about it when the application began. If Gina Scalia sells her property would that property be developed? Ms. Roy inquired if the applicant would put wildflowers on the berms and cut down the weeds because the neighbors had to mow the berms.

Attorney Ziogas explained the truck traffic pattern would remain the same as with the prior applications to turn left onto Barlow St.

Gino Troiano, Jr., P.E., of Arcadia Acres, LLC, 175 Lake Ave., representing the applicant, explained regarding site watering, they have a hydrometer, which works about 6 to 7 hours a day. The concern was with the grass growing and timing the hydrometer, but now the grass has grown, and the concern was reduced.

Regarding Ms. Ramondetta's concerns, there are 4 lots they do not own that would not be developed by Trademark, but that land is in the subdivision land as a conservation easement and was not on the slopes. A house would be constructed at the bottom of the slope.

The bulldozers were not on Arcadia Rd. anymore, but were 40 ft. lower than Arcadia Rd. The business hours have not changed and were 7:00 A.M. to 4:00 P.M. for the equipment and not trucks before 7:30 A.M. with no Saturdays or Sundays. He would reiterate to the workers to not start before 7:00 A.M.

The right of way on Martin Rd. would become a rear piece to part of the lots being sold, but it would not be a road or an access. Regarding the berm, this was to minimize the dust that they worked on with the City, but they would work on maintaining the weeds on the berm.

The hearing is closed.

By: White

Seconded: Harlow.

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

Against: None.

Abstained: None.

The Chair was satisfied with the applicant's answers for the public audience. There would be an additional 2 years of the continued work on the property to finish the property.

MOTION: Move that 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, be approved, with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. The operation shall be conducted in accordance with the following drawings, including all sedimentation and erosion control measures shown thereon: "Earth Removal Plan for Laurentide Glen – A Residential Open Space Subdivision" dated October 1, 2018, with a last revision date of June 10, 2022, consisting of the following sheets:
 - a. Cover
 - b. Boundary – Perimeter Survey
 - c. EX-1 – Existing Conditions Plan
 - d. G1, G2 & G3 – Proposed Grading Plan – Phases 1, 2 & 3
 - e. SCT-1 – Cross Section Layout Plan and Cross Sections
 - f. SCT-2,3 & 4 – Cross Sections
 - g. DET-1 – Soil Erosion and Sedimentation Control Notes & Details
 - h. DET-2 – Site Details and Phasing Plan
 - i. GU-4 & GU-5 – Site Development & Erosion and Sedimentation Control Plan
3. A \$68,000 performance bond shall be posted by the applicant with the City prior to operations commencing.
4. The Special Permit shall be good for a period of two years from the date of issuance.
5. The hours of operation shall be Monday through Friday between 7:00 A.M. and 4:00 P.M. for the site work, and 7:30 A.M. and 4:00 P.M. for the trucking operations.
6. There shall be no operation on Saturdays, Sundays, or holidays.
7. Measures to control dust from the operation shall be applied as needed.
8. The applicant shall sweep and remove the sand from Farrell Avenue along the frontage of the property on an as-needed basis.
9. The maximum allowable slope of 3-to-1 shall be modified in accordance with Section IX.B.5.c. of the Zoning Regulations and a maximum allowable slope of 2:5-to-1 permitted in its place, as shown on the approved map.
10. The required 100-foot buffer shall be reduced as per the approved map in accordance with Section IX.B.5.b.(3) of the Zoning Regulations, inasmuch as the lesser buffer is warranted in order to match proposed contours to the existing contours of the adjoining land.
11. The screening process, pursuant to Section IX.B.5.f., shall be conducted at the point of removal where the difference in elevation and physical barriers on site will shield adjacent residential properties from the processing operations.
12. The crushing process, pursuant to Section IX.B.5.f., shall be conducted on a twice annual basis and shall not exceed a duration of two weeks for each event. Advance notice of at least 7 business days shall be provided to the ZEO (Zoning Enforcement Officer) prior to crushing operations commencing. Once the crushing process begins, the ZEO (Zoning Enforcement Officer) shall confirm that the operations are being conducted in accordance with the approved plan. Hour of operation are 8:00 A.M. to 4:00 P.M., Monday through Friday.
13. The ZEO (Zoning Enforcement Officer) will report monthly to the Zoning Commission his visits.

By: White

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved with stipulations.

5. 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.
6. 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.

The Commission acknowledged receipt of the following items in their electronic packets: two approval letters dated June 8, 2022, from the Zoning Board of Appeals (attached 8-3d form); the first set of Site Plan Review comments, dated August 1, 2022, Date of Plan: June 28, 2022; a report with a revised date June 28, 2022, entitled "*Site Improvements for Parking Lot and Driveway Improvements, 406 Broad St., Assessors Map 39, Lot 138/140; Bristol, CT*"; and a copy of an overview of permeable paving, entitled "*Massachusetts Low Impact Development Toolkit, Fact Sheet #6, Permeable Paving*."

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the properties had City sewer and water systems. The two lots are considered existing non-conforming for the BG zone. The lot at 398 Broad St. had an existing 3,800 sq. ft. structure on 1.6 acres that is used as an industrial building, which the use is non-conforming. The lot is non-conforming because it is only 7,000 sq. ft.; the minimum requirement is 15,000 sq. ft. The lot frontage is 78 ft.; the minimum requirement is 108 ft. The building, side yards, setbacks, and rear yard are non-conforming. The goal of Zoning is to make lots more conforming. The applicant purchased the 75 ft. X 100 ft. lot to the west of the structure and demolished the building. With the lots merged, the lots would have a total of 14,500 sq. ft. to make it more conforming.

Attorney Ziogas explained the frontage would be 145 ft. The applicant would create parking spaces on the adjacent lot. An underground detention system would be difficult for the property, which they discussed with Staff. The property is in a flood zone.

The applicant discussed only paving the accessway and have permeable pavers for the parking for sheet flow to absorb into the ground. The paved parking lot would be used for parking, deliveries, and display of vehicles. They are requesting a sidewalk waiver as a caveat because it would dam the water and not be able to leave the site. But if sidewalks are needed later, they would be constructed.

Attorney Ziogas explained the property is near a traffic signal to control traffic. They received the Site Plan Review Committee comments which can be resolved. The lot is small so there were things they cannot do, but this was a good adaptive re-use. There would be 11 parking spaces on the vacant lot. There would be normal business hours. There should be 75% of the work in repairs and 25% of work in sales. They would sell electronic bicycles. They received an approval from the Zoning Board of Appeals for the dealer license.

Attorney Ziogas explained the applicant would sell quad's, 3 wheelers, and electric bikes. The display of vehicles would be in the parking lot to the right of the building, but not overnight. He would mention to the applicant to have them explain the areas where clients should and should not drive these types of vehicles. Test driving vehicles was not allowed on City streets.

Commission Marra suggested there be a policy that all vehicles be brought on trailers.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing #2439 is closed.

By: White

Seconded: Harlow.

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

Against: None.

Abstained: None.

The Commission was favor of the application, but he had concerns with the problems that these vehicles are used irresponsibly, but a re-use of the property is good.

MOTION: Move that 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, be approved.

By: White

Seconded: Harlow.

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

Against: None.

Abstained: None.

The Application #2439 is approved.

The hearing #2440 is closed.

By: White

Seconded: Harlow.

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

Against: None.

Abstained: None.

Attorney Ziogas agreed because it was an existing building.

MOTION: Move that 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, be approved with the following stipulation:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.

By: White

Seconded: Marra.

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

Against: None.

Abstained: None.

The Application #2440 is approved with stipulation.

Chair Provenzano declared a recess at 9:02 P.M.; the meeting resumed at 9:07 P.M.

8. 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.

The Commission acknowledged receipt of the following items in their electronic packets: the first set of Site Plan Review Committee comments, dated August 1, 2022, Date of Plan: July 5, 2022; a memorandum dated July 5, 2022, to Raymond A. Rogozinski, P.E., Director of Public Works, from Thomas J. Daly, P.E., US Manager of Civil and Structural Engineering and Rock Emond, Associate Civil Engineer, regarding Bristol Parking Garage – Drainage Narrative.

The following persons representing the applicant reviewed the application with the Commission: Raymond Rogozinski, P.E., Director of Public Works, Public Works Department, 111 North Main St., City of Bristol; Rock Emond, Associate Civil Engineer, SLR Consulting, 99 Realty Dr., Cheshire; Timothy Tracey, of Desman Architects Design Management, 3 West 35th St., New York, NY.

Mr. Emond explained the request is to construct a municipal parking garage on the corner of Kelly St. and Meadow St., which is where the existing municipal parking lot is located. That parking lot is part of the City Hall campus and Police station (.78 acres) with 51 parking spaces.

The applicant meets the BD-build to line requirements and the applicant has placed the building as close to the property line as possible with landscaping on the street frontage (5 ft. Meadow St./1.5 ft. Kelly St.). The existing sidewalk is used by the Post Office to go north and south on the campus. The building is closer to Kelly St. because of the sanitary sewer main near the parking garage and retaining wall.

The corner of building is setback 21 ft. for the neighbor's rear property line and there is a 20 ft. setback for this zone. The arborvitae would be maintained to shield the first floor of the parking garage.

Regarding the parking garage, there would be 152 spaces. The sidewalks would be improved, which included an anchored corner, detectable warning strip, crosswalk and pedestrian driveway ramps. The garage would be for municipal use only for employees and police staff.

Commission inquiries: Mr. Rogozinski explained they are reviewing an elevator, but it was not required by Code, which was discussed with various departments. They had concerns of the maintenance and security concerns. They may add the elevator to the plans later. The Chair's view was it was safer for people in an elevator versus walking three floors of a stairway.

Mr. Tracey explained this was a 3-level garage, but only 1.5 levels above grade. They received a Variance approval from the Zoning Board of Appeals for the building fenestration .because the building design does not lend itself to fenestration.

This will be pre-cast building. The stairway was to the southwest, and they are reviewing an elevator. A second egress was in the northwest corner of the building as required by the Regulations. There are 6 accessible spaces but with 150 spaces 5 spaces are required. There was a comment for 10 accessible spaces. Their view this was 4% of the total and the general rule was 2%, but their view was this was adequate. If these are a concern, additional spaces may be stripped later.

Commissioner Harlow wanted to make sure there was sufficient parking for the employees, residents, police department, post office and restaurants. He also wanted to understand if there was sufficient parking for the future growth of the new pedestrian friendly downtown. He suggested a stairway in the right corner of the garage for the post office and police employees.

Commission inquiries: Mr. Rogozinski explained there would be parking in front of City Hall for residents on North Main St. There is an existing sidewalk for the employees of the post office and police department. Regarding the stairways they are placed in accordance with the Fire code, he preferred the stairwells in their location in lieu of a Kelly St. stairwell for security reasons.

Commission inquiries: Mr. Tracey explained the accessible route persons would have to go through the tower to a sidewalk. Most of the construction is done with a crane and would be done within the footprint. For the last 2 weeks of the project, the crane would be outside the footprint and on a portion of Kelly St. and Meadow St. would be closed. The construction would take about 6 months.

Commissioner Marra would like to have some of these items on the plans, so the Commission was comfortable voting. It was not necessary to stop the process or continue the application, but it was integral to manage the site development.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: White

Seconded: Harlow.

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

Against: None.

Abstained: None.

The Commission had concerns but was comfortable with the plans as presented. The Commission preferred there be an elevator for the future. There were concerns of what is on-site now versus the future. The Commission was okay with the project as presented.

MOTION: Move that 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, be approved, with the following stipulation.

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.

By: White

Seconded: Harlow.

For: White, Harlow, Marra, Gagnon and Provenzano.
Against: None.
Abstained: None.

The application is approved with stipulations.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

There was no new business.

CITY PLANNERS REPORT:

9. Application AZR #16-2 – Review of Section V.A.9.: Adaptive re-use of existing non-residential principal buildings.

The Commission received the following item in their electronic packets: a draft for the August 10, 2016, Public Hearing, of the Application AZR16-2, Proposed Amendments to the Bristol Zoning Regulations, Bristol Zoning Commission, Review of Section V.A.9., Adaptive re-use of existing non-residential principal building. This application was discussed and approved in 2016 for the adaptive re-use of non-residential buildings. He explained that a typographical error was discovered for two references to this Regulation that was not corrected in 2016. He reviewed the Regulations prior to the amendment and after the amendment. The request was to amend the references in the BHC and BG zones by adding in the correct references "a. and j." He would draft a Regulation for next month's meeting to accept at the September meeting for a public hearing in October.

MOTION: Move that Application AZR #16-2 – Review of Section V.A.9.: Adaptive re-use of existing non-residential principal buildings, authorize staff to bring forward a Zoning Text Amendment to the September meeting on behalf of the Zoning Commission to correct the typographical errors from an earlier text amendment. The Public Hearing will be scheduled for October.

By: White

Seconded: Harlow.

For: White, Harlow, Marra, Gagnon and Provenzano.
Against: None.
Abstained: None.

The application is authorized to move forward.

10. It was discovered that the new assisted living building under construction at 475 North Main Street had a small portion of the structure constructed .750' inches over the street line. The City Council and the Board of Public Works assisted the applicant with a lot line revision of 6 inches. No action is needed by the Commission at this time.

ADJOURNMENT:

MOTION: Move to adjourn at 10:04 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