



MEMORANDUM

Date: March 14, 2019

To: Board of Public Works
From: Raymond A Rogozinski, P.E.
Director of Public Works

Re: Request for Sidewalk Waiver – 436 Broad Street
Sky Top Motor

In accordance with City Ordinance 21-49 no building shall be issued a permit for a commercial building unless the proposed plan includes the construction of sidewalks across the property frontage or the provision is waived by the City Council. Pursuant to the Ordinance, the property owner of 436 Broad Street has requested a waiver from City Council which has been forwarded to the Board of Public works for a recommendation.

The development consists of constructing a 5,536 SF building and associated parking to operate an automotive sale and service facility. The 1.01 acre property is located across the street from Thies Manufacturer and was vacant prior to the proposed development.

The Department of Public Works sees sidewalks as an integral part of the City's transportation system and sidewalks installed on the entire length of Broad Street would have value by connecting Forestville Center to the Emmett Street area. With that said, the referenced section of Broad Street is approximately 4,300 LF and existing sidewalk sections are fragmented and limited (650 LF). There is a 450 LF section of sidewalk on the property to the east, however it terminates at the rail road crossing and has limited value.

Based on an assessment of sidewalks in the area, the Department of Public Works recommends the following action:

- **Recommend City Council waive the construction of sidewalks across the property frontage of 436 Broad Street pursuant to City Ordinance 21-49. Said waiver shall be subject to construction of sidewalk adjacent to the concrete driveway apron accessing the property and the recording of a sidewalk covenant on City Land Records indicating that if the City of Bristol installs sidewalks along Broad Street the property owner will pay for the portion of sidewalks located along the subject property.**

City of Bristol Public Works
Email: www.bristolct.gov/publicworks
860-584-6125 or 860-584-7791

It should be noted that the City is currently reviewing a proposed revision to the subject ordinance that will authorize the Planning Commission or Zoning Commission to process a sidewalk waiver request as part of the site plan review and approval process.

Please feel free to contact me with any questions or concerns at 860-584-6113.