CALL TO ORDER:
By: Chairman Skinner  Time: 7:01 P.M.  Place: City Hall

ROLL CALL:

<table>
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<tr>
<th>MEMBERS</th>
<th>NAME:</th>
<th>PRESENT</th>
<th>ABSENT</th>
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<tr>
<td>REGULAR MEMBERS:</td>
<td>Brian Skinner (Chairman)</td>
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<td>William Cunningham (Vice Chairman)</td>
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<td>Louise Provenzano (Secretary)</td>
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<td>Peter Del Mastro</td>
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<td>Michael Massarelli</td>
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<td>ALTERNATE MEMBERS</td>
<td>Timothy Gamache</td>
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<td>Richard Harlow</td>
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<td>Thomas Marra</td>
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<td>STAFF</td>
<td>Robert Flanagan, City Planner</td>
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<td>Christopher Schaut, Assistant City Planner</td>
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PLEDGE OF ALLEGIANCE

Chairman Skinner explained he would make the public audience aware when it was 9:30 P.M. because this evening would be a long meeting. They would decide then if they would go past the 10:00 P.M. curfew. Therefore, Application #2309 may or may not be reviewed.

ADMINISTRATIVE MATTERS:
1. Approval of Minutes – March 13, 2019

MOTION: Move to approve the minutes of the March 13, 2019, regular meeting.

By: Cunningham  Seconded: Massarelli.

For: Massarelli, Provenzano, Del Mastro Cunningham and Skinner.
Against: None.
Abstained: None.

2. Zoning Enforcement Officer's Report

The Commission explained there was no ZEO report at this time.

RECEIPT OF NEW APPLICATIONS:
3. Application #2310 – Special Permit for business or professional offices for a photography studio at 150 Laurel Street; Assessor's Map 26, Lot 142; R-15/BT (Single-Family Residential/Downtown/Neighborhood Transition Overlay) zone; Stacey Milliken, applicant.

4. Application #2311 – Change of Zone from BN (Neighborhood Business) zone to R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone at 240 Park St.; Assessors Map 12, Lot 132; City of Bristol, applicant.

5. Application #2312 – Special Permit for off-street parking on a separate lot under the same ownership at 240 Park St., 14 and 22 Muzzy St.; Assessors Map 12, Lot 132, 133-10 and 134-11; BN (Neighborhood Business) zone/ R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; City of Bristol, applicant.
6. Application #2313 – Site Plan for off-street parking on a separate lot under the same ownership at 240 Park St., 14 and 22 Muzzy St.; Assessor’s Map 12, Lot 132, 133-10 and 134-11; BN (Neighborhood Business) zone/ R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; City of Bristol, applicant.

**MOTION:** Move to schedule Applications #2310, for a public hearing for the May 8, 2019, regular meeting of the Commission.

By: Cunningham
Seconded: Provenzano.

For: Massarelli, Provenzano, Del Mastro, Cunningham and Skinner.
Against: None.
Abstained: None.

Regarding Application #2311, Mr. Flanagan explained the City has proposed parking adjacent to Muzzy Field, which was a former restaurant. The City also acquired two properties to the north. If the zone is not changed there would be an arbitrary zone line in the Site Plan, which required the engineers to shift the parking requirements around the line. Therefore, Staff recommended an approval to make it an R-15 zone for the parking lot. If approved, Applications #2312 and #2313 may be reviewed. He suggested Application #2311 be scheduled for the May meeting and Applications #2312 and #2313 be scheduled for the June meeting.

**MOTION:** Move to schedule Application #2311 for a public hearing for the May 8, 2019, regular meeting of the Commission.

By: Cunningham
Seconded: Massarelli.

For: Massarelli, Provenzano, Del Mastro, Cunningham and Skinner.
Against: None.
Abstained: None.

The Application #2311 is scheduled for public hearing.

Mr. Flanagan explained the City would amend Applications #2312 and #2313 if the Zone Change application is approved. This property had to be listed as a BN zone, but could change if the Zone Change application is approved.

**MOTION:** Move to schedule Applications #2312 and #2313 for a public hearing for the June 12, 2019, regular meeting of the Commission.

By: Cunningham
Seconded: Massarelli.

For: Massarelli, Provenzano, Del Mastro, Cunningham and Skinner.
Against: None.
Abstained: None.

The Applications #2312 and #2313 are scheduled for public hearings.

Commissioner Del Mastro explained he would recuse himself from public hearing Applications #2308 and #2309. Chairman Skinner designated Commissioner Gamache to sit in place of Commissioner Del Mastro on Applications #2308 and #2309.

**PUBLIC HEARINGS:**

7. Application #2307 – Special Permit for the addition of a drive-up window for a fast-food restaurant (existing Dunkin Donuts location) at 1264 Farmington Avenue; Assessor’s Map 46, Lot 72A-2; BG (General Business) zone; Aloni Realty, LLC, applicant.

The Commission acknowledged receipt of the following items in their electronic packets: a summary letter of a traffic study report, dated June 9, 2010, prepared by F.A. Hesketh and Associates, Inc.; a letter dated June 9, 2019, from Attorney Kosta Diamantis, regarding the traffic study summary; the revised Site Plan Committee review comments dated March 18, 2019 (Water Department comments received); the minutes of the Zoning Commission, dated December 17, 2002 (Special Permit and Site Plan/drive thru window withdrawn) and June 2010 (denied); and an As Built Drawing, dated September 3, 2002, prepared by Berkshire Engineering and Surveying, LLC.

Attorney Kosta Diamantis, 396 Meadow Road, Farmington, on behalf of the applicant, reviewed the request for the addition of a drive-up window for a fast-food restaurant for the existing Dunkin Donuts site. His opinion was the existing 2010 traffic study was accurate and was sufficient for the plan.
The City Engineer agreed that the current traffic study was sufficient. Route 6 was widened and improved. There would be no impacts on Route 6, Sheila Court, the site or the ingress or egress. The Site Plan has been submitted to the ConnDOT for a review. There were Water Department comments to resolve. No new curb cuts were proposed.

Chairman Skinner had concerns with a ten year old traffic study as Farmington Avenue traffic has changed since then.

The following person spoke in favor of the application: Attorney Timothy Furey, 43 Bellevue Avenue, represented the tenant, the Ghio family. He hired F.A. Hesketh to prepare the 2010 traffic report. A lease is being negotiated with the property owner, which expires in June 2019.

The following person spoke against the application: Robert Thibodeau, 341 Main Street. Mr. Thibodeau’s opinion was the plans do not show where the traffic would enter and exit the property, which is difficult on Sheila Court.

In response, Attorney Diamantis reviewed how traffic would enter and exit the property and queue for the drive-up window.

The following person spoke again against the application: Mr. Thibodeau reiterated the vehicles entering and exiting the property on to Sheila Court was not mentioned because there was a lot of traffic in this area.

In response, Attorney Diamantis reviewed the flow of traffic through the site, including queuing for the drive-up window. Mr. Flanagan was unsure of the status of the traffic signal requested to the CT-DOT that Attorney Diamantis mentioned.

The hearing is closed.

By: Cunningham    Seconded: Massarelli.
For: Massarelli, Provenzano, Del Mastro, Cunningham and Skinner.
Against: None.
Abstained: None.

The Commission commented that there were no opposing neighbors from Sheila Court like with previous applications. There was no difference of this property compared to the various area fast food restaurants. The modifications to Route 6 would improve the traffic flow. After the Commission’s discussion, Commissioner Del Mastro’s opinion changed and a new traffic study was unnecessary with the Route 6 improvements. Also, the applicant’s attorney assured them there was sufficient area at the entrance for queuing and additional vehicles entering the site.

Mr. Flanagan reviewed the Regulations and standards of approval for Special Permits with the Commission.

**MOTION:** Move that Application #2307 - Special Permit for the addition of a drive-up window for a fast-food restaurant (existing Dunkin Donuts location) at 1264 Farmington Avenue; Assessor’s Map 46, Lot 72A-2; BG (General Business) zone; Aloni Realty, LLC, applicant, be approved with the following stipulations:

1. The site plan associated with this Special Permit 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.

By: Cunningham    Seconded: Provenzano.
For: Massarelli, Provenzano, Del Mastro and Cunningham.
Against: Skinner.
Abstained: None.

The application is approved with stipulations.

Chairman Skinner explained Commissioner Del Mastro has recused himself from Applications #2308 and #2309. He designated Commissioner Gamache to sit in place of Commissioner Del Mastro. He declared a recess at 8:00 P.M.; the meeting resumed at 8:05 P.M.
8. Application #2308 – Special Permit for unified residential development (36 dwelling units – new construction) at 301, 321, 313, 307, 295 Main Street and 48 Summer Street; Assessor’s Map 26, Lots 194A, 199, 198, 196, 194 and 197; R-15/BT (Single-Family Residential/Downtown/Neighborhood Transition Overlay) zone; Carrier Construction Inc., applicant.

The comments against included: that the plan would complement the downtown; the applicants were local residents and supported the community; previous houses that the applicants have improved in the neighborhood and continue to maintain well; and the applicants use quality materials in all their projects.

The comments in favor included: the plan would complement the downtown; the applicants were local residents and supported the community; previous houses that the applicants have improved in the neighborhood and continue to maintain well; and the applicants use quality materials in all their projects.

The comments against included: crime associated with multifamily houses in the area; concerns over the density and scale of the project compared to the surrounding neighborhood; condominium ownership rather than rental units; whether or not the State Historic Commission was contacted since area properties are part of a National Historic District; the plan was not in keeping with the existing neighborhood; setbacks; parking; traffic; storm drainage; and if the units would be market rate or Section 8.

Attorney Furey responded to the neighborhood concerns. There is only one local Historic District in Bristol and this property is not within it; National Historic Districts are not restrictive like local ones. Section 8 tenants would not be encouraged but may not be denied; approximately $1,300 rental rates and the parking was sufficient and met the Regulations. The traffic plan was reviewed by the Police Traffic Division with no concerns.

Chairman Skinner explained Applications #2308 and #2309 would be heard concurrently, but voted on separately.

The Commission acknowledged receipt of the following items in their electronic packets: an Exhibit A, undated, entitled “Exhibit A, Property Owner List, Applications Carrier Construction, Inc.;” an authorization e-mail, dated March 5, 2019, from Attorney Roger Chaisson II, regarding the authorization to Attorney Timothy Furey; a set of response comments to from Robert Green Associates, dated April 1, 2019, in response to comments dated March 18, 2019 and January 16, 2019.

The following persons reviewed the applications: Attorney Timothy Furey, 43 Bellevue Avenue and Charles Talmadge, Principal of Development Planning Solutions, 73 Meadow Street.

The Commission acknowledged receipt of the following items in their electronic packets: an Exhibit A, undated, entitled “Exhibit A, Property Owner List, Applications Carrier Construction, Inc.;” an authorization e-mail, dated March 5, 2019, from Attorney Roger Chaisson II, regarding the authorization to Attorney Timothy Furey; a set of response comments to from Robert Green Associates, dated April 1, 2019, in response to comments dated March 18, 2019 and January 16, 2019.

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The following persons reviewed the applications: Attorney Timothy Furey, 43 Bellevue Avenue and Charles Talmadge, Principal of Development Planning Solutions, 73 Meadow Street.

The Commission acknowledged receipt of the following items in their electronic packets: an Exhibit A, undated, entitled “Exhibit A, Property Owner List, Applications Carrier Construction, Inc.;” an authorization e-mail, dated March 5, 2019, from Attorney Roger Chaisson II, regarding the authorization to Attorney Timothy Furey; a set of response comments to from Robert Green Associates, dated April 1, 2019, in response to comments dated March 18, 2019 and January 16, 2019.
After inquiry by Chairman Skinner at 9:50 P.M., the Commission decided to waive their curfew, finish hearing the application and to allow the second round of the public audience.

No one else spoke in favor of the application.

The following persons spoke again against the application: Steve Coan, 331 Main Street; Robert Thibodeau, 341 Main Street; Thomas Doyle, 128 High Street and Amy Coan, 331 Main Street.

The following person spoke again and was not in favor or against the application, but had inquiries: Tyrone Mellon, 20 High Street. The concerns stated were similar to the first round of public comment.

Attorney Furey responded to the second round of public comments and reviewed details of the plan once more.

After inquiries by the Commission, Attorney Furey explained if approved, the neighbors should have no concerns with the landscaping because about 1,000 sq. ft. is required and 7,000 sq. ft. would be installed.

Mr. Flanagan reviewed the Site Plan for a unified residential development. The landscaping plan applied to the Level One with required amenities for the overlay zone. If approved, this would be the second unified residential development for the City.

The hearing is closed.

By: Cunningham                    Seconded: Gamache.
For:   Gamache, Massarelli, Provenzano, Cunningham and Skinner.
Against:  None.
Abstained:  None.

The Application #2308 is closed.

By: Cunningham                    Seconded: Gamache.
For:   Gamache, Massarelli, Provenzano, Cunningham and Skinner.
Against:  None.
Abstained:  None.

The Application #2309 is closed.

The Commission had lengthy opinions of Application #2308.

Unsure of his opinion, Commissioner Gamache understood for the downtown success there had to be a critical mass required. He lived in the Federal Hill area previously and agreed the quality of life decreased when the residential density increased. He had concerns of the number of units proposed for the property.

Commissioner Provenzano had concerns because this was a transition zone and the plans do not meet the Special Permit requirements of the unified residential development on Page 52 and 53 of the Regulations. She was not in favor of this plan.

Commissioner Massarelli agreed. He was not in favor of the plans because there were too many units in a transition area. The plan was very well presented and there was support for the application.

Commissioner Cunningham commented that the unified residential development was a Commission driven amendment to the Regulations to provide opportunity for development and the applicant has a proposal in front of them under that Regulation. He also discussed whether the application met the criteria of the Regulation.

Chairman Skinner’s explained his opinion on the application changed after hearing the concerns of the neighbors and Commissioners.

Mr. Flanagan reviewed the standards for approval from the Special Permit guidelines that govern density bonuses (Page 52) in the zone along with the regular Special Permit guidelines (Page 96).
MOTION: Move that Application #2308 – Special Permit for unified residential development (36 dwelling units – new construction) at 301, 321, 313, 307, 295 Main Street and 48 Summer Street; Assessor's Map 26, Lots 194A, 199, 198, 196, 194 and 197; R-15/8T (Single-Family Residential/Downtown/Neighborhood Transition Overlay) zone; Carrier Construction Inc., applicant, be denied based on the Special Permit Sections on Page 52 and Page 96 of the Regulations because the existing and future character of the neighborhood in which the use is proposed to be located and the compatibility of the proposed use with the neighborhood – it does not meet that, as well as the following factors: the Commission may grant a Special Permit after considering the health, safety, welfare of the public in general and the immediate neighborhood in particular as well as the following factors: the location and size of the proposed use, the nature and intensity of the operations in association of the proposed use, the size, shape and character of the site.

By: Provenzano
Seconded: Massarelli.

For: Massarelli, Provenzano, Gamache and Skinner.
Against: Cunningham.
Abstained: None.

The application is denied.

MOTION: Move that Application #2309 – Site Plan for unified residential development (36 dwelling units – new construction) at 301, 321, 313, 307, 295 Main Street and 48 Summer Street; Assessor's Map 26, Lots 194A, 199, 198, 196, 194 and 197; R-15/8T (Single-Family Residential/Downtown/Neighborhood Transition Overlay) zone; Carrier Construction Inc., applicant, be denied because the Special Permit was denied.

By: Provenzano
Seconded: Massarelli.

For: Gamache, Massarelli, Provenzano and Skinner.
Against: Cunningham.
Abstained: None.

The application is denied.

OLD BUSINESS
There was no old business.

NEW BUSINESS
There was no new business.

CORRESPONDENCE
Commissioner Del Mastro resumed his seat at 10:43 P.M. in place of Commissioner Gamache.

CITY PLANNER’S REPORT
10. Review of Proposed 2019 Amendments to the Zoning Regulations
The Commission acknowledged receipt of the following item in their electronic packets: a memorandum dated April 1, 2019, from Nancy Levesque, P.E., City Engineer to Raymond Rogozinski, Director of Public Works, Robert Flanagan, City Planner and Christopher Schaut, Assistant City Planner.

Mr. Flanagan read into the record memorandum dated April 1, 2019.

Mr. Flanagan explained the first request was for a process to modernize the Zoning Regulations for to be in compliance with the MS4 storm water regulations to comply with State Statute. He suggested the item be added to the agenda for the May meeting and to be scheduled for a public hearing at the June meeting. The Commission agreed to add this item to their May agenda.

Item #2 was taken out of order.

11. A pre-application discussion on a potential zone change, from R-10 (Single Family Residential zone) to BG (General Business zone); Barbara Rd.; request from Attorney Salvatore Vitrano.
MOTION  Move to add the following item to the agenda under item #10 under City Planner’s Report. A pre-application discussion on a potential zone change, from R-10 (Single Family Residential zone) to BG (General Business zone); Map 53, Lot 34; Barbara Rd.; request from Attorney Salvatore Vitrano pursuant to C.G.S. VII-1, 59-B., and Section XI.3.B. of the Zoning Regulations.

By: Cunningham   Seconded: Provenzano.

For: Provenzano, Del Mastro, Cunningham, Massarelli and Skinner.
Against: None.
Abstained: None.

The Commission acknowledged receipt of the following item in their electronic packets: a letter dated March 29, 2019, from Attorney Salvatore Vitrano, regarding the request to have a pre-application discussion.

Mr. Flanagan explained the request was to add this to the May 8, 2019 agenda to discuss a potential development to gauge the Commission’s thoughts on it before the applicant submits an application.

After inquiries by the Commission, Mr. Flanagan explained this was requested previously, but had not made it to the Commission. The Planning Commission gave a negative referral on a zone change application and so the applicant withdrew the application a few years ago.

The Commission agreed that they would allow this item to be added to their May 8, 2019 agenda.

The Commission resumed Item #2 under Correspondence.

12. Review of revisions/corrections of lot lines to the Zoning Map

Mr. Schaut explained this was a request continued from the March meeting for corrections to lot lines in the City’s mapping that impacted the Zoning Map. The Commission was okay with the corrections to the Zoning Map.

13. Mr. Flanagan explained on April 29, 2019, there would be a Land Use Training Academy workshop at City Hall from 6:30 P.M. to 9:00 P.M. in the Council Chambers.

ADJOURNMENT

MOTION: Move to adjourn at 10:55 P.M.

By: Massarelli   Seconded: Cunningham.

For: Massarelli, Provenzano, Cunningham, Del Mastro and Skinner.
Against: None.
Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

Brian Skinner, Chairman   Louise Provenzano, Secretary