CALL TO ORDER:

By: Chairman Skinner          Time: 7:02 P.M.          Place: City Hall

ROLL CALL:

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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>
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<td></td>
<td>William Cunningham</td>
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<td></td>
<td>(Acting Chairman and Vice Chairman)</td>
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<td></td>
<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>
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<td>Timothy Gamache (Alternate)</td>
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<td>Richard Harlow (Alternate)</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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PLEDGE OF ALLEGIANCE

RECEIPT OF NEW APPLICATIONS

1. Application #2317 – Change of Zone (1) from I (Industrial) and BD-1 (Downtown Business) zones to R-40 (Single-Family Residential), I (General Industrial) & BD-1 (Downtown Business) zones for an easterly portion of 18 Main Street; Assessor’s Map 30, Lot 96 (pt.); (2) from R-40 (Single-Family Residential) and I (General Industrial) zones to R-40 (Single-Family Residential) zone at 100 Memorial Boulevard; Assessor’s Map 30, Lot 114-1; City of Bristol Department of Public Works, applicant.

Acting Chairman Cunningham designated regular Commissioners Massarelli, Provenzano, Del Mastro and Cunningham to sit on Application #2317. He also designated alternate Commissioner Harlow to sit in place on Application #2317.

Mr. Flanagan thanked the Commission for their attendance for this special meeting this evening. He explained Application #2317 was a Zone Change application. The Memorial Boulevard School property is in the R-40 Zone; the Willis Street parcel is in both the R-40 and I Zones, and the property at 18 Main Street is in the BD-1 & I zones.

The applicant had reviewed an alternate plan of a Variance with the Zoning Board of Appeals, but it was Staff's opinion was that the zone change application would be the best plan for the neighborhood but was also the best application to put forward. Therefore, the applicant has a proposed zone changes, and if approved, the zone change would not be effective until all of the lots are merged. He suggested a special meeting be scheduled for June 26, 2019, if the Commission agrees.

After inquiries by the Commission, Mr. Flanagan explained this application was unable to be scheduled for a public hearing at their regular meeting on June 12, 2019 because state statute and local regulations require a referral to the Planning Commission, with a set timeline for that notification to occur.

Mr. Flanagan explained that the reuse of the MBS as a magnet school was a $50 Million investment. There will more than likely be some community interest in this plan, and with a special scheduled meeting, the Commission will be able to provide ample opportunity for input on the application.

MOTION: Move to schedule Application #2317 for a public hearing for the June 26, 2019, special meeting of the Commission.

By: Del Mastro Seconded: Provenzano.
Application #2317 was scheduled for public hearing.

2. Application #2316 – Special Permit for an accessory dwelling unit at 42 Partridge Run; Assessor’s Map 58, Lot 33; R-25 (Single-Family Residential) zone; Mark Petruska, applicant.

Acting Chairman Cunningham designated regular Commissioners Massarelli, Provenzano, Del Mastro and Cunningham to sit on Application #2316. He also designated alternate Commissioner Harlow to sit on Application #2316.

Mr. Flanagan explained this application was received after the deadline for applications but the applicant was requesting to have this application scheduled for a public hearing on the June 12, 2019 regular meeting, if possible.

Mark Petruska, 42 Partridge Run, explained he has some potential purchasers for his property, but they are requesting to construct an accessory dwelling unit prior to purchasing it. He also explained he was purchasing a property on June 28, 2019, which is the same day for the potential purchasers of the proposed plans. If this application is scheduled for a public hearing for July 10, 2019 at their June 12, 2019 regular meeting, this would be an issue for him. He was unavailable to attend their May 8, 2019 regular meeting to discuss his concerns with the Commission. He was prepared to post a public hearing sign on the property if the Commission agreed with his request.

Mr. Flanagan’s opinion was the application may be received and scheduled for a public hearing on June 12, 2019. He explained there was sufficient time to post public hearing signs and advertise a legal notice only because of this special meeting this evening.

Acting Chairman Cunningham commented that he does not want to set a precedent with this application, but he understood the applicants concerns. He was willing to accommodate the applicants if the Commission agreed.

**MOTION:** Move to schedule Application #2316 for a public hearing for the June 12, 2019, regular meeting of the Commission.

By: Provenzano Seconded: Massarelli.

For: Massarelli, Provenzano, Del Mastro, Harlow and Cunningham.

Against: None.

Abstained: None.

Application #2316 was scheduled for public hearing.

**ADJOURNMENT**

**MOTION:** Move to adjourn at 7:20 P.M.

By: Massarelli Seconded: Del Mastro.

For: Massarelli, Provenzano, Del Mastro, Harlow and Cunningham.

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King

Recording Secretary

William Cunningham

(Acting Chairman and Vice Chairman)

Louise Provenzano, Secretary

(Acting Chairman and Vice Chairman)