CALL TO ORDER:
By: Acting Chairman Soares  Time: 7:04 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>
<td>Chairman William Veits (Chairman)</td>
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<td>Commissioner John Soares (Acting Chairman and Vice Chairman)</td>
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<td>Commissioner Andrew Howe (Secretary)</td>
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<td>Jon Pose</td>
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<td>Terry Parker</td>
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<td>ALTERNATE MEMBERS</td>
<td>David White (Alternate)</td>
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<td>Jeff Hayden (Alternate)</td>
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<td>Joseph Kelaita (Alternate)</td>
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<td>STAFF</td>
<td>Robert Flanagan, City Planner</td>
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<td>Nancy Levesque, Assistant City Engineer</td>
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<td>Christopher Schaut, Assistant City Planner</td>
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PLEDGE OF ALLEGIANCE

Acting Chairman Soares designated regular Commissioners Howe, Pose, and Soares as voting members this evening. He also designated alternate Commissioners Kelaita and White as voting members this evening in place of Commissioners Veits and Parker with their absences this evening.

ADMINISTRATIVE MATTERS:
Approval of Minutes – May 29, 2019

MOTION: Move to approve the minutes for the April 24, 2019, regular meeting minutes.

By: Howe  Seconded: Kelaita.

For: Howe, Kelaita, Pose, White and Soares.
Against: None.
Abstain: None.

NEW BUSINESS
1. Request for extension to file approved subdivision map for 90 days from July 12, 2019 to October 10, 2019 for Application #417 – Subdivision, 340 Maple Avenue, (2 lots); Assessor’s Map 56, Lot 19; R-15 (Single-Family Residential) zone; Nicole M. Bugryn, applicant

The Commission acknowledged receipt of the following items in their electronic packets:

Mr. Flanagan explained the applicant’s attorney, James Ziogas, represented the applicant that was unable to attend the meeting. He explained the applicants are requesting an extension to file the previously approved subdivision map for an additional ninety days from July 12, 2019 to October 10, 2019. This was the first extension of two extensions the applicant was allowed to request. They are requesting an approval from the Commission and Staff recommends that the Commission approve the extension.
MOTION: Move that based on a request from Attorney James Ziogas, dated June 13, 2019, I move that pursuant to Connecticut General Statutes (C.G.S.) Section 8-25a and Section 2.06 of the Bristol Subdivision Regulations, that the filing deadline for the recording of the Subdivision plan with the Bristol Town and City Clerk for:

Application #417 – Subdivision, 340 Maple Avenue, (2 lots); Assessor’s Map 56, Lot 19; R-15 (Single-Family Residential) zone; Nicole M. Bugryn, applicant, be extended an additional 90 days from July 12, 2019 to October 10, 2019.

By: Howe
Seconded: White.

For: Howe, Kelaita, Pose, White and Soares.
Against: None.
Abstain: None.

ZONING COMMISSION REFERRALS

2. Application #2319 – Change of Zone from R-10 (Single-Family Residential) to BG (General Business) at 17 Barbara Rd.; Assessor’s Map 53, Lot 34; Jacek Associates, LLC, applicant.

The Commission acknowledged receipt of the following items in their electronic packets: a memorandum dated June 4, 2019, from the Zoning Commission to the Planning Commission and a schematic layout map, entitled “Schematic Layout, Assessor’s Map 32, 33 and 34, Farmington Avenue and Barbara Road, Bristol, Connecticut.”

Attorney Salvatore Vitran, 135 West Street, on behalf of the applicant, reviewed the request for a Change of Zone from R-10 to BG on Lot 34. If recommended, this would be a positive referral to the Zoning Commission. Attorney Vitran reviewed the properties, the existing uses, and the intent to merge the three lots and construct a 4,000 sq. ft. office or retail building consistent with the Zoning Regulations.

The plan had various items consistent with the Route 6 Corridor Study. Attorney Vitran explained that there are two curb cuts on Farmington Avenue and Barbara Road. But, the concept plan had one curb cut on Barbara Road in the BG zone and a sidewalk on Farmington Avenue. Lot 34 would require a 20 ft. landscaped buffer (Barbara Rd.) and the remainder would be parking, but have minimal effects. His requested approval and hoped the Commission’s opinion was positive for this proposal.

After inquiries by the Commission, Mr. Flanagan explained stipulations may not be placed on a Zone Change because this was a proposed schematic and the proposal in front of the Commission this evening was a referral back to the Zoning Commission. If the zone is changed, the applicant is not obligated to finish this plan or construct this plan as reviewed, it is just a concept.

Ms. Levesque explained that the Engineering Department would be in agreement with the reduction of the curb cuts and ConnDOT was in favor of the reduction of curb cuts, which would also review the plan for work within the right of way.

MOTION: to send a positive referral to the Zoning Commission for Application #2319 – Change of Zone from R-10 (Single-Family Residential) to BG (General Business) at 17 Barbara Rd.; Assessor’s Map 53, Lot 34; Jacek Associates, LLC, applicant.

The Planning Commission recognizes that most new development will result from infill and adaptive reuse and/or redevelopment of existing sites that builds on and enhances the character of the surrounding neighborhoods and landscapes.

The Planning Commission finds that the change of zone, as presented, would be consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

1. 11.5.2. Goal – Manage development along the Route 6 corridor.

2. 11.5.3.1. Policies – Place priority on the re-use of previously developed sites and location of new development in existing commercial areas that encourages the adaptive re-use of existing resources while respecting the remaining residential character of the corridor.

By: Pose
Seconded: Kelaita.
For: Howe, Kelaita, Pose, White and Soares.
Against: None.
Abstain: None.

3. Application #AZR19-2 – Proposed amendments to the Zoning Regulations, initiated by the Bristol Zoning Commission:
   (1) Section IX.A.2. (Erosion and Sediment Control) – add reference to new Section IX.G. (Stormwater Management);
   (2) Section IX.A.5. (Erosion and Sediment Control) – update reference to Connecticut Guidelines for Soil Erosion and Sediment
   (3) Add new Section IX.G. (Stormwater Management) inclusive of new Sections IX.G.1. through IX.G.4.; (4) Section XI.B.2.h.
       (Landscaping Requirements) – delete “myrtle and pachysandra” and add “all landscaping shall be done with species that are
       non-invasive.”

The Commission acknowledged receipt of the following items in their electronic packets: a referral memorandum dated June
4, 2019, from the Zoning Commission to the Planning Commission; a copy of proposed amendments to the Zoning
Regulations, entitled “AZR-19-2 Proposed Amendments to the Zoning Regulations, Bristol Zoning Regulations, Draft for Public
Hearing June 12, 2019” and a memorandum dated April 1, 2019, from Nancy Levesque, former Assistant City Engineer and
City Engineer, to Robert Flanagan, City Planner, Christopher Schaut, Assistant City Planner and Raymond Rogozinski, Director
of Public Works with an attached report entitled “Municipal Separate Storm Sewer Systems and Low Impact Development
(LID), Local Regulations Assessment, City of Bristol.”

Mr. Schaut reviewed the proposed amendments with the Commission and that the City was trying to comply with State storm
water management requirements. He also reviewed the assessment that the Naugatuck Valley Council of Governments
provided of the Bristol Zoning Regulations with regard to storm water management.

Mr. Flanagan explained the Staff would encourage low impact development management practices.

After inquiries and comments by the Commission, Mr. Schaut explained existing developments would not be impacted, but
new developments or redevelopments would be required to meet these Regulations, if passed.

After comments by the Commission, Ms. Levesque explained various items the Engineering Department has required some of
these policies on single family houses as part of the MS-4 Program to recharge the ground water such using rain gardens and
infiltration systems. There are various towns in Connecticut that have more elaborate Regulations.

Ms. Levesque summarized her memorandum dated April 1, 2019 for the City to become compliant with the State. The
Engineering Department supports the proposed amendments. The pollutant reductions were important for water quality,
which would make it easier for Public Works to maintain the storm systems and improve ground water.

Mr. Flanagan reviewed the section in the Plan of Conservation and Development under Section 14.4.8. for Stormwater
Management.

**MOTION:** to send a positive referral to the Zoning Commission for Application #AZR19-2 – Proposed amendments to
the Zoning Regulations, initiated by the Bristol Zoning Commission: (1) Section IX.A.2 (Erosion and
Sediment Control); (2) Section IX.A.5. (Erosion and Sediment Control); (3) Add new Section IX.G.
(Stormwater Management); (4) Section XI.B.2.h. (Landscaping Requirements) because the regulation
amendment, as presented, would be consistent with the goals and policies of the 2015 Plan of Conservation
and Development, amended to April 1, 2018, and specifically:

1) Section 14.4.8. – Action Steps – Adopt regulations that require consideration of a "low impact development" approach to
stormwater management as part of new development, when appropriate.

By: White Seconded: Howe.

For: Howe, Kelaita, Pose, White and Soares.
Against: None.
Abstain: None.

Acting Chairman Soares reminded the Commission that their next regular meeting is July 31, 2019.
ADJOURNMENT

Motion was made by Commissioner White to adjourn. Motion seconded by Commissioner Kelaita. Motion carried 5-0.

The meeting adjourned at 8:05 P.M.

These minutes represent the proceedings of the meeting. This meeting was taped.

Respectfully submitted,
Nancy King

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Andrew Howe
Secretary
City Planning Commission