CALL TO ORDER:
By: Acting Chairman Cunningham  
Time: 7:00 P.M.  
Place: City Hall

ROLL CALL:

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<th>MEMBERS</th>
<th>NAME:</th>
<th>PRESENT</th>
<th>ABSENT</th>
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<tr>
<td>REGULAR MEMBERS</td>
<td>William Cunningham (Acting 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>Richard Harlow</td>
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<td>ALTERNATE MEMBERS</td>
<td>Timothy Gamache (Alternate)</td>
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<td>Thomas Marra (Alternate)</td>
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<td>Marc Gagnon, (Alternate)</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 #2322 – Site Plan for public school at 100 and 120 Memorial Boulevard and an easterly portion of 18 Main Street; Assessor’s Map 30, Lot 114-1, 114 & 96 (pt); R-40 (Single-Family Residential) zone; City of Bristol Department of Public Works, applicant.

Acting Chairman Cunningham designated regular Commissioners Massarelli, Provenzano, Cunningham and Harlow to sit on Application #2322. He also designated alternate Commissioner Gamache to sit on Application #2322 in place of regular Commissioner Del Mastro with his absence this evening.

Mr. Flanagan explained this application was from the Department of Public Works, City of Bristol, which was withdrawn at the May meeting (App. #2320.) The Application #2322 was for the Memorial Boulevard School and Staff has suggested a special meeting to review the application on July 24, 2019 to allow the applicant to post public hearing signs and to publish legal notices.

MOTION: Move to schedule Application #2322 for a public hearing for the July 24, 2019, special meeting of the Commission.

By: Provenzano  
Seconded: Harlow.

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

The application is scheduled for public hearing.
PUBLIC HEARINGS

2. Application #2317 – Change of Zone (1) from I (General 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.

The Commission acknowledged receipt of the following items in their electronic packets: a referral memorandum dated May 21, 2019 from the Zoning Commission to the Planning Commission; a referral memorandum dated May 30, 2019, from the Planning Commission to the Zoning Commission; a letter dated June 20, 2019, from Peter Gooderman, Senior Vice President, General Counsel and Secretary of the Barnes Group, Inc. and three location maps, dated May 21, 2019, prepared by the Bristol Land Use Office.

Acting Chairman Cunningham designated regular Commissioners Massarelli, Provenzano, Harlow and Cunningham to sit on Application #2317. He also designated alternate Commissioner Marra to sit on Application #2317 in place of regular Commissioner Del Mastro with his absence this evening.

Jonathan Tunsky, AIA, of ToDesign, 114 West Main Street, New Britain, on behalf of the applicant, explained the proposed plan was to change the zone for the property from I (General Industrial) zone to an R-40 (Single Family Residential) zone. Mr. Tunsky explained the Memorial Boulevard School was on the east side of the property and the Barnes Group property was to the south as shown on the maps. Mr. Flanagan explained this was an extension of a like zone of the R-40 in the area of the Memorial Boulevard property and reviewed the application with the Commission.

After inquiries by the Commission, Mr. Flanagan explained this was not an individual zone change, but this would be an extension of a like zone. The zone would extend into the center of Memorial Boulevard. There is a letter from the Barnes Group, Inc. in the packets that summarizes their opinion of the zone change and the site plan applications.

Mr. Flanagan read into the record the letter dated June 20, 2019.

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

Mr. Flanagan explained as this Commission has done with previous applications there needs to be an effective date. He explained when the properties are amalgamated and filed on the Land Records the zone change would be effective. He explained that Staff and various departments have been working hard on these applications. He thanked the Commission for their attendance this evening to have this application proceed.

The hearing is closed.

By: Massarelli
Seconded: Provenzano.

For: Marra, Harlow, Provenzano, Massarelli and Cunningham.
Against: None.
Abstained: None.

The Commission commented this would be an extension of a like zone and this would not be an individual zone change for an individual property. There was usually public participation comments, but there were no opposition present this evening. Therefore, there were no concerns extending the zone.
MOTION: Move that Application #2317 – Change of Zone (1) from I (General 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, be approved, because 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. Section 8.3.1.4. – Encourage the adaptive reuse of existing vacant buildings and the redevelopment of underutilized sites.

The effective date of the zone change shall be the date on which a map and deed amalgamating an easterly portion of 18 Main Street (Assessor’s Map 30, Lot 96 [pt.]) and 100 Memorial Boulevard (Assessor’s Map 30, Lot 114-1) with the lot at 120 Memorial Boulevard (Assessor’s Map 30 Lot 114) is filed on the city Land Records.

By: Massarelli
Seconded: Provenzano.

For: Marra, Harlow, Provenzano, Massrelli and Cunningham.
Against: None.
Abstained: None.

Acting Chairman Cunningham reminded the Commission their next scheduled regular meeting was Wednesday July 10, 2019.

ADJOURNMENT

Acting Chairman Cunningham designated Commissioner Gamache to sit on the adjournment in place of Commissioner Del Mastro with his absence this evening.

MOTION: Move to adjourn at 7:27 P.M.

By: Harlow
Seconded: Massarelli.

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

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

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William J. Cunningham, P.E. Acting Chair/Vice Chairman  Louise Provenzano, Secretary