CALL TO ORDER:

By: Chairman Rafaniello  
Time: 7:00 P.M.  
Place: City Hall

ROLL CALL:

Chairman Rafaniello called the meeting to order at 7:00 P.M.

<table>
<thead>
<tr>
<th>MEMBERS</th>
<th>NAME:</th>
<th>PRESENT</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>REGULAR MEMBERS</td>
<td>Jerald Rafaniello (Chairman)</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Jeffrey Twombly (Vice Chairman and Acting Secretary)</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Richard Raymond (Secretary)</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>Alfred Radke, III (Arrived 7:03 P.M.)</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>David Pecevich</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ALTERNATE MEMBERS</td>
<td>Morris Rippy Patton, IV</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rory Ghio</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>Tim Adamaitis</td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAFF</td>
<td>Christopher Schaut, Assistant City Planner</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Chairman Rafaniello designated Commissioners Adamaitis and Ghio to sit on all the applications this evening with the absence of Commissioner Raymond and Commissioner Radke this evening.

PUBLIC HEARINGS

1. Application #3710 – Certificate of Approval for used car dealer and general repairer’s license at 258 Riverside Avenue; Assessor’s Map 30A, Lot 8; BHC (Route 72 Corridor Business) zone; Tristate Auto Group, applicant.

The Commission acknowledged receipt of the following item in their electronic packets: a stipulated judgement, entitled “Docket No: HHB-CV-18-6041537-S, HRS, LLC V. City of Bristol, CT, Zoning Board of Appeals, Superior Court, Judicial District of New Britain, CT at New Britain, at New Britain, November 26, 2018.”

Virgilio Ortiz, 118 Sprucedale Drive, Waterbury, on behalf of the applicant, explained he would like to open a used car dealer and general repair business.

James Harris, 25 Debra Lane, property owner of 258 Riverside Avenue, explained this property was approved for a previous automobile use with an applicant, which was approved about six months ago. The previous applicant had not given him a deposit or had not signed the lease for the use of the property. Mr. Harris explained this evening’s applicant would be a more dedicated tenant and was in the process of occupying the building.

After inquiry by Chairman Rafaniello, Mr. Schaut explained this property had a stipulated judgement of two vehicles displayed for sale on the property. He explained that internet sales was not part of the stipulated judgement on the property.

Mr. Schaut explained the plan this evening is the same plan that was approved for the previous request (App. #3703.)

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

The hearing is closed.

By: Twombly  
Seconded: Pecevich.

For: Ghio, Twombly, Adamaitis, Pecevich and Rafaniello.
Against: None.
Abstain: None.

The Board commented that an application was reviewed a few months ago for this property and they agree with the plan for the new tenant. Commissioner Twombly agreed if the stipulated judgements for the previous approval were adhered to, he had no concerns with the plans.

**MOTION:** Move to approve Application #3710 – Certificate of Approval for used car dealer and general repairer’s license at 258 Riverside Avenue; Assessor’s Map 30A, Lot 8; BHC (Route 72 Corridor Business) zone; Tristate Auto Group, applicant, in accordance with the plot plan and information submitted.

By: Twombly
Seconded: Ghio.

For: Ghio, Twombly, Adamaitis, Pecevich and Rafaniello.
Against: None.
Abstain: None.

The application is approved.

Mr. Schaut explained that Attorney James Ziogas was representing an applicant at the Inland Wetlands Commission meeting that was being conducted at this moment, but he would arrive at the Zoning Board of Appeals meeting shortly. He suggested the Board review the minutes under Miscellaneous, Item #4, until Attorney Ziogas arrived.

The Board agreed to Mr. Schaut’s suggestion to review the minutes.

Item #4 under Miscellaneous was taken out of order.

**MISCELLANEOUS**

4. Approval of Minutes - June 4, 2019

Chairman Rafaniello designated regular Commissioners Pecevich, Radke and Twombly to vote on the June 4, 2019 regular minutes. He also designated alternate Commissioners Ghio and Adamaitis to vote place of Commissioner Raymond with his absence this evening and in place of Chairman Rafaniello with his absence at the June 4, 2019 regular meeting.

Commissioner Twombly reviewed some corrections that he preferred for the record on Page 3, to better reflect his opposition to Application #3709.

**MOTION:** Move to approve the minutes of the June 4, 2019, regular meeting, as amended.

By: Ghio
Seconded: Twombly.

For: Ghio, Pecevich, Adamaitis, Radke and Twombly.
Against: None.
Abstain: Rafaniello.

The application is approved.

5. Mr. Schaut explained an item that was not on the agenda was an application that was received this morning. He requested the Board’s opinion on possibly scheduling a special meeting for August 6, 2019 since the Board had no regularly scheduled August meeting. The deadline to submit an application for the August meeting would be July 22, 2019. His opinion was it would be in the best interest of the Board to have a special meeting since there are other applications that may be submitted, but if necessary Staff would request a request of extension for the application.

The Board mentioned the next regular scheduled meeting was in September and they voted to not have a meeting in August. Mr. Schaut explained the Board agreed that if an application was received that they would schedule a public hearing.

After inquiry by the Board, Mr. Schaut explained this was not a ConnDMV application, but there were also two additional applications that were more sensitive for Variance applications that Staff has been working on with the applicants, which have requested a potential August special meeting.
Chairman Rafaniello explained he was not getting a sense of urgency for the applications. Commissioner Twombly noted he would not be able to attend a meeting in August.

The Board apologized to Mr. Schaut, but they agreed an August meeting was not an urgent application for a Certificate of Approval unless there were more applications before July 22, 2019.

Mr. Schaut explained if the Board wanted to schedule an August meeting to contact him so that the agenda and legal notices could be posted. But, he would contact Chairman Rafaniello if there were additional applications.

2. Application #3711 – Certificate of Approval for general repairer’s license at 134 Terryville Road; Assessor’s Map 67, Lot 4A+4; I (General Industrial) zone; Collision Depot LLC, applicant.

3. Application #3712 – Certificate of Approval for general repairer’s license at 186 Terryville Road; Assessor’s Map 67, Lot 6C; I (General Industrial) zone; Collision Depot LLC, applicant.

Chairman Rafaniello designated alternate Commissioner Ghio to sit in place of Commissioner Raymond with his absence this evening.

Attorney James Ziogas, 104 Bellevue Avenue, on behalf of the applicant for Applications #3711 and #3712, explained the applications may be heard concurrently, but voted on separately. Attorney Ziogas explained the request was for Collision Depot, LLC to relocate its business down the street to these two properties. The parcel B (west) would be the automotive repair for cars only. The parcel closer to the former Scalia property would be for truck repair only. The applicant does not sell used or new automobiles, but repairs, junk vehicles to junk yards and towing of vehicles. The Zoning Board of Appeals’ responsibility was to determine the appropriateness of the location for the use. As such, there were various industrial uses in this area, which he reviewed with the Board. This use also required Special Permit and Site Plan approval from the Zoning Commission.

After inquiries by the Board, Attorney Ziogas explained the three existing properties between the two subject properties were owned by the applicant and rented out.

No one else spoke in favor of these applications.
No one spoke against these applications.

The hearing is closed for Application #3711.

By: Twombly
Seconded: Ghio.

For: Ghio, Pecevich, Twombly, Radke and Rafaniello.
Against: None.
Abstain: None.

The Board agreed with Attorney Ziogas about the area and relocating one lot down to Parcel B would not be a concern or having truck repair three lots down from this property. The area is conducive to an industrial use and repair businesses and were in favor of the application. The consolidations also made sense for the properties.

MOTION: Move to approve Application #3711 – Certificate of Approval for general repairer’s license at 134 Terryville Road; Assessor’s Map 67, Lot 4A+4; I (General Industrial) zone; Collision Depot LLC, applicant, in accordance with the plot plan and information submitted.

By: Twombly
Seconded: Ghio.

For: Ghio, Pecevich, Radke, Twombly and Rafaniello.
Against: None.
Abstain: None.

The Application #3711 is approved.

The hearing is closed for Application #3712.
Commissioner Twombly had the same comments as on Application #3711, which was the use fits in with the normal use of the area and he had no concerns with the application. Chairman Rafaniello agreed with Commissioner Twombly.

**MOTION:** Move to approve Application #3712 – Certificate of Approval for general repairer’s license at 186 Terryville Road; Assessor’s Map 67, Lot 6C; I (General Industrial) zone; Collision Depot LLC, applicant, in accordance with the plot plan and information submitted.

By: Twombly
Seconded: Pecevich.

For: Ghio, Pecevich, Radke, Twombly and Rafaniello.
Against: None.
Abstain: None.

The Application #3712 is approved.

**ADJOURNMENT**
Chairman Rafaniello designated Commissioner Ghio to sit on the adjournment.

**MOTION:** Move to adjourn at 7:35 P.M.

By: Twombly
Seconded: Ghio.

For: Ghio, Pecevich, Radke, Twombly and Rafaniello.
Against: None.
Abstain: None.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary