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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<td>REGULAR MEMBERS:</td>
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<td>William Cunningham (Acting Chairman and 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>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

PUBLIC HEARINGS:
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), I (General Industrial) and BD-1 (Downtown Business) zones; City of Bristol Department of Public Works, applicant.

The following items were submitted into the record: a draft Surface Water and Existing Drainage System Easement, dated August 2019; a draft Utility Easement, dated August 2019; a draft Water System Easement, dated August 2019; a letter dated July 23, 2019, from Henry Thomas, RLA, of LRC Group, regarding review of permit application documents, Willis Street Closure and Bristol Memorial Magnet School, LRC Project No. 18-2377; a letter dated July 23, 2019, from Henry Thomas, RLA, of LRC Group, regarding review of permit application documents, Willis Street Closure and Bristol Memorial Magnet School, LRC Project No. 18-2377 and a letter dated July 2, 2019, from Henry Thomas, RLA, of LRC Group, regarding review of permit application documents, Willis Street Closure and Bristol Memorial Magnet School, LRC Project No. 18-2377.

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

The Commission acknowledged receipt of the following items in their electronic packets: a letter dated June 25, 2019, from Attorney Peter Gutermann, Senior Vice President, General Counsel and Secretary, of Barnes Group, Inc.; the legal notice, dated March 12, 2019, from the Bristol Land Use Office; a copy of the Inland Wetlands approval letter, dated June 13, 2019, from the Bristol Inland Wetlands Commission (App. #1870) (attached stipulations); a copy of the Inland Wetlands floodplain approval letter, dated June 13, 2019, from the Bristol Inland Wetlands Commission (App. #19-462F-242) (attached stipulations); a copy of the Assessor’s Map of 18 Main St., 100 and 120 Memorial Boulevard, prepared by the Bristol Land Use Office, dated June 20, 2019; a copy of the Zoning Map of 18 Main St., 100 and 120 Memorial Boulevard, prepared by the Bristol Land Use Office, dated June 20, 2019; a copy of the Inland Wetlands Map of 18 Main St., 100 and 120 Memorial Boulevard, prepared by the Bristol Land Use Office, dated June 20, 2019; the Site Plan Review Committee Comments, first review dated June 20, 2019 and second review dated July 9, 2019; a letter regarding comments, dated July 2, 2019, from Henry Thomas, RLA, of LRC Group, to Mr. Thomas Conlin, Bristol Corporation Counsel and Robert Flanagan, Bristol City Planner, regarding response comments and response comments to the July 2, 2019 LRC Group comments from Q.A. and M. Architecture and a letter dated July 23, 2019, from Henry Thomas, RLA, of LRC Group, to Mr. Thomas Conlin, Bristol Corporation Counsel Office and Robert Flanagan, Bristol City Planner, regarding additional response comments and an e-mail dated July 23, 2019, from Ryan Scrittorale, P.E. of Alfred Benesch & Company, regarding response comments to the July 23, 2019 Q.A. and M. Architecture comments.
The following persons reviewed the application on behalf of the applicant: Angela Cahill, Architect and Project Manager of Q.A & M Architecture, 195 Scott Swamp Road, Farmington; Jon Tunsky, Landscape Architect, of Q.A. & M, 195 Scott Swamp Road, Farmington; Ryan Scrittorale, P.E., Project Manager, of Alfred Benesch & Company; Steve Ulman, Traffic Engineer, of Alfred Benesch & Company and Attorney Barry Thompson, retained by the Building Committee. Also, Attorney John Mallin, 185 Asylum Street, Hartford, on behalf of the Barnes Group, had inquiries of the applicant and the Commission.

Ms. Cahill reviewed the design plan, landscape architecture, civil engineering and the architectural presentation. The project schedule was to obtain approvals from the Zoning Commission in July to stay on schedule for the schematic design phase to submit applications to the State to make a bid on the plans in 2020. They are working with five State agencies for approvals: Office of School of Construction Grants and Review, Division of Administrative Services; Department of Environment and Energy Protection (floodplain, erosion and sedimentation control) Department of Public Health (hazardous materials abatement and environmental concerns) and the Office of State Traffic Administration and the State Historic Preservation Office. The City is in negotiations with the Barnes Group for the potential purchase of a portion of the Barnes property for overflow parking for the school. Attorney Barry Thompson has submitted the Utility Easements.

Mr. Tunsky reviewed additional details of the plan including parent drop off location, bus traffic flow, parking requirements, and service entry/loading dock areas.

Mr. Scrittorale reviewed the storm drainage and sedimentation control systems and the floodway that crosses Memorial Boulevard into this property.

Mr. Ulman reviewed the traffic study that was also submitted to the ConnOSTA, but no comments were received yet.

Ms. Cahill overviewed the architectural design, building layout and floor plans. The two floor addition was proposed on the west side of the building, which would have a loading dock for the school theatre. She reviewed the building elevations materials, which would be similar to the existing building. The buildings may have modifications for handicapped accessibility or historic preservation.

After inquiries by the Commission, Mr. Tunsky explained the drop off area from Memorial Boulevard to South Street. There is a curved area to drop off and adjacent to that was the two way traffic. There would be signage or cones in this area. There was no area for future growth for building or parking because the site is built to the maximum.

After inquiries by the Commission, Ms. Cahill reviewed the black box theatre with a varying level stage for viewing events.

Regarding Willis Street, Mr. Scrittorale explained it would not be disconnected and become part of Memorial Boulevard. The traffic would be two way. A speed bump and different pavements would mitigate and delineate traffic. They would retain the existing access to the Barnes Group.

After inquiries by the Commission, Mr. Ulman was unsure if the traffic would increase versus the former school. He also reviewed traffic report data. Ms. Cahill explained the trip generation of the students with the regular drivers.

After inquiry by the Commission, Mr. Tunsky explained the trees would be trimmed eight feet up from the ground for site line for Willis Street, South Street and Memorial Boulevard. There was sufficient area for emergency vehicle access on the property.

After inquiries by the Commission, Mr. Flanagan explained there was an emergency plan with the application. There was sufficient area for the emergency vehicles to maneuver.

Attorney Mallin explained the Barnes Group supported the plans but had concerns. He would submit a letter for the record.

No one spoke against the application.

Mr. Ulman explained they would review the traffic light comments, but if the warrants do not meet the State requirements, it would not be provided. Mr. Flanagan reviewed the comments and explained they were working with Attorney Mallin.

Mr. Flanagan read into the record the letter dated July 23, 2019, from Mr. Henry Thomas of LRC Group. Mr. Flanagan read into the record the letter dated June 25, 2019, from Attorney Peter Gutermann to the Corporation Counsel Office.

The Commission commented there were many comments remaining for this large project, but they should allow Staff to review the concerns with the applicant.
Bristol Zoning Commission

Special Meeting of July 24, 2019

The hearing is closed.

By: Provenzano  Seconded: Harlow.

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

The Commission commented there was a lot of consideration that went into the plan. The application and endorsements were in order. There were many comments to resolve, but the idea is to approve this plan with stipulations. This was a very thorough review of the plans. They were pleased the applicant and Staff were working with the entities to resolve the concerns. They were impressed with the Barnes Group. They agreed the Barnes Group comments be included and resolved before the plans are signed off. This plan would be good for the community.

Acting Chairman Cunningham had concerns of the comments of the traffic light. There were many views on this concept, but as a Zoning Commissioner, this was a professional plan and he was in favor of the plans.

**MOTION:** Move that 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), I (General Industrial) and BD-1 (Downtown Business) zones; City of Bristol Department of Public Works, applicant, be approved with the following stipulations:

1. The site plan shall not be signed off until all remaining 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: Provenzano  Seconded: Harlow.

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

The application is approved with stipulations.

**ADJOURNMENT**

Acting Chairman Cunningham designated alternate Commissioner Marra to sit in place of Commissioner Del Mastro with his absence this evening.

**MOTION:** Move to adjourn at 9:24 P.M.

By: Cunningham  Seconded: Harlow.

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

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

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