



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: June 9, 2021

TO: Mayor Ellen Zoppo-Sassu
Board of Public Works

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: DPW Minor Street Fuel Transfer Facility – Sidewalk Waiver & City Road Use

The City's Zoning Commission has received an application requesting approval to construct a fuel transfer facility on an undeveloped lot, identified as Lot 263-2 Minor Street. As part of the development of the proposed facility the property owner has requested that City Council defer construction of sidewalks across the Minor St. frontage required, pursuant to City ordinance.

A link to the proposed development is provided below:

https://ct-bristol2.civicplus.com/DocumentCenter/View/31840/RevisedPlan_351-Minor-St_060721

City Council received the referenced request at its June 8, 2021, meeting and has referred the matter to the Board of Public Works. Based on a review of City roadway mapping there are currently no sidewalks on City streets in the area. The closest sidewalks to the site are at the intersection of Clark Ave. and Matthews Street, approximately 2100 ft. away. Therefore: the DPW recommends the following action:

Move to authorize the Department of Public Works to forward a recommendation to City Council, on behalf of the Board, recommending that City Council approve the request to defer construction of sidewalks across the property identified as Lot 263-2 Minor Street. Said approval shall be subject to the filing, on City land records, of a covenant stating: "if sidewalks are constructed on the adjacent lots the City reserves the right to require the property owner to construct or pay for the cost of constructing, sidewalks across the referenced property frontage (620 ft.)."



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The proposed development includes the use of the City owned rail road spur. As part of the plan review performed by DPW, we have requested that the Developer submit plans of the proposed rail spur to the Department for review and approval or procure the construction services of the City's rail road contractor, A.J. Bellevue Construction to perform the rail road work. Due to the technical nature of the review comment, DPW supports Zoning Commission approval of the application, subject to the applicant addressing the comment as a condition of sit plan approval.

The Department does support expanded use of the rail road and recommends the following action:

Move to approve expanded use of the City owned rail road spur from the Pan Am rail line along CT Route 72, to the site, identified as Lot 263-2, Minor Street.

The Department recommends this action in order to support economic development in the City. It should be noted, maintenance of the rail road cost the City approximately \$60,000 annually, not including capital improvements. However, there are no charges or fees accessed to users of the rail or a mechanism to charge users, in place at this time. With that said, the projected use by the proposed facility will have minimal wear on the existing track and it is the Department's position that the more businesses which utilize the rail, the lower the per-property cost will be for rail service. As the cost per property for rail service decreases the viability of a potential fee system increases (if legally allowed and pursued by the City).

Please feel free to contact me with any question at 860-584-6113.