

**BRISTOL ZONING COMMISSION  
MINUTES  
SPECIAL MEETING OF WEDNESDAY FEBRUARY 22, 2023  
DRAFT MINUTES**

**CALL TO ORDER:**

By: Chair Provenzano

Time: 5:30 P.M.

Place: City Hall West  
Meeting Room One  
Second Floor

**ROLL CALL:**

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Louise Provenzano (Chair)	X	
	David White (Vice Chair)	X	
	Thomas Marra (Secretary)		X
	Richard Harlow (Acting Secretary)	X	
	Marc Gagnon		X
ALTERNATE MEMBERS:	Joseph Kelaita	X	
	Aileen Abrams	X	
	Richard Goodwin		X
	Robert M. Flanagan, AICP, City Planner	X	
STAFF:	Andrew Armstrong, Assistant City Planner	X	
	Edward Spyros, Zoning Enforcement Officer		X

Chair Provenzano called the meeting to order at 6:45 P.M.

**PLEDGE OF ALLEGIANCE:**

Chair Provenzano reminded the Commission the next regular meeting of the Zoning Commission is Monday, March 13, 2023.

**PUBLIC HEARINGS:**

1. Application #2460 – Special Permit for parking on a separate lot under the same ownership within 500 feet of building entrance for a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street; Map 30, Lot 5 and Map 26 Lots 6, 7 & 8; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant.
2. Application #2461 – Special Permit to reduce the baseline number of off street parking spaces for a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street; Map 30, Lot 5 and Map 26 Lots 6, 7 & 8; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant.
3. Application #2462 – Site Plan for a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street; Map 30, Lot 5 and Map 26 Lots 6, 7 & 8; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant.

Chair Provenzano explained that Application #2460, #2461 and #2462 would be heard concurrently, but voted on separately.

Chair Provenzano designated regular Commissioners White, Harlow and Provenzano to vote on Applications # Applications #2460, #2461 and #2462. She also designated alternate Commissioners Abrams and Kelaita to vote on Applications #2460, #2461 and #2462 with the absence of regular Commissioners Gagnon and Marra this evening.

The following persons representing the applicant, reviewed Applications #2460, #2461 and #2462 with the Commission: Attorney Timothy Furey, 43 Bellevue Ave. Also, Mr. Talmadge was working in association with Charles Nyberg, the applicant’s architect, of Schadler Selnau Associates PC, 5 Waterville Road, Farmington and Robert Green Associated, 6 Old Waterbury Road, Terryville. In addition, Raymond Rogozinski, P.E., Director of Public Works, City of Bristol, 111 North Main St.

Attorney Furey reviewed three applications with the Commission.

He reviewed the Application #2460 –Special Permit for parking on a separate lot under the same ownership within 500 feet of building entrance for a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street.

He reviewed the Application #2461 – Special Permit to reduce the baseline number of off-street parking spaces for a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street.

He reviewed the Application #2462 – Site Plan for a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street.

Attorney Furey explained the applicant has been working on this project for several years on four lots that are currently owned by the City. The lots would be reconfigured into two lots. He explained two buildings would be constructed of 76,000 sq. ft. each for a total of 156,000 sq. ft. with 15,600 s.f. of commercial area for both buildings. The commercial spaces would be oriented towards North Main St. There would be four restaurant spaces with some outdoor dining areas. The main restaurant would be on the corner of North Main St. and Hope St. The property received a Variance approval from the Zoning Board of Appeals to allow a larger setback on Hope St.

Attorney Furey explained the plan was for a unified development for 104 residential dwelling units at market rate, which was not subsidized housing. There would be 12 units that are ADA compliant. This is not elderly housing. There is a total of 187 parking spaces with 18 enclosed garages and 24 parking spaces in a central carport. There would also be outdoor amenities.

Attorney Furey explained that Nancy Levesque, P.E., City Engineer, requested a reciprocal cross easement for the City to review before the plan is signed off for parking, drainage system and drainage system maintenance. The McDonald's property has two access rights on the City's property to allow customers to access their site. However, the McDonald's property cannot have delivery trucks enter there.

Attorney Furey reviewed the Special Permits for the shared offsite parking for the two abutting lots that shared the parking requirements. This was part of a reciprocal cross easement. There was parking to the rear of the site for the commercial parking. The Special Permit was for a request of a reduction of parking spaces from 204 parking spaces to 187 parking spaces. The applicant did not take credit for all their parking spaces because of the City's plan to construct on street parking spaces on North Main St.

Commission inquiries: Attorney Furey explained there was commercial parking to the rear of the buildings. The applicant did not take all the credit for the parking counts because the City was constructing on-street parking. The residential parking would be designated parking. Phase three does not include the City's on-street parking spaces. The applicant was discussing with the Police Dept. designating on-street parking as a loading zone during certain hours during the daytime. This parking also had to be discussed with Staff. He reviewed a second option of an area to the rear of the building for a loading zone.

Attorney Furey explained the plan would be constructed in four phases that did not require sign off, but the City had to review and approve the plan. The goal was to make the downtown pedestrian friendly and reduce the lanes on North Main St. from four lanes to two lanes. This would be a four phase plan that included a streetscape; site work (and construction of the buildings); and parking lot work. Also, abandon the curb cut, correct, and lower the curb cut. In addition, they would reconstruct the parking area and construct the parking garage. This work does not include the City's plan to construct the on-street parking spaces. There are 80 parking spaces on the second floor of the parking garage. The Wheeler Clinic has 60 parking spaces that they would allow the public to use during the evening hours.

Staff explained he spoke with Nancy Levesque, P.E., City Engineer, and she was comfortable with the applicant being able to resolve the comments. Also, Raymond Rogozinski, P.E., Director of Public Works, read into the record engineering comment #11 regarding the sidewalk detour and staging plan.

Regarding comments #23 and #24, Mr. Rogozinski, P.E., reviewed the Conn-OSTA process for the Commission. He explained the plans required a Conn-OSTA certificate review and approval. He reviewed modifications to the certificate the City has for the offsite improvements done in the area with a Master Plan. The Conn-OSTA review included reviews of parking, traffic studies and the impact on any traffic on State roads. He explained the State modifies the Conn-OSTA certificate with each project as it is constructed. The City is the property owner of the entire property and working with SLR the State modifies the certificate.

The applicant submitted plans by Attorney Furey of the carports and garages would be replaced with formal drawings with building elevations. He also explained the Water Department has not reviewed the dog house manhole plans, but has requested a detailed plan. But, this was more of a Sewer Department concern.

No one else spoke in favor of the applications.

The following person did not speak in favor or against the application, but had comments: Daniel Sutula, 135 Debra Lane.

Mr. Sutula’s concerns were of the applicant having the project finances secured before the project is started because if the plans are not constructed the City would have a major concern. He was an appraiser and his view was the applicant was trying to get too much out the plans. This was a high intensity use of the property and this may not work out for the applicant.

In response to comments by the public, Attorney Furey appreciated the comments, but this area has not been improved in a long time. A similar plan has sold out dwelling units with lease rates above average. The applicant has a waiting list of people for this project and for different projects the applicant had constructed.

The hearing #2460 is closed.

By: White Seconded: Kelaita.

For: White, Harlow, Abrams, Kelaita and Provenzano.  
Against: None.  
Abstained: None.

**MOTION:** Move that Application #2460 – Special Permit for parking on a separate lot under the same ownership within 500 feet of building entrance for a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street; Map 30, Lot 5 and Map 26 Lots 6, 7 & 8; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant, be approved.

By: White Seconded: Harlow.

For: White, Harlow, Abrams, Kelaita and Provenzano.  
Against: None.  
Abstained: None.

The Application #2460 is approved.

The hearing #2461 is closed.

By: White Seconded: Kelaita.

For: White, Harlow, Abrams, Kelaita and Provenzano.  
Against: None.  
Abstained: None.

**MOTION:** Move that Application #2461 – Special Permit to reduce the baseline number of off street parking spaces for a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street; Map 30, Lot 5 and Map 26 Lots 6, 7 & 8; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant, be approved.

By: White Seconded: Harlow.

For: White, Harlow, Abrams, Kelaita and Provenzano.  
Against: None.  
Abstained: None.

The Application #2461 is approved.

The hearing #2462 is closed.

By: White Seconded: Harlow.

For: White, Harlow, Abrams, Kelaita and Provenzano.  
Against: None.  
Abstained: None.

The Chair commented she had heard concerns from the public but she was excited for a developer to invest in the downtown Bristol area. This was a well-designed Site Plan and was looking forward to the plan being constructed. She appreciated the attorney putting the plan into perspective of this only being for 250 people approximately. This was not a very large project. However, there was a need and opportunity for this in the downtown area. This would be a significant improvement for the City.

Commissioner White did not want to compare the Renaissance Downtown Corp. with the Carrier Construction, Inc. He has been waiting a very long time for this project to improve the downtown area. When he moved to Bristol, the downtown area’s best days were probably in the 1940’s and 1950’s. The area needed a lot of change and now there were plans to do as such. He was a representative of the NVCOG and they discuss different projects along with this plan. He has been promoting the Bristol downtown area and the improvement of the City Hall building. The plan this evening was a good match for the improvements to City Hall.

Commissioner Harlow was looking forward to having the new restaurants in Bristol and to spend money in Bristol. Commissioner Abrams and Commissioner Kelaita were also excited for the plans.

**MOTION:** Move that Application #2462 – Site Plan for a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street; Map 30, Lot 5 and Map 26 Lots 6, 7 & 8; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant, be approved with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff 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. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: White

Seconded: Harlow.

For: White, Harlow, Abrams, Kelaita and Provenzano.  
Against: None.  
Abstained: None.

The Application #2462 is approved with stipulations.

**ADJOURNMENT:**

**MOTION:** Move to adjourn at 7:22 P.M.

By: White

Seconded: Harlow.

For: White, Harlow, Abrams, Kelaita and Provenzano.  
Against: None.  
Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King  
Recording Secretary

---

Louise Provenzano, Chair

---

Thomas Marra, Secretary