

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF WEDNESDAY FEBRUARY 24, 2021**

CALL TO ORDER:

By: Acting Chairman Soares

Time: 7:01 P.M.

Place: City Hall

ROLL CALL:

| MEMBERS | NAME | PRESENT | ABSENT |
|-------------------|---|----------------|---------------|
| REGULAR MEMBERS: | Chairman William Veits (Chairman) | | X |
| | Commissioner John Soares (Acting Chairman and Vice Chairman) | X | |
| | Commissioner Andrew Howe (Secretary) | X | |
| | Jon Pose | X | |
| | Terry Parker | X | |
| ALTERNATE MEMBERS | Jeff Hayden (Alternate) | X | |
| | Joseph Kelaita (Alternate) | X | |
| | Tracey Bacchus (Alternate) | | X |
| | Robert Flanagan, AICP, City Planner | X | |
| STAFF | Nancy Levesque, P.E., City Engineer | | X |

PLEDGE OF ALLEGIENCE

PUBLIC PARTICIPATION:

There was no public participation.

Acting Chairman Soares designated regular Commissioners Pose, Parker, Howe, Kelaita and Soares voting members this evening. He also designated alternate Commissioner Kelaita as voting member in place of Commissioner Veits with his absence this evening.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 12/23/20

MOTION: Move to approve the minutes of the December 23, 2020, regular meeting.

By: Parker

Seconded: Pose.

For: Kelaita, Howe, Parker, Pose and Soares.

Against: None.

Abstain: None.

PUBLIC HEARINGS:

There were no public hearings.

ZONING COMMISSION REFERRALS:

1. Application #2388 – Change of Zone from BG (General Business) zone to A (Multi-Family Residential) zone at Lot 71A Lincoln Avenue; Assessor’s Map 41, Lot 71A; Haber Capital Investments, LLC, applicant.

The Commission acknowledged receipt of the following items in their electronic packets: a referral memorandum dated February 2, 2021, from the Zoning Commission to the Planning Commission, regarding the proposed amendment to the Zoning Map (attached maps) and a referral memorandum dated February 2, 2021, from the Zoning Commission to Therese Pac, Town and City Clerk, regarding the proposed amendment to the Zoning Map (attached maps.)

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant, explained the applicant and his personal attorney, Edward Smith, were in attendance of the meeting. The property is located in Forestville and is .738 acres. On the corner of Lincoln Avenue and Route 72 with restricted access and curb cuts from Rt. 72. The access is restricted by the State for about 45 ft. of the 95 ft. of frontage on Lincoln Avenue. The property is close to an intersection on Route 72. To the west of this parcel is an additional 1.9-acre property (A-zone) that the applicant owns.

There is also a residential property in the area. The request this evening was a changing a BG zone property (owned by the applicant), which they were having difficulty to selling as is. The property complies with a BG zone property requirements, but was not required to comply with the frontage for the zone (100 ft.) in addition to the restricted access. The 1.9-acre legal non-conforming property was in compliance for apartment requirements of the A-zone because 2.0 acres were required.

If approved, it would be contingent on the merged properties (2.6 acres total) that would make it a compliant property because the Commission would likely not want a .738-acre apartment zoned property. If approved, it would allow for a better design and footprint for a Site Plan and prevents more intensive uses off of Lincoln Avenue. Also, an access may be allowed for on one the frontage of the property, but was not permitted with the existing property with the Zoning Regulations.

The plan would encourage the modern housing stock, village atmosphere, multi-family design along major corridors and enhance the village atmosphere of Forestville. These residents would support the area businesses. The plans would benefit Forestville area. The existing house is in compliance in an A-Zone, but they would discuss the plan with them for a reduced impact on their property.

After inquiries by the Commission, Attorney Furey explained he was unsure when the property was designated A-zone or if there were Special Permit or Zone Change applications, but possibly a Commission zone designation.

He reviewed the State restrictions of properties abutting a State highway of curb cuts directly on a highway (Todd St. to the City line.) The State removed the right to access the street directly. The property title has the restriction on all the frontage on Rt. 72 and a portion of frontage on Lincoln Ave. with access on Lincoln Ave.

MOTION: Move to send a positive referral to the Zoning Commission for Application #2388 – Change of Zone from BG (General Business) zone to A (Multi-Family Residential) zone at Lot 71A Lincoln Avenue; Assessor’s Map 41, Lot 71A; Haber Capital Investments, LLC, applicant.

The Planning Commission finds that the zoning text amendment, as presented, would be consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018, and specifically:

- a. Section 10.2.2. – Housing Design – Encourage the appropriate design of housing in order to meet community needs.

By: Pose

Seconded: Kelaita.

For: Kelaita, Howe, Parker, Pose and Soares.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

CITY COUNCIL AND OTHER REFERRALS:

2. 8-24 Review:

- a. Lot # 12 Waterbury Rd.

The Commission acknowledged receipt of the following items in their electronic packets: a referral letter dated February 10, 2021, from Therese Pac, Town and City Clerk on behalf of the City Council, regarding their vote to refer the item to the Planning Commission, regarding the purpose of selling a certain parcel of land known as Lot # 12 Waterbury Road (attached maps.)

Mr. Flanagan explained this referral request was from the City Council of a potential buyer of the residential property on Waterbury Rd. on Map 10, Lot 12. Various City departments have not had comment so there is no apparent municipal uses for the property.

MOTION: To direct staff to forward the following report to the City Council: the Planning Commission recommends that the City of Bristol move forward with the proposed sale of the property at located at Lot #12 Waterbury Road also known as Assessor's Map 10, Lot 12 Waterbury Road as there is no apparent municipal use for the property.

By: Kelaita

Seconded: Pose.

For: Kelaita, Howe, Parker, Pose and Soares.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

b. Memorial Boulevard Bridge project

The Commission acknowledged receipt of the following items in their electronic packets: a memorandum dated February 17, 2021, from Attorney Jeffrey Steeg to Robert Flanagan, City Planner, regarding the request for a Connecticut General Statute Section 8-24 Report for the purpose of the Memorial Boulevard Bridge construction project (attached maps.)

After inquiries by the Commission, Mr. Flanagan explained this was the bridge going towards Memorial Boulevard. He would make the Director of Public Works, Raymond Rogozinski, P.E., aware of the large rock marker near the traffic signal from the 1700's for the old mill, which was not mentioned on the map.

MOTION: Move to direct Staff to direct staff to forward the following report to the Real Estate Committee: the Planning Commission voted to make a positive recommendation that the City of Bristol move forward with the rehabilitation of Bridge #04105 located near the intersection Memorial Boulevard and Downs Street.

The Planning Commission finds that that the rehabilitation of Bridge #04105, would be consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018, and specifically:

- a. Section 13.2.1 – Provide for a comprehensive and integrated transportation system to best meet the needs of Bristol residents, businesses, and visitors.

By: Kelaita

Seconded: Parker.

For: Kelaita, Howe, Parker, Pose and Soares.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

There was no new business.

STAFF REPORTS:

3. Monthly Subdivision Status Report

The Commission acknowledged receipt of the following item in their electronic packets: the updated monthly Subdivision status report dated February 17, 2021. Mr. Flanagan explained there were no major developments at this time.

COMMUNICATIONS:

Acting Chairman Soares reminded the Commission the next regular meeting of the Planning Commission is Wednesday, March 24, 2021.

ADJOURNMENT:

Motion was made by Commissioner Parker to adjourn.
Motion seconded by Commissioner Kelaita.
Motion carried 5-0.

The meeting adjourned at 7:37 P.M.

These minutes represent the proceedings of the meeting.
This meeting was taped.

Respectfully submitted,
Nancy King

Andrew Howe
Secretary
City Planning Commission