

PUBLIC HEARINGS:

3. Application #2467 – Special Permit for housing for the elderly (74 units) at east of French Street, north of Seminary Street, and west of Camp Street, Lot 62-1 Camp Street; Assessor's Map 45, Lot 62-1; R-15 (Single Family Residential) zone; Eastwood Meadows, LLC, applicant.
4. Application #2468 – Site Plan for housing for the elderly (74 units) at east of French Street, north of Seminary Street and west of Camp Street, Lot 62-1 Camp Street; Assessor's Map 45, Lot 62-1; R-15 (Single Family Residential) zone; Eastwood Meadows, LLC, applicant.

Acting Chair White designated regular Commissioners White, Marra and Harlow to vote on Applications #2467 and #2468. He also designated alternate Commissioners Abrams and Goodwin to vote on Applications #2467 and #2468 with the absences of Commissioners Provenzano and Gagnon (Gagnon at this time) this evening.

The following item was submitted into the record this evening: a letter dated April 10, 2023, from Linda Dutkiewicz, 22 Burton St., regarding opposition.

Staff explained that they have with the applicant and comments were provided about 12 days ago to which the applicant provided responses. Though, the City Engineer did not provide any comments yet for the applications.

Acting Chair White explained that Application #2467 and Application #2468 would be heard concurrently, but voted on separately.

The following persons representing the applicant presented Applications #2467 and #2468 to the Commission: Attorney Timothy Furey, 43 Bellevue Ave.; Scott Hesketh, P.E., Traffic Engineer, of F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby; Charles Talmadge, Development Planning Solutions, LLC, 225 North Main St.; the applicant's planner and Bryan Panico, P.E., Harry E. Cole, 876 South Main St., Plantsville.

Attorney Furey reviewed the request for Special Permit and Site Plan to construct 74 units for elderly housing in accordance with the FFHA with handicapped adaptable units. The applicants engineer did not find any inland wetlands (IW) on the property. The property is 6.38 acres and a portion is in the Town of Plainville. The applicant owned a portion of the street and the fee of the street, which the public may use. The site elevation sloped down towards French St. The applicant would apply for a sight line easement (on frontage) for 385 Camp St. There were portions of the site that were purchased and sold from the applicant's property. The proposed plan had one "L" shaped building. He reviewed the 40 ft. buffer for most of the site with an additional buffer on the east side of the west buffer. He reviewed the setbacks, building coverage and impervious surface coverage. There would only be construction vehicles on French St. to construct the sewer utilities and water utilities but no public access. The plan required a State permit from the ConnDOT.

Attorney Furey explained in a letter the town of Plainville Police Dept. requested a traffic study. Also, the applicant should use the Bristol roads, but the applicant has the right to use roadways.

The applicant's team worked with the neighbors for their concerns. He reviewed the letters in favor and against the application that were part of the record. Attorney Furey explained the neighbors had concerns with storm water. He reviewed the storm water system to redirect it offsite for up to a 100 yr. storm. There were no comments yet from the City Engineer. The storm water system would be connected on French St. He reviewed the parking plans with future parking spaces. He also reviewed the building elevations, building layouts, architectural features and the handicapped accesses/parking.

Staff inquiries: Attorney Furey would submit an onsite report from the site walk with Mr. Lord to the Land Use Office.

Commission inquiries: Attorney Furey explained an additional buffer would be added to the 40 ft. buffer. The setback is 600 ft. from Camp St. If the curb cut is denied from the town of Plainville, the applicant would use their existing property. But, that was not the plan. The gate was continuing to be discussed with the Fire Dept. The public would not be able to walk in the gated area.

Mr. Talmadge would provide the buffer details for the right side of the building to the Land Use Office.

Attorney Furey explained the Town of Plainville, Traffic Authority, had to approve the street connection to their road system. Mr. Hesketh reviewed his traffic report that was based on database reports from the ConnDOT, ConnOSTA and International Traffic Engineers Reference. He reviewed the peak hours, turning movements, ingresses and egresses, capacity volumes and level of service.

The Camp Street development traffic was added to the traffic count. The multi-family houses traffic counts were used versus the elderly houses for a higher traffic count base. His view was there would be exceptional levels of service at the entrance. The applicant would grant himself a sight line easement to prevent any concerns. A report was submitted to the Town of Plainville.

Commission inquiries: Mr. Hesketh explained the sight line distances would be based on the new proposal. For the public, he explained there would be a few additional vehicles per hour, which included the Camp St. and Washington St. intersections. Attorney Furey inquiries: Mr. Hesketh explained the level of service would remain at a level service of "C" for the Camp St. and Washington St. intersections.

Mr. Panico reviewed the storm water and utilities concerns. He explained the gravity sewer system. The French St. right of way has very good access and would not interrupt the utilities for the neighbors. The utilities infrastructures had to occasionally be cleaned for maintenance. He reviewed the existing ditch on the site for storm water and the new storm water systems to be constructed. This system would reduce the area storm water concerns from 4.7 acres to .35 acres for up to the 100 yr. storm.

Commission inquiries: Mr. Panico and Mr. Talmadge reviewed the locations of the basins and the ponds on the site. Mr. Panico reviewed the details of the materials used to construct the basins. He would also provide a narrative of the erosion control plans.

The following persons spoke in favor of the applications: Robert Prior, 290 Mark St.; Sandra Bogdanski, 235 Fern Hill Rd.; Judy Lausier, 247 Monce Rd., Burlington; Lawrence Bryant, 238 French St.; Kaitlyn Lancaster, 176 Beths Ave.; Ryan Lancaster, 176 Beths. Ave.; Beth Kanachovski, 349 Washington St.; Mary O'Dell, 72 Dorset Way; Rory McBreairty, 14 Michael St.; and Douglas Pearl, 19 Douglas Rd..

Among their concerns and questions were the following: the buffer was thin and they would like the buffer increased for this large building. The neighbors requested details of the height of the trees for the buffer mentioned by the applicants' representatives. If the sewer utilities, water utilities and storm drains would be sufficient for the neighborhood with this project being constructed. The neighbors would like the details of resident's leases with the Federal Fair Housing Act (FFHA.) The neighbors were in favor of the plans because Bristol needed more elderly housing facilities. The Commission should not vote against it because it would be good for the grand list. There was sufficient screening in the summer, but not in the winter, which was normal. The construction of the facility would resolve the drainage concerns and maintenance of the drainage concerns in the area. They did not want a street constructed from French St. to Camp St. This facility would be convenient for residents and relatives to live nearby the facilities for relatives living in the facility. There were inquiries if the trees would screen for the property on Seminary St. because this building would be higher than the houses on this street.

The following persons spoke against the applications and had inquiries: Erik Madsen, 70 Oakhill Dr.; Linda Dutkiewicz, 22 Burton St. (letter submitted into the record this evening.)

Mr. Madsen read into the record his letter, undated, that he submitted for the record.

Commissioner Marra read into the record a letter from Linda Dutkiewicz, dated April 10, 2023, that Mr. Armstrong received before the meeting from a neighbor from that was opposed to the applications.

Attorney Furey responded to the public comments. He requested Applications #2467 and #2468 be continued to the May meeting because there were no City Engineer comments received yet and to resolve those comments. The applicant would resolve the concerns with the Sewer Dept. or the Water Dept. regarding the capacities and pressure with the construction of the facility. He would provide more information for the FFHA and the buffers/landscaping. He requested any suggestions for the landscaping from the Commission. The property would not be donated to anyone for the public purposes. The City would have purchased the property by now if they were interested in this property. There were no alternative plans at this time. But, at the neighbors meeting the neighbors understood if this plan was not developed, an alternative plan would be developed for the property.

Commission inquiries: Attorney Furey briefly reviewed the previous withdrawn application for the property.

Staff reviewed the documents submitted with the applications and items submitted into the record. For the public, he reviewed the links on the City's Website where the public can review the applications and any new items if they are submitted.

Acting Chair White thanked the public for participating in the public hearing because it makes the Commission's decision process easier hearing the public concerns.

MOTION: Move that Application #2467 – Special Permit for housing for the elderly (74 units) at east of French Street, north of Seminary Street, and west of Camp Street, Lot 62-1 Camp Street; Assessor's Map 45, Lot 62-1; R-15 (Single Family

Residential) zone; Eastwood Meadows, LLC, applicant, be continued to the May 8, 2023, Regular meeting of the Zoning Commission.

By: Marra

Seconded: Harlow.

For: Abrams, Marra, Harlow, Goodwin and White.

Against: None.

Abstained: None.

The Application #2467 is continued.

MOTION: Move that Application #2468 – Site Plan for housing for the elderly (74 units) at east of French Street, north of Seminary Street and west of Camp Street, Lot 62-1 Camp Street; Assessor’s Map 45, Lot 62-1; R-15 (Single Family Residential) zone; Eastwood Meadows, LLC, applicant, be continued to the May 8, 2023, Regular meeting of the Zoning Commission.

By: Marra

Seconded: Abrams.

For: Abrams, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The Application #2468 is continued.

OLD BUSINESS:

There is no old business.

NEW BUSINESS:

There was no new business.

CITY PLANNERS REPORT:

5. Special Meeting Schedule for Regulation Rewrite

Staff explained that this item was reviewed with Chair Provenzano previously. But, the reserved conference room for the special meeting on April 26, 2023 for the Zoning Regulations Rewrite had a conflict. A public hearing was scheduled in that conference room for the State of CT, which already advertised a legal notice. He suggested a public hearing on April 17, 2023, at 5:30 P.M. at City Hall West in the first floor meeting room. He would e-mail an agenda to the Commission.

ADJOURNMENT:

Acting Chair White designated regular Commissioners Marra, Harlow, Goodwin and White to vote on the adjournment. He also designated alternate Commissioner Abrams to vote on the adjournment with the absence of Commissioner Provenzano this evening.

MOTION: Move to adjourn at 9:30 P.M.

By: Harlow

Seconded: Goodwin.

For: Abrams, Marra, Harlow, Goodwin and White.

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

Louise Provenzano, Chair

Thomas Marra, Secretary