

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, JANUARY 7, 2020**

CALL TO ORDER:

By: Chairman Rafaniello

Time: 7:00 P.M.

Place: City Hall

ROLL CALL:

Chairman Rafaniello called the meeting to order at 7:01 P.M.

MEMBERS	NAME:	PRESENT	ABSENT
REGULAR MEMBERS:	Jerald Rafaniello (Chairman)	X	
	Jeffrey Twombly (Vice Chairman)	X	
	Richard Raymond	X	
	Alfred Radke, III	X	
	David Pecevich (Secretary)	X	
ALTERNATE MEMBERS	Rory Ghio	X	
	Tim Adamaitis	X	
STAFF	Christopher Schaut, Assistant City Planner	X	

Public Hearings

1. Application #3721 – Appeal of the Zoning Enforcement Officer’s (ZEO) November 12, 2019 decision at 312 Old Wolcott Road; Assessor’s Map 9, Lot 2; R-15 (Single-Family Residential) zone, Anareliz Lebron and Victor Santiago, appellants – (Continued from December 3, 2019).

The Board acknowledged the following items in their electronic packets: a Cease and Desist Order letter dated November 12, 2019, from Edward Spyros, Zoning Enforcement Officer, regarding debris and the horse on the property; a Certificate of Emotional Support Animal Registration, dated November 12, 2019, from Michelle Mirsky, Psy.D.; an email dated December 20, 2019, from Caitlin Marino, a neighbor, to Christopher Schaut, Assistant City Planner, regarding the debris and sufficient area for the horse; a memorandum dated November 25, 2019, from Edward Spyros, Zoning Enforcement Officer, regarding the Cease and Desist Order for 312 Old Wolcott Road ***with the following attachments (14 pages)***: two photographs, undated, entitled “Barn Photographs” and “Aerial View of 312 Old Wolcott Road (.97 Acres)”; and email dated November 7, 2019, from Thomas Lozier, Chief Building Official, regarding a blight complaint; an email dated November 7, 2019, from Christopher Schaut to Caitlin Marino and Thomas Lozier, regarding the complaint; a copy of the Cease and Desist Order letter dated November 12, 2019, from Edward Spyros, Zoning Enforcement Officer, regarding debris and the horse on the property; Assessment Cards dated November 8, 2019 a Survey Map, dated November 27, 1990, from Lepore Associates, Inc. (attached Regulations Pages 21 and 22.)

The following item was submitted into the record: an email dated December 23, 2019, from Victor Santiago to Christopher Schaut, regarding a request to continue the Appeal to the February 4, 2020 regular meeting in order to obtain additional information for the Board.

Mr. Schaut explained that Application #3721, the Appeal, remained opened and was continued from December 3, 2019. The appellants requested the Appeal (App. #3721) to be continued to the February 4, 2020 regular meeting. The applicants for Application #3723 also requested that application be postponed to the February 4, 2020 regular meeting. The reasons were to obtain additional documents for the emotional support animal, which they should be able to do by the February 4, 2020 regular meeting. But, the Board should process each of the applications separately.

MOTION: Application #3721 – Appeal of the Zoning Enforcement Officer’s (ZEO) November 12, 2019 decision at 312 Old Wolcott Road; Assessor’s Map 9, Lot 2; R-15 (Single-Family Residential) zone, Anareliz Lebron and Victor Santiago, appellants, be continued to the February 4, 2020 regular meeting.

By: Twombly

Seconded: Raymond.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

David Pecevich, Secretary