BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY, FEBRUARY 4, 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.

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<tr>
<th>MEMBERS</th>
<th>NAME:</th>
<th>PRESENT</th>
<th>ABSENT</th>
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<tr>
<td>REGULAR MEMBERS</td>
<td>Jerald Rafaniello (Chairman)</td>
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<td>Jeffrey Twombly (Vice Chairman)</td>
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<td></td>
<td>Richard Raymond</td>
<td>X</td>
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<td>Alfred Radke, III</td>
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<td>David Pecevich (Secretary)</td>
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<td>ALTERNATE MEMBERS</td>
<td>Rory Ghio</td>
<td>X</td>
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<td>Tim Adamaitis</td>
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<td>STAFF</td>
<td>Robert Flanagan, City Planner</td>
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<td>Edward Spyros, Zoning Enforcement Officer</td>
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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).

Chairman Rafaniello designated regular Commissioners Raymond, Twombly, Pecevich and Rafaniello to sit on Appeal #3721. He also designated alternate Commissioner Ghio to sit in place of Commissioner Radke with his absence this evening.

Mr. Flanagan explained there were two applications this evening and they have been on the agenda for a few months. The appeal is Application #3721, which was opened in December. The applicant has been granted an extension to continue the public hearing until February and now the applicant is requesting an additional extension of 30 days until the March meeting, which would be March 3, 2020.

Mr. Flanagan read into the record the e-mail dated January 29, 2020, from Victor Santiago.

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 e-mail 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 letter dated November 25, 2019, from Edward Spyros, Zoning Enforcement Officer, regarding the Cease and Desist Order for 312 Old Wolcott Road; two photographs, undated, entitled "Barn Photographs" and "Aerial View of 312 Old Wolcott Road (.97 Acres)"; and e-mail dated November 7, 2019, from Thomas Lozier, Chief Building Official, regarding a blight complaint; an e-mail dated November 7, 2019, from Christopher Schaut to Caitlin Marino and Thomas Lozier, regarding the complaint; a letter dated November 13, 2019, from Edward Spyros, Zoning Enforcement Officer, regarding the Cease and Desist Order and an Assessment Card dated November 8, 2019 and an e-mail dated January 29, 2020, from Victor Santiago, regarding the request to continue the Appeal to the March 3, 2020.

MOTION: Move to continue 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, to the March 3, 2020, regular meeting of the Board.
By: Twombly

Seconded: Raymond.

For: Ghio, Raymond, Twombly, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The Appeal is continued.

2. Application #3723 – Variances of 1) minimum lot area of two acres for a horse; 2) 75 foot setback for barn, shelter or other building used for housing a horse or for the storage of supplies or waste material at 312 Old Wolcott Road; Assessor’s Map 9, Lot 2; R-15 (Single-Family Residential) zone, Anareliz Lebron and Victor Santiago, applicants.

Chairman Rafaniello designated regular Commissioners Raymond, Pecevich, Twombly and Rafaniello to sit on Application #3723. He also designated alternate Commissioner Adamaitis to sit in place of Commissioner Radke with his absence this evening.

The following item was submitted into the record: an e-mail dated January 29, 2020, from Victor Santiago, regarding the request to continue Application #3723 to the March 3, 2020 regular meeting of the Board.

Mr. Flanagan explained this was a Variance application and that the Public Hearing has not opened yet. The application was filed in December and the Board received the application at their January 7, 2020 regular meeting. The applicants are requesting a continuance of Application #3723 to the March 3, 2020 regular meeting.

MOTION: Move to continue Application #3723 – Variances of 1) minimum lot area of two acres for a horse; 2) 75 foot setback for barn, shelter or other building used for housing a horse or for the storage of supplies or waste material at 312 Old Wolcott Road; Assessor’s Map 9, Lot 2; R-15 (Single-Family Residential) zone, Anareliz Lebron and Victor Santiago, applicants, to the March 3, 2020 regular meeting of the Board.

By: Twombly

Seconded: Raymond.

For: Adamaitis, Raymond, Pecevich, Twombly and Rafaniello.

Against: None.

Abstain: None.

The application is continued.

APPROVAL OF MINUTES

3. Approval of Minutes – December 3, 2019

MOTION: Move to approve the minutes of the December 3, 2019, regular meeting, as amended.

By: Twombly

Seconded: Pecevich.

For: Pecevich, Raymond, Twombly and Rafaniello.

Against: None.

Abstain: None.

ADJOURNMENT

Chairman Rafaniello designated regular Commissioners Raymond, Twombly, Pecevich and Rafaniello to sit on the adjournment. He also designated alternate Commissioner Ghio to sit on the adjournment in place of Commissioner Radke with his absence this evening.

MOTION: Move to adjourn at 7:08 P.M.

By: Twombly

Seconded: Pecevich.

For: Ghio, Raymond, Twombly, Pecevich and Rafaniello.

Against: None.

Abstain: None.
Respectfully submitted,

Nancy King
Recording Secretary

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Jerald A. Rafaniello, Chairman    David Pecevich, Secretary