

BRISTOL PLANNING COMMISSION  
REGULAR MEETING OF DECEMBER 28, 2009

ATTENDANCE: Chairman William Veits  
Commissioner John Soares (VC)  
Commissioner Marie Keeton  
Commissioner Brian Ewings  
Joseph Kelaita (Alternate)  
Charles Cyr (Alternate)  
Angelo Cannici (Alternate)  
City Planner, Alan Weiner  
City Engineer, Paul Strawderman

ABSENT: Commissioner Anthony Dell'Aera.

The meeting was called to order at 7:00 P.M.  
The Chairman designated Commissioner Cyr to vote in Commissioner Dell'Aera's absence.

**I. Minutes**

1. Regular Meeting of November 23, 2009.

Chairman Veits designated Commissioner Cannici to vote on this item in place of Commissioner Ewings, who was absent from the November meeting.

Motion was made by Commissioner Cyr to accept the minutes of November 23, 2009 as presented.  
Motion seconded by Commissioner Soares.  
Motion carried 5-0.

**II. Pending Applications**

1. Application #338 – Resubdivision, 50 Emmett St. (2 lots); Assessor's Map 39, Lot 71; BG (General Business) zone; Robert Dabkowski, applicant.

Mr. Weiner explained that an Inland Wetlands report was required for this application, but the applicant had been denied by the Inland Wetlands Commission and would be filing another application.

Motion was made by Commissioner Ewings to postpone the public hearing for Application #338 to the regular January 27, 2010 meeting of the Commission.  
Motion seconded by Commissioner Keeton.  
Motion carried 5-0.

**III. New Applications**

1. Application #339 – Subdivision ("Burlington Meadows"), north of UConn Dr. and Princeton Dr. (5 lots, partially in Bristol and partially in Burlington); Assessor's Map 63, Lots 13 and 104; R-25 (Residential) zone; Rock Builders LLC, applicant.

Attorney Timothy Furey, 43 Bellevue Avenue, on behalf of the applicant, described the proposal and indicated that Burlington has approved the portion of the subdivision in that town. He questioned whether a public hearing was necessary, since neighboring owners had already had the opportunity to speak before the Burlington commissions and, in his opinion, had their concerns answered. He outlined issues with the Bristol portion of the subdivision, such as the disposition of the temporary cul-de-sacs on each street.

The Commission felt that a public hearing should be held to hear from any neighbors.

Motion was made by Commissioner Ewings to schedule a public hearing of Application #338 at the regular January 27, 2010 meeting of the Commission.  
Motion seconded by Commissioner Cyr.  
Motion carried 5-0.

**IV. Zoning Commission Referrals**

None.

**V. City Council and Other Referrals**

1. Disposition of property – Lot 7-14, south side of Woodland St.

Mr. Weiner noted that all the information received was the referral letter from the City Clerk and a copy of the Real Estate Committee minutes discussing the matter.

Mr. Strawderman explained that a neighbor was interested in acquiring this property and that the applicant's representative was present. He also explained that the property is landlocked with no street access other than an existing right of way to Woodland Street.

Attorney Richard Goodine, 120 Laurel Street, on behalf of the applicant, explained that the applicant owned the property abutting this lot and wanted to purchase the property as a buffer against any future development of the surrounding lots. The commission and Attorney Goodine discussed the existing right of way and the possibilities for development of these lots for some time.

After inquiry by Mr. Weiner, Attorney Goodine explained that the applicant understood he could not preclude any development in the surrounding area, but he wanted to add this property to his property for a buffer for any potential future development.

Mr. Strawderman noted that the question from the City Council was whether the City should dispose of this property, not whether the City should sell it to this applicant. He explained there was a Purchasing Regulation that the City Council could not just sell the property without making a Request for Proposal and (referring the matter to the Planning Commission?).

The Commission commented that the City Council did not inform the Commission on what the property might be used for in the future and that the Planning Commission should look at their Plan of Conservation and Development map for the property.

Chairman Veits noted that it appears there is no municipal use for this property.

Attorney Goodine mentioned to the Commission that the property has a Request for Proposal on it, which was received by the applicant and the surrounding neighbors.

Mr. Weiner explained that a part of Lot 21, just south of the applicant's current property, has open space on it owned by the Environmental Learning Center of CT and pointed out that if other vacant parcels in the area were approved for development with open space, Lot 7-14 could provide a connection if the City kept it as open space.

Motion was made by Commissioner Keeton to recommend to the City Council not dispose of the above property due to a lack of information to fully consider the proposal and also the potential for use of the property as open space.  
Motion seconded by Commissioner Cyr.

The Commission commented that they had concerns about other City Commissions not explaining the proposal to the Planning Commission, and that they received this request after the property went out for proposal, which was a continuous concern of the Planning Commission.

The Commission discussed the referral process and the lack of information generally received. They also reviewed the timing of the request for proposals with Attorney Goodine.

Roll call vote:	Ewings -	Yes
	Cyr -	No
	Keeton -	Yes
	Veits -	Yes
	Soares -	Yes

Motion carried 4-1.

The Commission asked that a copy of the letter be sent to the Corporation Council.

Mr. Weiner suggested the Commission speak with the Mayor and the Corporation Council on the matter of the processes for requests, which was just after a recent promise of someone from the City Council to present the requests and to provide the Commission more information.

#### **VI. Old Business**

1. Request for extension of subdivision approval – Cold Springs Farm, Sec. 5, east side of Village St. (App. #274)

Mr. Weiner noted that the Commission had postponed action on this request until the recently approved amendment concerning extension of conditional approvals took effect. He said that the Commission could extend the approval for any period that it chose, up to five years.

After a discussion, the Commission agreed to a two-year extension for the request.

Motion was made by Commissioner Soares to approve the request for extension of conditional subdivision approval, Cold Springs Farm, Section 5, east side of Village Street (Application #274) until December 29, 2011.

Motion seconded by Commissioner Ewings.

Motion carried 5-0.

2. Request for extension of subdivision approval – Cold Springs Farm, Sec. 4, west of Silo Rd. (App. #268)

Mr. Weiner explained that a letter was sent to the Commission dated September 15, 2009, from the applicant requesting an extension of the subdivision. He reminded the Commission that the original approval expired on July 28, 2009 but that the extension could be granted retroactively.

Motion was made by Commissioner Ewings to approve the request for extension of conditional subdivision approval, Cold Springs Farm, Section 4, west of Silo Road (Application #268) until July 28, 2011.

Motion seconded by Commissioner Soares.

Motion carried 5-0.

#### **VII. New Business**

1. Election of Officers

In the absence of Commissioner Dell'Aera, the Commission agreed to continue this matter until next month's meeting. Also, if all the regular members were not present next month, they would vote with four regular members.

2. Proposed 2010 Regular Meeting Schedule

The Commission reviewed the 2010 regular meeting schedule.

Motion was made by Commissioner Ewings to accept the 2010 regular meeting schedule of the Planning Commission as presented.

Motion seconded by Commissioner Cyr.

Motion carried 5-0.

3. Request for extension of conditional subdivision approval – 100 Oakridge Rd. (App. #316)

The Commission acknowledged receipt of a letter dated December 15, 2009, from Donna Mackiewicz, requesting extension of the conditional approval.

Mr. Strawderman reviewed the status of the public improvements and suggested that an extension to the end of June 2010 to keep the incentive for the applicant to complete the remaining work.

Motion was made by Commissioner Ewings to approve the request for extension of conditional subdivision approval, 100 Oakridge Road (Application #316) until June 30, 2010.

Motion seconded by Commissioner Cyr.

Motion carried 5-0.

#### **VIII. Staff Reports**

1. Monthly Subdivision Status Report

The Commission acknowledged receipt of the Monthly Subdivision Status Report, updated as December 21, 2009.

2. West End Neighborhood Planning Study

The following items were submitted into the record: a draft copy of a West End Study, dated December 24, 2009, entitled "*West End Neighborhood Study, Preliminary Draft 12-24-09, Subject to Revision*" and a List of Considerations, entitled "*Timeframe and Budgetary Considerations, undated*"; a draft recommendation list and a draft recommendation list for a recommendation by the Commission of how long it should take to be completed (submitted by Mr. Weiner).

Mr. Weiner explained the draft of these sections of the West End Neighborhood Planning study outlining specific goals and possible action steps to achieve them. He asked that the Commission review these sections and be prepared to discuss and comment on them at the January meeting. He also reviewed the status of the overall process and noted that there should be a public information meeting within a few months.

**IX. Communications**

The Commission acknowledged receipt of the following items: a letter dated December 10, 2009 regarding the status of 406 Broad Street and a letter dated December 10, 2009, regarding the status of Lot 314-4 Morris Avenue.

Mr. Weiner also encouraged the Commission to attend a public informational meeting on Monday, January 4, 2010, at 6:30 P.M., at the Bristol Eastern High School, regarding the proposals received for development of Depot Square.

Motion was made by Commissioner Soares to adjourn.  
Motion seconded by Commissioner Cyr.  
Motion carried 5-0.

The meeting adjourned at 8:30 P.M.

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

---

Marie Keeton  
Secretary  
City Planning Commission