

BRISTOL PLANNING COMMISSION  
REGULAR MEETING OF FEBRUARY 24, 2010

ATTENDANCE: Commissioner John Soares (VC)  
Commissioner Marie Keeton (arrived 7:08 P.M.)  
Commissioner Anthony Dell'Aera  
Joseph Kelaita (Alternate)  
Angelo Cannici (Alternate)  
City Planner, Alan Weiner  
City Engineer, Paul Strawderman

ABSENT: Commissioners Chairman William Veits, Brian Ewings and Charles Cyr (Alternate).

The meeting was called to order at 7:00 P.M.

Acting Chairman Soares designated Commissioners Kelaita and Cannici as voting members in place of Commissioners Veits and Ewings.

**I. Minutes**

None.

**II. Pending Applications**

None.

**III. New Applications**

1. Application #340 – Subdivision, south side of Bernie Ave./north side of Lillian Rd. (3 lots); Assessor's Map 33, Lots 115-3 and 115-4; A (Multi-Family Residential) zone; Greater Bristol Realty Corporation, applicant.

The following item was submitted into the record: a letter dated February 24, 2010, from Attorney James Ziogas, on behalf of the applicant, requesting that the application be received and scheduled for a public hearing.

Mr. Weiner reviewed an earlier amendment to the Zoning Regulations related to this property.

Motion was made by Commissioner Dell'Aera to schedule Application #340 for a public hearing on March 24, 2010.  
Motion seconded by Commissioner Kelaita.  
Motion carried 4-0.

2. Application #341 – Site Plan for addition to manufacturing facility and additional parking at 24 Dell Manor Dr.; Assessor's Map 4, Lot 5C; IP-1 (Industrial Park) zone; Norman Rodriques, applicant.

Commissioner Keeton arrived at 7:08.

The Commission acknowledged receipt of the following items: the first set of Site Plan Review Committee comments, dated February 16, 2010 and a letter dated January 27, 2010 regarding the Inland Wetlands Commission's approval in connection with the subject site.

Andrew Quirk, P.E., of Kratzert and Jones, presented the proposal for construction of a 4,040 square foot addition to the northeast side of the existing facility along with parking lot improvements and a storm water detention system. Mr. Quirk explained that the proposed parking lot expansion was designed to accommodate a future addition to the building as well. An Inland Wetlands permit for the site has been approved. Mr. Quirk briefly reviewed the staff comments and felt that they could be addressed.

After inquiries by staff, Mr. Quirk gave a more detailed description of the parking improvements, discussing the requirements of the Zoning regulations and his client's needs, and the proposed drainage system

Mr. Weiner explained that the parking lots currently are not compliant to the Regulations and that the proposal would improve that situation.

Norman Rodrigues, 24 Dell Manor Drive, owner of the facility, explained his business operations and its plans for future growth and expansion. He described the use of the building and addition as well as the flow of traffic and deliveries. The use of the site would not change with the future expansion. The loading docks would remain in the same location, but would be reconstructed to be compliant.

Mr. Weiner suggested that Staff would like another review of the plan before it is approved, but if approved, there would be a revised plan and the applicant would work with Staff.

Motion was made by Commissioner Keeton to approve Application #341 with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

Motion seconded by Commissioner Kelaita.

Motion carried 5-0.

Mr. Weiner explained to the applicant's representative that if approved, the plans have to be revised before a building permit could be applied for and he explained the bonding process.

3. Application #342 – Re-subdivision, 30 Battle St. (2 lots); Assessor's Map 62, Lot 17A; R-25 (Residential) zone; Joseph and Anna Stanco, applicants.

The Commission acknowledged receipt of the following item: a letter dated February 24, 2010, from the applicant's representative, Attorney James Ziogas, requesting to schedule a public hearing.

Mr. Weiner noted this application required a public hearing.

Motion was made by Commissioner Keeton to schedule Application #342 for a public hearing on March 24, 2010.

Motion seconded by Commissioner Kelaita.

Motion carried 5-0.

#### **IV. Zoning Commission Referrals**

None.

#### **V. City Council and Other Referrals**

1. Disposition of property – Lot 197, east side of Summer St.

The Commission acknowledged receipt of a letter (attached photographs) dated February 10, 2010, from the Town and City Clerk, regarding the City Council's vote and the request for the Commission's recommendation.

Mr. Weiner explained that the City Council has made a request for proposal on this property and referred it to the Planning Commission for a recommendation. He estimated that the size of the lot was approximately 10,000 square feet. Two abutting lots that front on Main Street have previously been sold by the City. He described the zoning of the property and the allowed uses.

Motion was made by Commissioner Kelaita to recommend to the City Council approval of the disposition of Lot 197 Summer Street.

Motion seconded by Commissioner Dell'Aera.

Motion carried 5-0

2. Disposition of property – Lot 62-63, east side of Belmont St.

Mr. Weiner explained that the Commission had seen this previously and recommended the sale of the property. The City rejected all the proposals and chose to go back out to bid. After his discussion with the Corporation Counsel, they agreed that since nothing regarding the property has changed, no new report is needed.

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

The Commission acknowledged receipt of the following item: a letter dated February 10, 2010, from the Town and City Clerk, regarding the City Council's vote and the request for the Commission's recommendation.

Mr. Weiner explained that the Commission heard this request previously, but there were some concerns by the Real Estate Committee concerning the purchase price and other items about the property that were not discussed at the time the Commission made their vote on the property. He noted the Real Estate Committee would be discussing this item at their next meeting and the Planning Commission would possibly hear this again.

**VI. Old Business**

None.

**VII. New Business**

None.

**VIII. Staff Reports**

- 1. Monthly Subdivision Status Report

The Commission acknowledged receipt of the Monthly Subdivision Status Report dated March 8, 2010.

Mr. Weiner explained there not a lot of changes and they approved the Burlington Meadows approval date as resolved at their meeting last month.

- 2. West End Neighborhood Planning Study

Mr. Weiner explained he did not hear back from the consultant from their last meeting and he would call them for a status and report back to the Commission at their next meeting.

- 3. Copy of legal opinion, regarding letter from Attorney Furey, of limit of rear lots.

The Commission acknowledged receipt of the following item: a letter dated February 10, 2010, from Paul Strawderman, City Engineer, regarding a legal opinion, from the Corporation Council's Office, regarding the subject matter from Attorney Furey.

**IX. Communications**

None.

Motion was made by Commissioner Keeton to adjourn.

Motion seconded by Commissioner Kelaita.

Motion carried 5-0.

The meeting adjourned at 8:05 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,

Nancy King

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Marie Keeton  
Secretary  
City Planning Commission