

BRISTOL PLANNING COMMISSION
REGULAR MEETING OF FEBRUARY 25, 2009

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

ABSENT: Commissioners William Veits, Anthony Dell'Aera and Charles Cyr .

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

Acting Chairman Soares designated Commissioners Kelaita and Cannici as voting Commissioners.

I. Minutes

No minutes were available for approval.

II. Pending Applications

None.

III. New Applications

1. Application # 331 – Site Plan for warehouse (archive document storage/retrieval facility), 76 Halcyon Dr.; Assessor's Map 4, Lot 4; IP-1 (Industrial Park) zone; RFD Realty LLC, applicant.

The Commission acknowledged receipt of the first set of Site Plan Review Committee comments dated February 17, 2009.

Mr. Weiner noted that there was an approved Site Plan for this site and facility in 2007, which was never finalized or built.

Robert Blanchette, P.E., Borghesi Building & Engineering, 2155 East Main Street, Torrington, described the proposal, outlining the building plans and site improvements. There are pending Inland Wetlands and Zoning Board of Appeals applications for the project. f. He described the proposed use of the building, and noted that the applicant will be able to address all of the remaining staff comments.

The Commission and Mr. Blanchette discussed the number of proposed parking spaces and the proposal to defer construction of a number of them.

Mr. Weiner asked about work within the CL&P easement on the site, and Mr. Blanchette indicated that a letter of approval from CL&P should be received before the next meeting.

No one else spoke in favor of the application.

No one spoke against the application.

Motion was made by Commissioner Kelaita to continue Application #331 until the March 25, 2009 regular meeting.

Motion seconded by Commissioner Keeton.

Motion carried 5-0.

2. Application #332 – 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, explained that, since the proposal involves property in both Bristol and Burlington, the application required referrals to the CT Regional Planning Agency and the town of Burlington, and he requested that the Commission schedule a public hearing.

Motion was made by Commissioner Kelaita to schedule Application #332 for a public hearing at the March 25, 2009, regular meeting of the Commission.

Motion seconded by Commissioner Ewings.

Motion carried 5-0.

3. Application #333 – Site Plan for manufacturing facility, 220 Business Park Dr.; Assessor’s Map 3, Lot 7; IP-1 (Industrial Park) zone; Bland Precision Threaded Products, applicant.

The Commission acknowledged receipt of the first set of Site Plan Review Committee comments dated February 17, 2009.

Robert Palazzo, Architectural Building Services, 556 Plainville Avenue, Farmington, explained the proposed industrial building and site improvements. He pointed out a proposed a landscaped buffer between the southern edge of the building and the parking lot. He noted that the staff comments would be addressed and a lighting plan would be given to Staff.

Mr. Weiner noted that Staff suggests a walkway in place of, or in addition to, the landscaped buffer adjacent to the building for safety reasons, because people would otherwise have to walk around parked cars to get to the building entrance. He also questioned whether the proposed site lighting was sufficient to light the entire parking lot.

It was the consensus of the Commission that a sidewalk should be provided adjacent to the building.
No one else spoke in favor of the application.

No one spoke against the application.

Motion was made by Commissioner Keeton to continue Application #333 until the March 25, 2009 regular meeting.
Motion seconded by Commissioner Ewings.
Motion carried 5-0.

4. Application #334 – Subdivision, 207-217 Summer St. (3 lots); Assessor’s Map 23, Lot 81; R-15/RM (Mixed Residential) zone; Basis Enterprises LLC, applicant.

The Commission acknowledged receipt of a letter dated February 6, 2009, regarding the Zoning Board of Appeals approval in connection with the subject site and an electronic mail, dated February 19, 2009, from Peter Forrest, City Surveyor, regarding his comments.

Attorney Timothy Furey, 43 Bellevue Avenue, on behalf of the applicant, explained the proposed subdivision and suggested that a public hearing be scheduled.

Motion was made by Commissioner Ewings to schedule Application #334 for a public hearing at the March 25, 2009, regular meeting of the Commission.
Motion seconded by Commissioner Kelaita.
Motion carried 5-0.

IV. Zoning Commission Referrals

1. Application #AZR09-1 – Proposed amendment to Section V.D.7.a. of the Zoning Regulations to allow the Zoning Commission to reduce the minimum lot area requirement in the A – Multi-Family Residential zone for development projects owned, operated, or sponsored by a non-profit housing corporation; initiated by the Bristol Zoning Commission.

Mr. Weiner explained a previous application for this site that was withdrawn because the lot did not have the required area. As a result the Zoning Commission initiated the proposed amendment to allow an applicant to reduce the required acreage if they demonstrated an economic or social reason and if the site is owned, or the project operated or sponsored by, a non-profit agency. Each application would be reviewed against these criteria by the Zoning Commission.

Attorney James Ziogas, 271 Farmington Avenue, on behalf of the Greater Bristol Realty Corp., Inc., spoke in favor of the application.

Mr. Weiner explained that this amendment was limited to non-profit agencies to prevent just anyone trying to get an application approved and set precedent.

No one else spoke in favor of the application.

No one spoke against the application.

Motion was made by Commissioner Keeton to recommend approval to the Zoning Commission for Application #AZR09-1, proposed amendment to Section V.D.7.a. of the Zoning Regulations to allow the Zoning Commission to reduce the minimum lot area requirement in the A, Multi-Family Residential zone for development projects owned, operated, or sponsored by a non-profit housing corporation; initiated by the Bristol Zoning Commission.
Motion seconded by Commissioner Ewings.
Motion carried 5-0.

V. City Council and Other Referrals

1. Acquisition of land for construction of a public school – 692 Pine Street (Starlite Market) (postponed from 1/28/09)

The Commission acknowledged receipt of a report dated January 21, 2009, entitled “*Section 8-24 Referral, Proposed New Elementary and Middle School Site, Bristol, CT, prepared by Milone and MacBroom* and a revised report dated February 9, 2009, entitled “*Section 8-24 Referral, Proposed New Elementary and Middle School Site, Bristol, CT, prepared by Milone and MacBroom*”.

David Dixon, P.E., of Milone & MacBroom, 99 Realty Drive, Cheshire, explained the request to acquire additional property to add to the previously approved school sites. He described the two parcels and their proposed incorporation into the overall projects. The Pine Street property would allow improved ingress and egress to the site and better visibility for the new school.

Steven DeVaux and Dr. Philip Streifer of the Board of Education, 129 Church Street, explained the valuation of the property and the selection process by the school building committee and the City Council.

Mr. Dixon compared the proposal with the Plan of Conservation and Development and elaborated on the access issues at the Pine Street site.

Dr. Streifer further described the considerations leading to the decision to pursue the Pine Street property. There was consideration given to improving Hadden Street for site access, but the affected owners were not willing to sell.

Motion was made by Commissioner Kelaita that the Planning Commission recommend approval to the City Council acquisition of land for construction of a public school located at 692 Pine Street (Starlite Market).

Motion seconded by Commissioner Keeton.

Roll call vote:	Ewings -	No
	Kelaita -	Yes
	Keeton -	Yes
	Cannici -	No
	Soares -	Yes

Motion carried 3-2.

2. Acquisition of land for construction of a public school – 735 Matthews Street and 747 Matthews Street (postponed from 1/28/09)

The Commission acknowledged receipt of a report dated January 21, 2009, entitled “*Section 8-24 Referral, Proposed New Elementary and Middle School Site, Bristol, CT, prepared by Milone and MacBroom* and a revised report dated February 9, 2009, entitled “*Section 8-24 Referral, Proposed New Elementary and Middle School Site, Bristol, CT, prepared by Milone and MacBroom*”.

Mr. Weiner noted the revised report affected this proposal.

Dr. Philip Streifer, Superintendent of the Board of Education, on behalf of West Bristol Building Committee, that the request is only to purchase 735 Matthews Street, (lot 256-1 He explained that the existing house would be removed and the site left in a natural condition to enhance the aesthetics of the site. Adding this property would also allow future construction of additional ballfields.

Dr. Streifer explained the valuation of the property and other aspects of the proposed purchase agreement. He noted that this purchase would not be eligible for State reimbursement because it was over the maximum acreage limit.

The Commission felt that it was not prudent to spend additional City money for aesthetic improvements.

Steven DeVaux, Board of Education, on behalf of West Bristol Building Committee, explained that the property was valuable and it may not be available in the future.

Commissioner Kelaita moved that the Planning Commission recommend that the City Council not approve the acquisition of land for construction of a public school, 735 Matthews Street, in that the proposed acquisition cost is not justified by the property’s proposed use as an open space buffer for the project.

Motion seconded by Commissioner Ewings.

Roll call vote:	Ewings -	Yes
	Kelaita -	No
	Cannici -	No

Mr. Weiner explained the voting options to the Commission. The Commission withdrew their votes.

Roll call vote:	Ewings -	Yes
	Kelaita -	Yes
	Keeton -	Yes
	Cannici -	Yes
	Soares -	Yes

Motion carried 5-0.

3. Proposed 2009-10 Community Development Block Grant (CDBG) Budget

The Commission acknowledged receipt of a letter dated February 12, 2009 from the Bristol Development Authority, regarding the subject request.

Debbie Shapiro, representing the Bristol Development Authority, explained the proposed budget and the various programs that it funded. She also explained the reprogramming of funds.

The Commission noted a discrepancy between the Boys and Girls Club entitlement and proposed funding.

Ms. Shapiro noted that the West End could be a target for outreach for funds.

Motion was made by Commissioner Keeton to issue a recommendation to the City Council to accept the 2009-2010 Community Development Block Grant Budget as proposed.

Motion seconded by Commissioner Kelaita.

Motion carried 5-0.

VI. Old Business

None.

VII. New Business

1. Status Report – Loveland Acres, Sec. 4

Attorney Timothy Furey, 43 Bellevue Avenue, on behalf of the applicant, explained the status of the outstanding items, indicating that the remaining work is primarily finalizing easements and other documents. Minor improvements to the detention pond and some property surveying are also required. The work is in progress, and Attorney Furey promised an update at the Commission's March meeting.

VIII. Staff Reports

1. Monthly Subdivision Status Report

The Commission acknowledged receipt of the Monthly Subdivision Status Report, updated as of February 19, 2009.

Mr. Beauchemin explained the following subdivision information:

- Application #259 the bond would be released.
- Application #300 Attorney Furey addressed the comments this evening.
- Applications #324 and #329 the final Mylar maps were filed on February 20, 2009.
- Applications #332 and #334 were pending applications.

2. West End Neighborhood Planning Study

Mr. Weiner noted that there was a preliminary draft of the West End Neighborhood Planning Study, which might be ready in March. He noted this would be part of the amendment for part of the State's requirement of Planning Studies.

3. Discussion of Subdivision Application Fees

After a discussion, the Commission decided to put this on the March agenda.

The following item was submitted into the record: a grant request for \$330,000 for engineering design related to the Copper Mine Brook flood control mitigation project.

Mr. Strawderman explained that the City is applying for a federal grant to design and permit flood mitigation measures as outlined in the recently completed Copper Mine Brook watershed study. The grant application requires letters of support from City agencies. He explained how this project related to the Plan of Conservation and Development

Motion was made by Commissioner Ewings that the Planning recommend approval to the City Council the grant request of \$330,000 for an Engineering design for the Coppermine Brook flooding mitigation project to support, as proposed.

Motion seconded by Commissioner Keeton.

Motion carried 5-0.

IX. Communications

1. The Commission acknowledged receipt of updated pages 41 and 41-1 of the Zoning Regulations.
2. The Commission acknowledged receipt of a letter dated February 17, 2009, from the State of CT, State Traffic Commission, regarding comments for the Middle Street, Industrial Park expansion (ESPN Child Care Center).

Motion was made by Commissioner Ewings to adjourn.

Motion seconded by Commissioner Keeton.

Motion carried 5-0.

The meeting adjourned at 10:00 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,
Nancy King

Marie Keeton
Secretary
City Planning Commission