

BRISTOL PLANNING COMMISSION  
REGULAR MEETING OF MARCH 25, 2009

ATTENDANCE: Commissioner John Soares (VC)  
Commissioner Marie Keeton  
Anthony Dell'Aera  
Joseph Kelaita (Alternate)  
Charles Cyr (Alternate)  
Angelo Cannici (Alternate) (departed 8:10 P.M.)  
City Planner, Alan Weiner  
City Engineer, Paul Strawderman

ABSENT: Commissioners William Veits and Brian Ewings.

The meeting was called to order at 7:03 P.M.

Acting Chairman Soares designated Commissioners Kelaita and Cyr as voting members.

### **I. Minutes**

1. Regular Meeting of January 28, 2009
2. Regular Meeting of February 25, 2009

Motion was made by Commissioner Cyr to accept the minutes of January 28, 2009 as presented.  
Motion seconded by Commissioner Kelaita.  
Motion carried 4-0, Commissioner Keeton abstaining.

Motion was made by Commissioner Kelaita to accept the minutes of February 25, 2009 as presented.  
Motion seconded by Commissioner Keeton.  
Motion carried 3-0, Commissioners Dell'Aera and Cyr abstaining.

### **II. Pending 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 (continued from 2/25/09).

The Commission acknowledged receipt of the second set of Site Plan Review Comments, dated March 24, 2009. Mr. Weiner noted that an Inland Wetlands application was approved for this site.

Robert Blanchette, P.E., Borghesi Building & Engineering, 2155 East Main Street, reviewed the proposed activities. In addition to the Inland Wetlands permit, the applicant has received a variance for maximum building height. Lastly, he noted all the staff comments have been addressed.

Mr. Weiner noted that the applicant has received permission from CL&P for work within their right of way. He noted that the application was ready to be voted on this evening and suggested a stipulation for bonding of unfinished work at the time of certificate of occupancy.

Motion was made by Commissioner Dell'Aera to approve Application #331 with the following stipulation:

1. 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 Cyr.  
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, requested to postpone the public hearing until the April 29, 2009 regular meeting. Attorney Furey explained that the applicant is discussing design issues with the Town of Burlington.

Motion was made by Commissioner Keeton to postpone Application #334 until the April 29, 2009, regular meeting.  
Motion seconded by Commissioner Kelaita.  
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 (continued from 2/25/09).

The following item was made part of the record: the second set of Site Plan Review Committee comments, dated March 10, 2009.

Mr. Weiner reviewed the main issues discussed at the previous meeting, site lighting and provision of a sidewalk on the south side of the building, and his discussions with the applicant regarding those issues.

Robert Palazzo, Architectural Building Services, 556 Plainville Avenue, Farmington, explained how the applicant had addressed the comments. He noted that the applicant was in agreement with the lighting plan, and he explained the proposed landscaping.

Mr. Palazzo described the applicant's manufacturing operation. Paul Nichols, 74 Melinda Lane, of Bland Precision Steel, provided further details, noting that the number of parking spaces was chosen based on current and projected staffing.

Motion was made by Commissioner Kelaita to approve Application #333 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 Dell'Aera.  
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.

Attorney Timothy Furey, 43 Bellevue Avenue, on behalf of the applicant, explained that the subject lot has three existing houses on it, and the applicant would like to subdivide the site into three lots for the houses. The applicant has received dimensional variances based on the submitted plan. Attorney Furey described the various easements that would be created for access, parking and utilities among the proposed lots. The applicant is revising the subdivision map, by creating two separate sheets, to make all the required information more legible. Finally, Attorney Furey reminded the Commission that he has submitted a request for deferral of sidewalks on Richmond Place.

Mr. Weiner noted that the variances and this subdivision would make the property more conforming to the Zoning regulations. He also requested that the variances should be shown on the revised plans.

No one else spoke in favor of the application.  
No one spoke against the application.

Motion was made by Commissioner Cyr to close the public hearing.  
Motion seconded by Commissioner Dell'Aera.  
Motion carried 5-0.

The Commission agreed that the sidewalk deferral was a reasonable request.

Motion was made by Commissioner Cyr to grant final approval to Application #334 with the following stipulations:

1. The installation of sidewalks on Richmond Place shall be deferred in accordance with the provisions of subsection (2) of Section 5.04 of the Bristol Subdivision Regulations.
2. The plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
3. The subdivision map shall not be filed until the revised easements have been reviewed and approved by Staff

Motion seconded by Commissioner Keeton.

Motion carried 5-0.

Commissioner Cannici left the meeting at this time.

Item VI.1 was taken out of order.

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

1. Status Report – Loveland Acres, Sec. 4

At the request of Attorney Timothy Furey, the Commission agreed to review this item.

Attorney Furey updated the Commission on the subdivision. He noted all the easements have been reviewed and recorded on Land Records. The final plans have been filed. The detention basin is being completed but the deed has not been recorded yet, as such they have been talking to Corporation Council. Also, he noted the site is being surveyed.

After inquiry by Mr. Strawderman, Mr. Weiner noted the drainage easements were filed.

The Commission agreed to continue this item to the April 29, 2009 meeting.

#### **III. New Applications**

1. Application #335 – Revision to an approved Site Plan for parking lot for television broadcast facility (relocation of storm water retention basin), north side of ESPN Dr. (f/k/a Southington Town Line Rd.) east of former Birch St.; Assessor's Map 1, Lot 4; IP-1 (Industrial Park) zone; ESPN, Inc., applicant.

Mr. Weiner noted an Inland Wetlands application was approved in March for this plan.

Robert Longfield, Director of Planning and Construction, of ESPN, Inc., described the existing conditions on the site and the proposal to relocate the existing storm water detention basin to create room for future development. He also explained the Inland Wetlands approval.

James Velleman, P.E., of BVH Integrated Services, Inc., on behalf of the applicant, explained the proposed construction of the relocated detention pond and associated drainage systems.

Mr. Weiner asked if ESPN Drive was a public street and whether the proposed pond would be fenced.

Mr. Longfield noted that all of ESPN Drive was a public street and that the applicant has not decided whether or not to install a fence. The existing basin is not fenced. Mr. Strawderman suggested that, given the proximity of the new pond to ESPN Drive and the steep drop, a guard rail or other barrier should be installed.

Motion was made by Commissioner Dell'Aera approve Application #335 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.

Motion seconded by Commissioner Cyr.

Motion carried 5-0.

2. Application #336 – Site Plan for parking lot for television broadcast facility, east of 300 Ronzo Rd.; Assessor's Map 1, Lots 4 and 5; IP-1 (Industrial Park) zone; ESPN, Inc., applicant.

Robert Longfield, Director of Planning and Construction, of ESPN, Inc., explained the request to construct a parking lot to be located near existing Building B. A part of the construction would be within an existing CL&P right-of-way, and Mr. Longfield indicated that CL&P has no objections to the plan.

Darren Overton, of Milone and McBroom, 99 Realty Drive, Cheshire, explained the construction of the proposed parking lot, describing the storm system, the location of inland wetlands in the area, the landscaping and lighting plans and location of proposed sidewalks. He also described the grading between the existing parking deck and the proposed parking lot.

Motion was made by Commissioner Dell'Aera to approve Application #336 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 for the building at 300 Ronzo Road 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 Keeton.

Motion carried 5-0.

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

1. Application #2026 – Change of Zone from R-10 and R-15 (Single-Family Residential) to A (Multi-Family Residential) for Lots 115-3 and 115-4, south side of Bernie Ave.; Assessor's Map 33; Greater Bristol Realty Corp., Inc., applicant.

Mr. Weiner explained that a previous application was denied because the site did not have the required amount of land. He noted the application then went to the Zoning Commission and was withdrawn, and an amendment to the Zoning regulations was subsequently approved to address non-profit housing facilities.

Attorney James Ziogas, 271 Farmington Avenue, explained this was a request for an affordable housing development that had been previously denied because it did not have the required amount of land. He explained the documentation included with the application indicating that the applicant complies with the requirements of the amended regulation. Attorney Ziogas noted that rezoning the property would be an extension of an existing A zone

Blake DellaBianca, representing the applicant, described the proposed plan to keep the homes affordable.

Motion was made by Commissioner Keeton recommend approval to the Zoning Commission of Application #2026, inasmuch as the property is adjacent to an existing A zone and the proposal conforms to the requirements of the amended zoning regulations.

Motion seconded by Commissioner Kelaita.

Motion carried 5-0.

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

None.

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

None.

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

1. Monthly Subdivision Status Report

The Commission acknowledged receipt of a memo dated March 19, 2009, from Peter Forrest, City Surveyor, regarding the status of Application #300 and the Monthly Subdivision Status Report, updated as of March 19, 2009.

2. West End Neighborhood Planning Study

Mr. Weiner noted there were two drafts of the report and they have met with the consultants to discuss the report. He noted the Commission should have a draft by the end of May.

3. Discussion of Subdivision Application Fees

Mr. Weiner noted that, since two regular members were absent, including the Chairman, the discussion should be postponed to April.

**IX. Communications**

None.

Motion was made by Commissioner Dell'Aera to adjourn.

Motion seconded by Commissioner Cyr.

Motion carried 5-0.

The meeting adjourned at 9:20 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,

Nancy King

Marie Keeton  
Secretary  
City Planning Commission