

BRISTOL PLANNING COMMISSION  
REGULAR MEETING OF APRIL 28, 2010

ATTENDANCE: Chairman William Veits  
Commissioner John Soares (VC)  
Commissioner Marie Keeton  
Commissioner Brian Ewings  
Commissioner Anthony Dell'Aera (arrived 7:20 P.M.)  
Joseph Kelaita (Alternate)  
Angelo Cannici (Alternate)  
Paul Strawderman, City Engineer  
Christopher Beauchemin, Asst. City Planner

The meeting was called to order at 7:00 P.M. Chairman Veits designated Commissioner Kelaita as a voting member in place of Commissioner Dell'Aera

I. Minutes

1. Regular Meeting of March 24, 2010.

Chairman Veits said that he would abstain from voting on this item since he was absent from the March 24 meeting, and he designated Commissioner Cannici to vote in his place.

Motion was made by Commissioner Soares to accept the minutes of March 24, 2010 as presented.  
Motion seconded by Commissioner Keleita.  
Motion carried 5-0.

**II. Pending Applications**

1. Application #344 – Re-subdivision, south side of Marsh Rd. east of 515 Marsh Rd. (4 lots); Assessor's Map 65, Lot 7B; R-25 (Residential) zone; Jan Joseph Chizinski, applicant.

Mr. Beauchemin indicated that the proposed resubdivision has received Inland Wetlands Commission approval, and he reminded the Commission of the discussion from last month's meeting regarding rear lots and consideration of previous subdivisions in counting them.

Robert Trottier, P.E., 107 Wilderness Way, on behalf of the applicant, described the property and the proposed resubdivision. There would be a total of six lots, counting the lots from the original subdivision. The property is serviced by City sewer and water. Fifteen percent of the property would be designated as open space in an area abutting existing City-owned open space.

Attorney James Ziogas, 271 Farmington Avenue, explained that the applicant will request that the City accept the proposed open space, and if the City declines then it will be attached to the proposed rear lot.

Mr. Strawderman explained that previous staff comments have been addressed. He noted that since there were no public improvements required for the subdivision, the Commission's action would be a final approval.

Attorney Ziogas indicated that the City has not yet been approached regarding accepting the open space.

No one else spoke in favor of the application.

No one spoke against the application.

Motion was made by Commissioner Soares to close the public hearing.  
Motion seconded by Commissioner Ewings.  
Motion carried 5-0.

Motion was made by Commissioner Kelaita to grant final approval to Application #344.  
Motion seconded by Commissioner Keeton.  
Motion carried 5-0.

Motion was made by Commissioner Kelaita to recommend to the City Council that the City accept the .604 acres of open space on lot 7B, Application #344, as shown on the Subdivision Plan.  
Motion seconded by Commissioner Keeton.  
Motion carried 5-0.

The commission agreed to take item VII.2 out of order.

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

2. Request for extension of conditional subdivision approval – Cedar Hill (Phase 2), west side of Witches Rock Rd. south of Old Orchard Rd. (App. #324)

The Commission acknowledged receipt of a letter dated April 22, 2010, from Attorney James Ziogas, requesting a one-year extension of conditional approval.

Mr. Strawderman explained that the approval will expire on June 25, 2010.

Motion was made by Commissioner Ewings to approve the request for extension of conditional subdivision approval, Cedar Hill (Phase 2), west side of Witches Rock Road south of Old Orchard Road (Application #324) for a one year extension to June 25, 2011.

Motion seconded by Commissioner Soares.  
Motion carried 5-0.

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

None.

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

None.

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

1. Disposition of property – Lot 254, south side of High St.

Mr. Strawderman indicated that this is a difficult lot to develop because of the grade change from front to back. He felt that this property had no use by the City.

Motion was made by Commissioner Kelaita to recommend approval to the City Council the disposition of property, located at Lot 254, south side of High Street.  
Motion seconded by Commissioner Keeton.  
Motion carried 5-0.

2. Disposition of property – Lot 261, south side of High St. (#200-#204)

Commissioner Dell'Aera arrived at 7:20 and resumed his seat.

Chairman Veits described the property and information given to him by members of the City Council..

Mr. Beauchemin noted indicated that Land Use staff feels that the property could be used for a small park or parking lot for the neighborhood. He reviewed the Plan of Conservation and Development and its recommendations regarding small neighborhood facilities.

Motion was made by Commissioner Dell'Aera to recommend to the City Council that the City retain ownership of Lot 261, south side of High Street (#200-#204), inasmuch as the City's Plan of Conservation and Development states that the City should retain vacant properties for the purpose of making general public areas and similar usage. Therefore, the City ought to pursue this usage for this property rather than selling it.  
Motion seconded by Commissioner Soares.  
Motion carried 5-0.

3. Disposition of property – 268 Park St.

Motion was made by Commissioner Ewings to place the item regarding disposition of property, 268 Park Street, on the agenda.

Motion seconded by Commissioner Keeton.

Motion carried 5-0.

Mr. Strawderman noted that City has been interested in this property to improve the entrance to Muzzy Field, and now it is available. This is the last lot that the City does not own in the area around Muzzy Field. The Board of Park Commissioners has endorsed a plan of improvements that includes this property.

Mr. Beauchemin explained that the draft of the West End study recommends acquiring this property.

Motion was made by Commissioner Ewings to recommend approval to the City Council, disposition of property, 268 Park Street, to buy this property as a part of the improvements to the Muzzy Field and Rockwell Park.

Motion seconded by Commissioner Keeton.

Motion carried 5-0.

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

None.

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

1. Request for extension of time to file approved subdivision plan – Burlington Meadows, north of UConn Dr. and Princeton Dr. (App. #339)

The Commission acknowledged receipt of a letter dated April 1, 2010, from Attorney Timothy Furey, requesting an extension of the filing deadline.

Mr. Beauchemin explained the deadline for filing of the subdivision map is May 14, 2010, and Attorney Furey is requesting a 90 day extension to August 14, 2010.

Motion was made by Commissioner Keeton to approve the request for extension of time to file approved subdivision plan, Burlington Meadows, north of UConn Drive and Princeton Drive (Application #339) for ninety days to August 14, 2010.

Motion seconded by Commissioner Dell'Aera.

Motion carried 5-0.

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

1. Monthly Subdivision Status Report

The Commission acknowledged receipt of the monthly subdivision status report dated April 20, 2010, from the City Surveyor, regarding Application #324.

Mr. Beauchemin noted the Commission granted extensions for filing of subdivisions to Applications #324 and #339 this evening.

2. West End Neighborhood Planning Study

Mr. Beauchemin noted that there will be a Public Information Workshop on Saturday May 22, 2010 at 9:00 A.M. to 12:00 A.M. He explained the draft would be available in about a week.

#### **IX. Communications**

The Commission acknowledged receipt of a letter dated April 27, 2010, from Charles Cyr, resigning from the Commission.

Motion was made by Commissioner Ewings adjourn.

Motion seconded by Commissioner Keeton.

Motion carried 5-0.

The meeting adjourned at 7:55 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