

BRISTOL PLANNING COMMISSION
REGULAR MEETING OF APRIL 29, 2009

ATTENDANCE: Chairman William Veits
Commissioner John Soares (VC)
Commissioner Brian Ewings
Commissioner Anthony Dell'Aera (departed 7:55 P.M.)
Joseph Kelaita (Alternate)
Charles Cyr (Alternate)
Angelo Cannici (Alternate)
City Planner, Alan Weiner
City Engineer, Paul Strawderman

ABSENT: Commissioner Marie Keeton.

The meeting was called to order at 7:02 P.M.

Chairman Veits designated Commissioner Cannici as a voting Commissioner in place of Commissioner Keeton.

I. Minutes

1. Regular Meeting of March 25, 2009.

Commissioner Ewings noted a correction on page two.

Motion was made by Commissioner Ewings to accept the minutes of March 25, 2009 as presented and corrected.

Motion seconded by Commissioner Soares.

Motion carried 3-0, Commissioners Ewings and Veits abstained.

II. Pending Applications

1. 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 (postponed from 3/25/09).

Mr. Strawderman read into the record a letter dated April 29, 2009, from Attorney Timothy Furey requesting a withdrawal of Application #332 on behalf of his client.

Motion was made by Commissioner Ewings to accept the withdrawal of Application #332.

Motion seconded by Commissioner Dell'Aera.

Motion carried 5-0.

III. New Applications

None.

IV. Zoning Commission Referrals

None.

V. City Council and Other Referrals

1. Sale of Property – Lot 314/4, east side of Morris Ave.

The Commission acknowledged receipt of a letter (attached map) dated April 20, 2009, from Therese Pac, Town and City Clerk, seeking a recommendation to sell the subject property and a copy of the Planning Commission meeting minutes dated November 29, 2006.

Mr. Weiner reviewed a previous request on this property, noting that the Commission had recommended that the City not dispose of it because of its proximity to Stafford School and Bristol Eastern. No new information has been presented.

Motion was made by Commissioner Ewings to recommend to the City Council that the City not sell the property at Lot 314/4, east side of Morris Avenue because of the lack of change on the property and the lack of information on the property. Motion seconded by Commissioner Dell'Aera. Motion carried 5-0.

2. Construction of new fire station – Vincent P. Kelly Road

Motion was made by Commissioner Soares to add to the agenda the referral from the City Council's vote of April 14, 2009, of the construction of new fire station located on Vincent P. Kelly Road. Motion seconded by Commissioner Dell'Aera. Motion carried 5-0.

Jonathan Rosenthal, Executive Director of the Bristol Development Authority, on behalf of the City, explained that the City has the opportunity to pursue a grant that would help pay for construction of a new fire station. He explained the construction and uses of the new building and described the proposed site improvements.

Mr. Weiner noted that the issue for the Commission was whether or not a new building should be constructed. He noted he had concerns of this fire station versus other fire stations in the City.

Donald Goranson, member of the Board of Fire Commissioners, further described the proposed activity and operations at the site. He also gave a detailed description of his Commission's study of their facilities and their reasons for making this site their priority.

Mr. Weiner noted there was no other City owned property in the area to build a facility. He also reviewed the Plan of Conservation and Development's goals regarding public facilities and services.

Motion was made by Commissioner Dell'Aera to recommend approval to the City Council the construction of new fire station located on Vincent P. Kelly Road, inasmuch as the request was consistent with the Plan of Conservation and Development regarding maintenance, improvement of public facilities including schools and public safety infrastructure and it also served to save the City money in the City's pursuit of grant money. Motion seconded by Commissioner Ewings. Motion carried 5-0.

VI. Old Business

1. Status Report – Loveland Acres, Sec. 4

Mr. Strawderman explained the progress by the developer and his attorney in completing the outstanding work items. He recommended that the item be continued to next month, at which time we should be ready to recommend street acceptance..

Commissioner Dell'Aera departed at this time, Chairman Veits designated Commissioner Kelaita at sit in his place.

The Commission agreed to continue this item to next month.

VII. New Business

None.

VIII. Staff Reports

1. Monthly Subdivision Status Report

The Commission acknowledged receipt of the Monthly Subdivision Status Report dated April 22, 2009.

Mr. Weiner explained that Application #334 was being completed and that the drawings for this plan should be filed on the Land Records by next month.

Mr. Weiner noted regarding Application #268, that the conditional approval will expire soon and the developer has been informed that there were no more extensions available.

2. West End Neighborhood Planning Study

Mr. Weiner explained that the Consultant is continuing to work on the study. Mr. Weiner noted that a draft was not available yet.

3. Discussion of Subdivision Application Fees

The following item was submitted into the record: a four pages of sample Land Use Costs.

Mr. Strawderman reviewed the previous discussions of this matter, and he and Mr. Weiner outlined their estimates of the actual staff costs for reviewing and administering different types of applications. They also reviewed with the Commission different philosophies about what costs application fees should try to recover.

The Commission felt that the current fees are too low and that the applicant would likely pass increased fees on to purchasers. But, with the current economic conditions, they did not want to raise the fees too much. They also felt that application fees should be comparable to other towns.

After further discussion,, the Commission agreed to increase subdivision application fees to \$100.00 per lot, with a minimum fee of \$200.00, effective July 1, 2009.

Motion was made by Commissioner Ewings to increase the existing Planning Commission Subdivision Application fees from \$75.00 per lot to \$100.00 per lot with a minimum subdivision application fee of \$200.00, effective July 1, 2009. Motion seconded by Commissioner Kelaita.

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

Motion carried 5-0.

IX. Communications

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

The meeting adjourned at 8:47 P.M.

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

Respectfully submitted,
Nancy King

Marie Keeton
Secretary
City Planning Commission