

BRISTOL PLANNING COMMISSION
REGULAR MEETING OF MAY 27, 2009

ATTENDANCE: Chairman William Veits
Commissioner John Soares (VC)
Commissioner Marie Keeton
Commissioner Brian Ewings
Commissioner Anthony Dell'Aera
Joseph Kelaita (Alternate) (arrived 7:35 P.M.)
Charles Cyr (Alternate)
Angelo Cannici (Alternate)
City Planner, Alan Weiner
City Engineer, Paul Strawderman

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

I. Minutes

None.

II. Pending Applications

None.

III. New Applications

None.

IV. Zoning Commission Referrals

None.

V. City Council and Other Referrals

1. Capital Improvement Budget – FY2009-2010

The Commission acknowledged receipt of a letter (attachment) dated May 20, 2009, from Glenn Klocko Board of Finance Clerk, regarding the Capital Improvement Budgets from fiscal year 2009-2010.

Mr. reviewed with the Commission the provisions of the Plan of Conservation and Development for the maintenance and improvement of public facilities in relation to the proposed projects.

Mr. Weiner and Mr. Strawderman answered questions from the Commission about several of the projects. Robert Longo, Bristol Water Department, explained the improvements proposed for the Wolcott Road water tank

Motion was made by Commissioner Ewings to recommend approval of the Capital Improvement Budget, Fiscal Year, 2009-2010, as presented.

Commissioner Dell'Aera seconded the motion.

Motion carried 5-0.

2. Leasing of space on water tank for cellular communications facility – east side of Princeton Dr.

The Commission acknowledged receipt of the following items: a letter (attached map) dated May 20, 2009, from Robert Longo, Superintendent, Bristol Water Department, regarding the subject request and a letter dated May 19, 2009, from Wyland Dale Clift, Corporation Counsel, regarding the subject request.

Thomas Benedict, 234 Sherman Avenue, Meriden, of Pocket Communications, explained the reasons for the request and described the proposed facilities on the tank and on the ground.

Mr. Longo answered questions about the existing antennas on the tank and on other Water Department properties. He said that the proposed facility would not have an impact on Water Department operations or the City's radio network.

Mr. Benedict said that the facility would not need CT Siting Council approval because it was being constructed on a non-profit facility. He described his company's plans for expanding in the City and noted that this proposal would not interfere with other cellular services in the area.

Motion was made by Commissioner Dell'Aera to recommend approval to the Board of Water Commissioners and the City Council for the leasing of space on water tank for cellular communications facility on the east side of Princeton Drive.

Commissioner Ewings seconded the motion.

Motion carried 5-0.

VI. Old Business

1. Status Report – Loveland Acres, Sec. 4

Mr. Strawderman explained that the outstanding subdivision work was substantially complete, including filing the easement documents and detention pond work, and noted that the street was ready for a recommendation for acceptance for the City Council.

Motion was made by Commissioner Keeton to recommend to the City Council to accept the street acceptance, and street description as follows, 50 feet in width and running from east line of Loveland Lane in an easterly and northerly direction approximately 880 feet to the south line of Edrow Road reconnecting curves at intersection of the public highway and to be so named.

Commissioner Soares seconded the motion.

Motion carried 5-0.

VII. New Business

1. Request for Extension of Conditional Subdivision Approval – Mountain View Estates, south side of Glenn St. (App. #297)

The Commission acknowledged receipt of a letter dated May 4, 2009, from Creative Community Builders, LTD, regarding the subject request.

Mr. Weiner noted that the approval would expire in September 2009 and a one-year extension could be granted, and another extension could be granted next year. He noted the subdivision would expire in 2011.

Motion made by Commissioner Keeton to approve the request to extend the conditional approval for one year for the Mountain View Estates subdivision, south side of Glenn Street (App. #297) from September 27, 2009 to September 27, 2010.

Motion seconded by Commissioner Ewings.

Motion carried 5-0.

1. Monthly Subdivision Status Report

Item VIII.1 was taken out of order.

The Commission acknowledged receipt of the Monthly Subdivision Status Report dated May 21, 2009 and a letter dated April 27, 2009, from Peter Forrest, City Surveyor, regarding Application #268.

The following persons addressed the Commission with concerns on Application #316: Scott and Monique Norrie, 184 Medford Street; Brian Wheelock, 91 Tufts Street. Their concerns were the lack of progress in completing work that has been begun and the difficult and potentially unsafe conditions that have been left. The Commission agreed that the developer should appear at the next meeting to explain his plans to address these concerns

Mr. Weiner noted that he would include the minutes of the meetings for Application #316 for next months meeting.

After inquiries, by Mrs. Norrie, Mr. Weiner noted that the subdivision is valid for five years, but if the applicant did not comply with the Commission's requests, Corporation Council could be contacted and the applicant would know their subdivision is in jeopardy.

1. Discussion of Possible Amendment to 2000 Plan of Conservation and Development – reclassification of a portion of Ronzo Rd. (Chapter 6 – Transportation)

Mr. Strawderman noted that ConnDOT has proposed that the portion of Birch Street from Redstone Hill Road to Ronzo Road be reclassified from a minor arterial road to a local road due to the abandonment of Birch Street south of Ronzo Road. He explained the Public Works Department's position that this section of road, as well as Ronzo Road, should keep the minor arterial classification since the streets are still heavily used. The reclassification would affect the city's ability to obtain federal funds for these roads. Mr. Weiner explained that it would be necessary to amend the Plan of Conservation and Development to change the classifications and suggested that other roads be considered as well.

The Commission agreed to discuss this item at their next meeting.

VIII. Staff Reports

2. West End Neighborhood Planning Study

Mr. Weiner noted the study is being edited to write it in an understandable way and to get people to understand why the west-end of the City was an area to improve.

3. Mr. Weiner encouraged the Commission to view the City's Industrial Park and One Prestige Lane that were completed.

IX. Communications

Motion was made by Commissioner Ewings to adjourn.

Motion seconded by Commissioner Soares.

Motion carried 5-0.

The meeting adjourned at 8:15 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,

Nancy King

Marie Keeton
Secretary
City Planning Commission