

BRISTOL PLANNING COMMISSION
REGULAR MEETING OF JUNE 24, 2009

ATTENDANCE: Chairman William Veits
Commissioner John Soares (VC)
Commissioner Brian Ewings
Anthony Dell'Aera
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 7:00 P.M.

Chairman Veits designated Commissioner Cyr as a voting member in place of Commissioner Keeton. He designated Commissioner Dell'Aera as Acting Secretary in Commissioner Keeton's absence.

I. Minutes

Motion was made by Commissioner Cyr to accept the minutes of April 29, 2009 as presented.

Motion seconded by Commissioner Ewings.

Motion carried 5-0.

Motion was made by Commissioner Cyr to accept the minutes of May 27, 2009 as presented. Commissioner Ewings noted a correction on Item V.1.

Motion seconded by Commissioner Ewings.

Motion carried 5-0.

II. Pending Applications

None.

III. New Applications

1. Application #337 – Site Plan for firehouse (expansion), 35 Vincent P. Kelly Rd.; Assessor's Map 3, Lot 31B; I (General Industrial) zone; City of Bristol Fire Department, applicant.

The Commission acknowledged receipt of the first set of Site Plan Review Committee Comments (attached map) dated June 2, 2009.

Mr. Weiner explained that the staff had completed its second review of the plan, and that comments were given to the commissioners tonight.

Robert Hiltbrand, P.E., 575 North Main Street, on behalf of the applicant, explained the proposal was for construction of a new fire house on the site of the current Engine Company #4. Mr. Hiltbrand reviewed the existing buildings on the site, the demolition plan and the proposed new construction. He explained that the existing station on the site would remain and be used for training. He reviewed the parking and traffic circulation plan, noting the separate areas for employee and public parking.

Mr. Hiltbrand reviewed the landscaping plan and the proposed buffer near the Public Works property. He explained that some of the proposed trees close to the bay doors of the new station were selected to minimize leaves and other debris from littering the driveway and impeding operations.

Donald Goranson, of the Board of Fire Commissioners, explained the uses of the proposed facility and described the equipment to be stored there.

Mr. Weiner discussed the remaining staff comments and noted that the plan was ready to be approved, if the Commission agreed. He expressed concerns about past City projects and suggested that a bond be required for uncompleted work at the time of Certificate of Occupancy.

Mr. Hiltbrand explained the phasing plan and how the site would continue to operate during construction. He also noted that it will be necessary to add a generator location to the plans.

Motion was made by Commissioner Ewings to approve Application #337, Site Plan for firehouse (expansion), 35 Vincent P. Kelly Rd.; Assessor's Map 3, Lot 31B; I (General Industrial) zone; City of Bristol Fire Department, applicant 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 Soares.

Motion carried 5-0.

IV. Zoning Commission Referrals

None.

V. City Council and Other Referrals

None.

VI. Old Business

None.

VII. New Business

1. Status Report – 100 Oakridge Rd. (App. #316)

Mr. Weiner noted this item was discussed at last months meeting and minutes were provided to the Commission.

Mr. Strawderman summarized the concerns expressed by residents at the previous meeting regarding the site conditions, left by uncompleted work on the development.

Michael Cameratta, 100 Oakridge Road, contractor for the developer, explained the progress of the work and his schedule for completing paving and site restoration. He anticipated being substantially complete by the end of the summer. He felt that the conditions on the site were consistent with any active construction project and indicated that he had recently spoken with several area residents about their concerns.

Brian Wheelock, 91 Tufts Street, and Scott and Monique Norrie, 184 Medford Street, said that they were satisfied with Mr. Cameratta' s schedule, and that their concerns are satisfied for the time being. They expressed a desire that the work continue to a timely completion.

Mr. Strawderman noted that Public Works staff will continue to monitor this site and report on its progress to the Commission.

VIII. Staff Reports

1. Monthly Subdivision Status Report

The Commission acknowledged receipt of the Monthly Subdivision Status Report dated June 18, 2009.

Mr. Weiner explained the status of the following:

Application #300:	There is a \$50,000 bond in place and the street was accepted last month.
Application #297:	There has been no progress of work.
Application #268:	The conditional approval will expire in July and the applicant has been informed of the matter. Mr. Weiner noted if a request for extension is received by the July meeting, the Commission could consider this item.

2. West End Neighborhood Planning Study

Mr. Weiner explained the status of the study, with the consultants working to get a draft of a document to the Commission.

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

Mr. Strawderman noted that staff will be presenting further information regarding this issue to the Commission at a future meeting.

4. Mr. Weiner distributed to the Commission, a copy of an article of a CT Supreme Court decision, entitled "Buttermilk Farms, LLC v. Planning and Zoning Commission of the town of Plymouth, where the Court held that Planning Commissions cannot require construction of sidewalks in subdivisions fronting on existing streets since this would be considered an off-site improvement.

Mr. Weiner explained the decision and its potential implications for the Commission and its regulations. He suggested that the commissioners read the entire decision and be prepared to discuss it further at the July meeting.

IX. Communications

None.

Motion was made by Commissioner Ewings to adjourn.

Motion seconded by Commissioner Dell'Aera.

Motion carried 5-0.

The meeting adjourned at 8:25 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,

Nancy King

Marie Keeton
Secretary
City Planning Commission