

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JANUARY 30, 2023**

CALL TO ORDER:

By: Chairman Veits

Time: 7:00 P.M.

Place: City Hall
Board of Education - Auditorium,
129 Church Street

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	Commissioner John Soares (Vice Chairman)	X	
	Jon Pose	X	
	Tracey Bacchus (Acting Secretary)	X	
	Jeff Hayden	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Christopher Nardi	X	
	Anthony Lorenzetti	X	
	Robert Flanagan, AICP, City Planner	X	
	Nancy Levesque, P.E., City Engineer	X	
STAFF:	Andrew Armstrong, Assistant City Planner	X	

Chairman Veits called the meeting to order at 7: 00 P.M.

PLEDGE OF ALLEGIENCE:

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, February 27, 2023.

Chairman Veits designated regular Commissioners Soares, Pose, Bacchus, Hayden and Veits as voting members this evening.

PUBLIC PARTICIPATION:

Chairman Veits explained he would allow 3 to 5 minutes for each person to speak under Public Participation.

The following person spoke on public participation mainly on Item #4, Zoning Commission Referral, Application #2457. But also on City Council and Other Referrals, Frederick St.; Twining St.; and Broad St.: Michael J. Dudko, 116 Lewis Rd. In addition, the following persons also spoke on public participation on Item #4, Zoning Commission Referral, Application #2457: Keith Rosenfeld, 82 Hoover Ave. (shared municipal planner NVOG); Desira Powell, 180 Mercier Ave.; Conner Savage, 174 Mercier Ave.; Katerina Gillus, 171 Mercier Ave., Lisa Barnes, 174 Mercier Ave.; Mickey Lawson, 149 Mercier Ave.; Jillian Kelley, 83 Mercier Ave., and Michelle Davison, 155 Mercier Ave.

Mr. Dudko had concerns mainly on Application #2457, where four people wrote disapproval letters and the 2015 change of zone denial for this property. His property is 1,145 ft. away. He reviewed Pgs. 52 and 61 of the Route 6 Corridor Study, respectively, regarding 1) Recommendations, Corridor Wide, Guiding Policy and 2) Farmington Ave. section, Land Use and Development Priority. The first category had 3 sections for Terryville, the Gateway and Farmington Ave. His view was they should not change the residential properties in the corridor to a BG zone. Near his property, an enterprise bought residential lots and they may change it to commercial property, which made him concerned for the future. This property was bought by a business and there is a domino effect of commercial activity creeping up the hill near Mercier Ave. If this is approved, his property is threatened in the future with properties changing from R-10 to commercial. He requested the Commission stop the zone changes from going up the hill. The Route 6 Corridor Study is trying to preserve the few remaining residential houses in the Corridor.

The Study recommended against the zone changes and to preserve residential properties, which should be cited that the Commission does not recommend this zone change.

Mr. Rosenfeld read into the record his e-mail to the Commission. He explained he worked as a shared municipal planner for the Naugatuck Valley Council of Governments (NVCOG), but he was not representing the NVCOG, just speaking as a citizen of Bristol. He felt threatened by the zone change and lives closer to the site than Mr. Dudko. As a town planner, he understood the procedures for separate planning and zoning commissions. A referral goes to the Planning Commission, and then the Planning Commission prepares a Zoning Commission report. He had concerns of this zone change being inconsistent with the Plan of Conservation and Development (PoCD) and the Route 6 Corridor Study (Rt6CS.) The Commissions are required to use the PoCD and Rt6CS for their votes and their considerations. He reviewed PoCD, Section 11.5.3., which recommends the reuse and adaption of existing previously developed sites and the location of new development in existing commercial areas. Also, to preserve the existing residential houses in the corridor. The plan would change residential land to commercial property. He had concerns the PoCD encouraged a walkable area and the BG zone encouraged vehicles for more intense uses. The Guiding Policies are also supposed to be used for the Rt6CS. Figure 26 (2018) was a wrong because it shows as a commercial, but it has been vacant since 1990 and it is vacant now. This should be amended in the PoCD (he didn't say if it was the PoCD.) If someone is basing a development from a zone change on these three properties as commercial they are wrong.

Ms. Powell had explained she and many neighbors were in attendance this evening and are strongly opposed to this development at the end of their street (App. #2457.) This area is a bus stop for their children and it was difficult for them to cross Farmington Avenue with the existing traffic. There were pedestrian and vehicle accidents and deaths on Farmington Ave. and on their street. They do not want their children to have to cross the street to where the bus stop would have to be located. Nor do the neighbors want a bus stop near Jerome Avenue or Davis Drive When Farmington Avenue is not shut down, there is a lot of speeding traffic on their street and the neighbors do not want additional traffic on their street. This plan would not help the neighbors and it would devalue their homes. There is a vacant lot near Walgreens that the applicant may develop. There was no reason to take apart the residential areas of this neighborhood. The children need a safe place to play and bringing more traffic on this street was not a good idea.

Mr. Savage's view was as a kid on Mercier Ave., he and his friends do not think this would be a good for Mercier Ave.

Ms. Gillus explained without this development plan, during the daytime and nighttime Mercier Ave. has had an increase in traffic and speeding vehicles (60 mph to 70 mph.) There are a lot of children on the street, so there are concerns of traffic with the Dairy Queen development in the area. She and her family purchased their house two years ago and are discussing whether to sell it. She had concerns of this property being changed to a business lot and the safety of her family and neighbor's children. Also, she had concerns of longevity on this street.

Ms. Barnes explained her address was a family home and now her daughter lives there with her grandchildren. But, there is a lot of dangerous traffic and speeding vehicles on Farmington Ave. Her brother was killed Farmington Avenue by someone that did not want to go to the traffic light on Jerome Avenue. Her view was this would be a big mistake to make more traffic go down Farmington Ave. With the AutoZone, there has been increased traffic, people loitering, and drug deals going on. Having lived on Mercier Ave. all her life, her view was this plan should be thought out better because it would bring in more traffic and trouble.

Robert Powell, 180 Mercier Ave., thought money would be better spent to rehab the closed gas stations versus construct a new gas station. For those reasons, there was no need for an additional gas station with 12 already within a mile and a half of Mercier Ave. He agreed with the neighbors' concerns including the traffic that uses Mercier Ave. to avoid the traffic light at Jerome Ave. and Farmington Ave. He had concerns of the traffic from the Dairy Queen alone because near Mercier Ave. the traffic reduced to one lane on Farmington Ave. that was a difficult area to drive because drivers cut in front of vehicles. His view was this would not be a good plan for the area. He agreed with the neighbor this plan goes contrary to the City's studies to preserve the remaining residential properties.

Mr. Lawson agreed with the neighbors' views. This would not be a good plan to change the zone for the area. This area was a challenge to let his child to play outside.

Ms. Kelley explained she bought her house in June. Her view was there are existing problems with the businesses on the edges of Route 6 such as with the Auto Zone and the tentative Dairy Queen. She has difficulty going into her driveway because vehicles park on Mercier Ave. If this lot become an additional commercial area, she had concerns of raising a family. She would like a quiet area to live in and for her family. She is a school-teacher and is concerned for the children at the bus stop with the traffic problems. She did not want additional traffic in the area that a new business would bring.

Ms. Davison lived there for 20 years and the traffic has increased in the area. She was concerned for her grandchildren with the traffic. She agreed with the neighbors about the traffic, safety and maintaining the neighborhood feel of the area, particularly for new neighbors coming to this area.

Administrative Matters

- 1. Approval of Minutes
 - a. 11/28/22

Chairman Veits designated regular Commissioners Soares, Pose, Hayden, Lorenzetti and Veits to vote on the November 28, 2022, regular minutes. He also designated alternate Commissioner Lorenzetti to vote on the November 28, 2022, regular minutes.

MOTION: Move to approve the minutes of the November 28, 2022, regular meeting.

By: Pose

Seconded: Soares.

For: Soares, Pose, Hayden, Lorenzetti and Veits.

Against: None.

Abstain: None.

RECEIPT OF NEW APPLICATIONS:

There were no new applications.

STAFF REPORTS:

- 2. Sarah Larson – Bristol Parks and Recreation:
 - a. 2021 Parks Master Plan
 - b. Kern Park Renovation

The Commission acknowledged receipt of the following items in their electronic packets: a copy of the City Wide Parks, Recreation, Youth & Community Services Master Plan, City Of Bristol, dated February 5, 2021; a copy of the Kern Park Renovation Plan, entitled "Kern Park Renovation, Public Engagement Workshop, dated February 28, 2023, Ivy Drive School."

The following person reviewed the updated of the 2021 Parks Master Plan (10 year plan) and Kern Park Renovation: Sarah Larson, Deputy Superintendent of Parks Recreation and Youth and Community Services, City of Bristol, 111 North Main St.

Ms. Larson reviewed the updated of the Parks Master Plan ten-year plan for Capital Improvements for her department and the City. The first Plan was in 2020 and then in 2021 it was approved by their Board of Park Commissioners. There was a 2005 site specific plan was for Brackett Park, Stocks Playground, Page Park and Rockwell Park. There was funding for these parks, but funding was not available for Page Park at that time. In 2019 the City underwent a full funded Master Plan in progress that would double (inaudible) their departments program and facilities. The consultant was Activitas, Inc. in conjunction with (inaudible). The goals of the plan were to gain an understanding of the community needs, identify gaps in services, address plans for future development, and deferred maintenance. There were three outcome goals to revitalize Page Park, a ten-year strategic plan to guide for their department and a guide for their department and Commissioners with the strategic plan.

Ms. Larson explained the process to get to the Master Plan with a series of engagement processes of stakeholder and interviews that included City Staff, various cities and towns, various organizations, public meetings, and various surveys. They used different methodologies and some were onsite visits to facilities and parks by landscapes architects. They reviewed various trends and demographic trends. These methods were compared with the best practices, inventory and services of Bristol. From these methods they do not have a deficit of fields, but a deficit of usable fields and a deficit of 60,000 sq. ft. of indoor usable space.

Ms. Larson explained the recommendations were part of the update to their mission, vision and core values that included a development of a ten-year Capital Improvement Plan (CIP.) The Capital Improvement Plan had three parts of ADA Accessibility and deferred maintenance upgrades, enhanced passive recreational spaces, and revitalization of Page Park.

The Seymour Park revitalization would be revitalized with ADA Accessibility and deferred maintenance upgrades (LOCIP funds.) The Stocks Playground would be upgraded with ADA for the site, splash pads, and lighting (City CIP funds.) The Rockwell Park would be upgraded with accessible fitness equipment and ADA upgrades (AARPA funds.) With the surveys, enhanced nature passive spaces were requested.

Kern Park would be redesigned and renovated with a public engagement on February 28, 2023, at 6:00 P.M. at the Ivy Drive School (AARPA funds.) Kern Park would be improved with bioswales, invasive species removal and improved park circulation. The Hoppers, Birdge and Robert's property would be improved with invasive species removal, trails, educational signage and habitat management. They want to have climate resilient parks and to improve the well-being of residents.

Ms. Larson explained the main part of the plan was to revitalize Page Park with a four-phase plan by Wesley and Sampson. The construction bids would go out 2023 to 2024 and the plan should be finished by 2026 to 2027. The plan includes lighted pickle ball courts, additional parking and disc golf parking. The disk golf facility would have national tournaments. There would be a great lawn area, playground, splash pad, additional parking, watercourse engineering, King St. parking, and an addition and renovation of basketball courts. They would review the park circulation and make Page Park more walkable. She explained this is their department's plans for the next ten years.

Commission inquiries: Ms. Larson explained the maintenance and upgrading of the fields was in the Master Plan and in the operating budget. There is usually one field renovated per year. Three years ago, the hardball infield at Page Park was renovated. The artificial field was not feasible at this point but was in the Master Plan if funding was available later. The Riley Baseball Field was worked on this fall. There was a deficit of parking in Page Park and parking would be added near King St. and near the tennis courts (with assessable walkways.) The Bristol Eastern baseball field would have ADA accessible dugouts and bathrooms. The disk golf field would have bathrooms constructed. Regarding Muzzy Field, the tarp was only available to the Bristol Blues. However, Muzzy field had a drainage plan done that was successful. Muzzy field is maintained to try to make the field accessible and affordable for different teams. The renovations are done when it is more economically feasible to the City and with a phased plan to not close the parks. The disk golf course would be renovated during the wintertime.

Mr. Flanagan thanked Ms. Larson for her presentation to the Commission. He has been speaking with her regarding the collaboration with planning, Land Use and the Parks and Recreation Department. His office is a big supporter of the parks. He encouraged Ms. Larson if she had anything to share with the Commission in the future to reach out to the Land Use Office.

Mr. Armstrong explained a meeting text was received from Desira Powell, 180 Mercier Ave. She requested to add assessable seating for parents to watch their children playing in shaded and unshaded areas. Also, to add clean restrooms.

Ms. Larson explained these requests were in the plans to add shade structures and bleacher seating areas. When they get closer to permitting with the City and State, they would be back before the Commission. The plans and agendas may also be viewed on the City's Website. The public may also call their office for any information.

3. Monthly Subdivision Status Report
 - a. January 2023

Ms. Levesque explained the Bristol Crossings Subdivision was going before the City Council to request final acceptance of Corbin Ridge. The Great Pyrenees Way Subdivision was constructing in the Town of Burlington. The Laurentide Glen Subdivision is constructing Phase Four and building permits were being requested. Also, they are continuing to work on Phase Two, but no building permits yet, so they would have to bond for this phase. In addition, Phase One the sidewalks and detention structures. The Pine St. and Mitchell St. Subdivision has no status yet. The Blossom Estates Subdivision is working on Phase Two, but no building permits yet. Also, the Phase One had the sidewalks and detention structures constructed. But the Phase Two had no permits yet and they would have to bond for this phase. The Perkins Meadow Subdivision the first building permit was received recently. The Meadow View Farm Subdivision has no status yet and no requests yet.

ZONING COMMISSION REFERRALS:

4. Application #2457 – Change of Zone from R-10 (Single-Family Residential) zone to BG (General Business) zone at Map 54 Lots 34, 35 & 36 Farmington Avenue; Assessor's Map 54, Lots 34, 35 & 36; MMTD Associates, LLC, applicant.

The Commission acknowledged receipt of the following items in their electronic packets: a memorandum dated January 23, 2023 from the Planning Commission to the Zoning Commission, regarding referral of proposed map amendment; a memorandum dated January 23, 2023 from the Zoning Commission to the Bristol Town and City Clerk, regarding referral of proposed map amendment; a letter undated, from Lindsey Rivers, regarding objections; an e-mail dated January 28, 2023, from Thomas and Leilani O'Connor, regarding Rt.6/Mercier Avenue Hearing objections; a letter, undated, from Karen Washington, regarding objections; a letter, undated, from Michael Dryburgh, regarding objections; an e-mail dated January 30, 2023, from Keith and Catherine Rosenfeld, regarding Application #2457 Zoning Commission Referral; an e-mail dated January 30, 2023, from Lawrence Tallman, regarding objections and a copy of the Planning Commission minutes dated July 29, 2015.

Staff explained that this was a Zoning Commission referral to the Planning Commission. There were just public comments on the application's concerns. Also, Attorney Mark Ziogas was representing the applicant.

Attorney Mark Ziogas, 88 Valley St., representing the applicant explained the request was for three lots that have frontage on Farmington Ave. and intersect at Mercier Ave. The City's Plan of Conservation and Development emphasized promoting businesses to attract new businesses. From this property to the Town of Farmington was commercial properties except for the condominiums (A-zone) near Larson's farm site and a few houses near Burger King. Some of the houses near Burger King were developed as commercial businesses. Route 6 was the largest commercial area and there is not much land available to be developed. The public mentioned properties available near the Farmington town line to develop, but their recent applications on those properties are pending with the City.

Attorney Ziogas explained the Auto Zone abuts this property so the request this evening for the BG zone would be an extension of like zoned properties for these three lots. The public noted the PoCD map had listed this site as a commercial site. At that time, the Planning Commission thought this site was okay as a commercial zone with the surrounding commercial sites, but it was actually a residential property. The tentative Dairy Queen site was recently approved for a zone change from R-10 to a BG zone.

Attorney Ziogas explained the property has frontage on Route 6 so it would not creep down Mercier Ave. The main concern of the neighbors was the traffic on Mercier Ave. The applicant cannot prevent drivers using Mercier Ave. as a pass through to avoid the Jerome Ave. traffic light, speeding traffic or the drug dealing. He was unsure if the problems would increase but they may decrease with the lighting and security plan. If the application is approved, he suggested a right turn only out onto Mercier Ave. to prevent traffic going down Mercier Ave. Also, the property may be screened for the neighbors. The property would not be a gas station. The property was not marketable to construct houses being near Route 6 and commercial properties, but the property was marketable for commercial property because businesses want the high traffic. The State would review any designs for the driveways on Route 6.

Attorney Ziogas explained the PoCD recommended to preserve the houses on Route 6, but since 1990 these properties have been vacant. His view was this was an appropriate request for this lot because commercial properties are abutting, across the street, and diagonal to the property. The traffic may be limited to Mercier Ave. by turning movements. Also, this would be a good use for this property because it would promote new business for the City. He requested a positive recommendation from the Commission.

Attorney Ziogas explained if the application is approved, the three lots would be merged to comply with the BG zone.

The Commission commented a different zone would have a reduced impact for the neighbors.

Attorney Ziogas noted a professional office would require a Special Permit. This would also likely have plan objections.

Chairman Veits explained that seven letters were submitted into the record this afternoon for objections. He stated who the letters were from into the record.

MOTION: Move to send a negative referral to the Zoning Commission for:

Application #2457 – Change of Zone from R-10 (Single-Family Residential) zone to BG (General Business) zone at Assessor's Map 54, Lots 34, 35, and 36 Farmington Avenue; MMTD Associates, LLC, applicant because The Planning Commission finds that the use of the property, as presented, would NOT be consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

Section 10.3.1.C. – In order to help maintain the integrity of the residential neighborhoods to the rear, retain the predominately residential character, scale and flavor of properties fronting on:

C. both sides of Route 6 (Farmington Avenue) between Lewis Street/Oakland Street and Mercier Avenue (pending completion of a comprehensive study of the Route 6 corridor as recommended in Section 11.5).

2. Guiding Policies of the Route 6 Corridor Plan (Incorporated into the POCD in 2018)

11.5.3.1.1 – Place priority on the re-use of previously developed sites and location of new development in existing commercial areas that encourages the adaptive re-use of existing resources while respecting the remaining residential character of the corridor.

By: Bacchus

Seconded: Soares.

For: Bacchus, Pose, Soares and Veits.
 Against: Hayden
 Abstain: None.

The CT General Statute 8-24 Referral is not recommended for approval by a vote of 4-1.

City Council and Other Referrals

5. C.G.S. Section 8-24:

- a. Map 43, Lot 98-1 Frederick Street
- b. Map 43, Lot 96 Twining Street
- c. Map 40, Lot 3 Broad Street
- d. Map 18, Lot 63 Belmont Street
- e. Map 58, Lot 9 Hart Street

(Map 43, Lot 98-1 Frederick Street)

The Commission acknowledged receipt of the following items in their electronic packets: a memorandum dated December 14, 2022, from Raymond Rogozinski, P.E., Director of Public Works, regarding the City Council vote to refer the Frederick St., Broad St. and Twining St. properties to the Planning Commission; a copy of the CT General Statutes 8-24 – Municipal Improvements, Current as of: 2014; a memorandum dated January 13, 2023, from Raymond Rogozinski, P.E., Director of Public Works, regarding Real Estate Committee Referral, Lot 3, Map 40 Broad St., Lot 96, Map 43, Twining St., and Lot 98-1, Map 43, Frederick St.; an e-mail dated January 13, 2023, from Attorney Jeffrey Steeg, to Robert Flanagan, City Planner, regarding CT Gen. Statutes Section 8-24 Reports; and a copy of an agenda from the Bristol Real Estate Committee, Meeting of Tuesday, January 17, 2023 and (four attached maps.)

Staff explained these were 8-24 City Council Referrals and the Planning Commission had to review these properties. He explained Item #a.) Frederick St. was in a floodplain the Director of Public Works memorandum stated to acquire these properties to protect them from future development and to protect the floodplain.

Ms. Levesque agreed with Mr. Rogozinski's memorandum to protect the floodplain to be used for flood storage to improve the City and the flood management program. If the properties remain vacant this would improve some parking areas.

Commission inquiries, respectively: Staff noted the City does not own these sites but the property owners had requested to give the properties to the City. He would provide the tax information from the Assessor's Office for these type of requests in the future. Ms. Levesque explained these are vacant properties and construction would be limited because of the flood zones.

MOTION: Move to send a positive referral to the City Council for Map 43 Lot 98-1 Frederick Street because the Planning Commission finds that the acquisition of this parcel, as presented, would be consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

1. Section 4.3.1.2. – Protect the quality of surface water and groundwater by controlling the use and development of land and by regulating activities that pose a risk to water quality.
2. Section 4.3.3.1. – Protect Bristol's natural resources through land development controls, acquisition, and other preservation techniques.

By: Soares

Seconded: Bacchus.

For: Hayden, Bacchus, Pose, Soares and Veits.
 Against: None.
 Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

(Map 43, Lot 96 Twining Street)

The Commission acknowledged receipt of the following items in their electronic packets: a memorandum dated December 14, 2022, from Raymond Rogozinski, P.E., Director of Public Works, regarding the City Council vote to refer the Frederick St., Broad St. and Twining St. properties to the Planning Commission; a copy of the CT General Statutes 8-24 – Municipal Improvements, Current as of: 2014; a memorandum dated January 13, 2023, from Raymond Rogozinski, P.E., Director of Public Works, regarding Real Estate Committee Referral, Lot 3, Map 40 Broad St., Lot 96, Map 43, Twining St., and Lot 98-1, Map 43, Frederick St.; an e-mail dated January 13, 2023, from Attorney Jeffrey Steeg, to Robert Flanagan, City Planner, regarding CT Gen. Statutes Section 8-24 Reports; and a copy of an agenda from the Bristol Real Estate Committee, Meeting of Tuesday, January 17, 2023 and three attached maps.

Ms. Levesque explained for Lot 96 Twining St. the assessment recently changed because there were multiple lots in that area and they recently filed lot line revisions. The property was along the river. The City would use it as a flood management property, which would be a positive for the City. The zoning concerns were corrected because there were sheds, garages and structures over the lot lines. The property was redivided with a lot line division without additional lots created. The new lot line layout improved the property.

MOTION: Move to send a positive referral to the City Council for Map 43 Lot 96 Twining Street because the Planning Commission finds that the acquisition of this parcel, as presented, is consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

1. Section 4.3.1.2. – Protect the quality of surface water and groundwater by controlling the use and development of land and by regulating activities that pose a risk to water quality.
2. Section 4.3.3.1. – Protect Bristol’s natural resources through land development controls, acquisition, and other preservation techniques.

By: Bacchus

Seconded: Soares

For: Hayden, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

(Map 40, Lot 3 Broad Street)

The Commission acknowledged receipt of the following items in their electronic packets: a memorandum dated December 14, 2022, from Raymond Rogozinski, P.E., Director of Public Works, regarding the City Council vote to refer the Frederick St., Broad St. and Twining St. properties to the Planning Commission; a copy of the CT General Statutes 8-24 – Municipal Improvements, Current as of: 2014; a memorandum dated January 13, 2023, from Raymond Rogozinski, P.E., Director of Public Works, regarding Real Estate Committee Referral, Lot 3, Map 40 Broad St., Lot 96, Map 43, Twining St., and Lot 98-1, Map 43, Frederick St.; an e-mail dated January 13, 2023, from Attorney Jeffrey Steeg, to Robert Flanagan, City Planner, regarding CT Gen. Statutes Section 8-24 Reports and three attached maps.

Ms. Levesque explained to the west of the property was a Water Pollution Control pump station. Along Broad St. and across the river was a retaining wall that needs repairs. The property can help the City when the retaining wall is being repaired along the river on the property. When the City accepted this property from the State these problems were existing. This is no longer a State street. A portion of the site may be used to shift the river to repair the retaining wall. This property was not easily accessible with the train tracks. The property would be to the City benefit for retaining wall repair, flood management, and flood storage.

MOTION: Move to send a positive referral to the City Council for Map 40 Lot 3 Broad Street because the Planning Commission finds that the acquisition of this parcel, as presented, is consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

1. Section 4.3.1.2. – Protect the quality of surface water and groundwater by controlling the use and development of land and by regulating activities that pose a risk to water quality.

2. Section 4.3.3.1. – Protect Bristol’s natural resources through land development controls, acquisition, and other preservation techniques.

By: Bacchus

Seconded: Pose.

For: Hayden, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

(Map 18, Lot 63 Belmont Street)

The Commission acknowledged receipt of the following items in their electronic packets: a memorandum dated January 11, 2023, from Merina Bigos, CCTC, Deputy Town and City Clerk, regarding the City Council vote to refer the Belmont St. and Hart St. properties to the Planning Commission; a copy of the CT General Statutes 8-24 – Municipal Improvements, Current as of: 2014; a copy of the Motion from the January 10, 2023 City Council Meeting; a copy of the agenda from the Real Estate Committee meeting, dated January 17, 2023; an e-mail dated January 13, 2023, from Attorney Jeffrey Steeg, to Robert Flanagan, City Planner, regarding CT Gen. Statutes Section 8-24 Reports; a copy of a letter dated December 14, 2022, from Amy Martinez, ConnDOT, regarding State Land, Bristol, Belmont St.; a copy of a Bristol property location, vision card, print date December 21, 2022; and four attached maps.

Staff explained the City was disinterested in this property. The Parks and Recreational Services and Youth and Community Services as disinterested in the property. The Parks and Recreation and Youth and Community Services, Public Works Department, and the Water Department were disinterested in the property because of the flood zone. There was no floodplain, but the lot has been vacant. He would review if there were any structures on the property.

MOTION: Move to send a to send a negative referral to the City Council for Map 18 Lot 63 Belmont Street as there is no apparent municipal use for the property.

By: Bacchus

Seconded: Soares.

For: Hayden, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is not recommended for approval.

(Map 58, Lot 9 Hart Street)

The Commission acknowledged receipt of the following items in their electronic packets: a memorandum dated January 11, 2023, from Merina Bigos, CCTC, Deputy Town and City Clerk, regarding the City Council vote to refer the Belmont St. and Hart St. properties to the Planning Commission; a copy of the CT General Statutes 8-24 – Municipal Improvements, Current as of: 2014; a copy of the Motion from the January 10, 2023 City Council Meeting; a copy of the agenda from the Real Estate Committee meeting, dated January 17, 2023; a copy of an Assessment page, undated; attached map; an e-mail dated January 13, 2023, from Attorney Jeffrey Steeg, to Robert Flanagan, City Planner, regarding CT Gen. Statutes Section 8-24 Reports; an e-mail dated October 18, 2022, from Antonio Arroyo, to Attorney Jeffrey Steeg, regarding Hart St., if the City was interested in purchasing this property; and three attached maps.

Staff explained the property owner contacted the City by a real estate broker to gauge the City was interest in this property, which is 32.5 acres of open space. He explained the Public Works Department and the Water Department has no interest in this property. The Staff has reviewed this property and there are inland wetlands on the property. There was an approved subdivision for this property, but the applicant never constructed the plans. He speculated the plans were cost prohibitive for the applicant. The property was listed for \$549,000; the City appraisal was \$300,000. His view was the City should start to make a green corridor to the north of the City that would benefit the City. There was an additional property in this area of 18 acres that would make a green space for the City. There is a process in September with the State and the City to purchase these types of properties, if recommended. The Staff has recommended to preserve this property for the City with the State of CT.

Commissioner Hayden noted there was an area of wildlife game land protection in this area. Ms. Levesque explained to Commissioner Hayden the property was not located in a Natural Diversity Data Base (NDDDB area/DEEP), but there are properties in Burlington and a corridor to the south of this property.

MOTION: Move to send a positive referral to the City Council for Map 58 Lot 9 Hart Street because the Planning Commission finds that the proposed acquisition of this parcel, as presented, is consistent with the goals of the Plan of Conservation and Development, and specifically:

1. Section 4.3.3.1. – Protect Bristol’s natural resources through land development controls, acquisition, and other preservation techniques.
2. Section 5.3.3. – Acquire land for open space, as it becomes available, in locations recommended in the Plan.
3. Section 6.3.2.1. – Encourage the preservation of undeveloped land.

By: Bacchus

Seconded: Soares.

For: Hayden, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

NEW BUSINESS:
There was no new business.

COMMUNICATIONS:
There were no communications.

Chairman Veits noted he would not be in attendance at the next two meeting and he would return at the April 2023 regular meeting.

ADJOURNMENT:
Motion was made by Commissioner Soares to adjourn.
Motion seconded by Commissioner Bacchus.
Motion carried 5-0.

The meeting adjourned at 8:45 P.M.

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

Respectfully submitted,
Nancy King

Tracy Bacchus
Acting Secretary
City Planning Commission