

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF WEDNESDAY JULY 28, 2021**

CALL TO ORDER:

By: Chairman Veits

Time: 7:00 P.M.

Place: City Hall

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	Commissioner John Soares (Vice Chairman)	X	
	Commissioner Andrew Howe (Secretary)	X	
	Jon Pose	X	
	Terry Parker	X	
ALTERNATE MEMBERS	Joseph Kelaita (Alternate)	X	
	Tracey Bacchus (Alternate)	X	
	Jeff Hayden (Alternate)	X	
STAFF	Robert Flanagan, AICP, City Planner	X	
	Nancy Levesque, P.E., City Engineer	X	

PLEDGE OF ALLEGIENCE:

PUBLIC PARTICIPATION:

There was no public participation.

Chairman Veits designated regular Commissioners Howe, Parker, Pose, Soares and Veits as voting Commissioners this evening. He also reminded the Commission the next regular meeting of the Planning Commission is Wednesday, August 25, 2021.

ADMINISTRATIVE MATTERS:

- Minutes from the June 23, 2021 Regular Meeting

MOTION: Move to approve the minutes of the June 23, 2021, regular meeting.

By: Pose

Seconded: Soares.

For: Pose, Howe, Parker, Soares and Veits.

Against: None.

Abstain: None.

RECEIPT OF NEW APPLICATIONS:

- Application #425 – Site Plan for research and development facilities and business or professional offices at Lot 6 Business Park Drive; Assessor’s Map 3, Lot 6; IP-1 (Industrial Park) zone; EcoSmart Home Services, applicant.
- Application #426 – Site Plan for a retail store (liquor) at 106 North Street; Assessor’s Map 23, Lot 190-1; BG (General Business) zone; Reddy Group, LLC, applicant.

MOTION: Move that Application #425 be moved to New Business on tonight’s agenda so that this application can be reviewed later in the meeting.

By: Pose

Seconded: Soares.

For: Howe, Parker, Pose, Soares and Veits.

Against: None.

Abstain: None.

MOTION: Move that Application #426 be moved to New Business on tonight's agenda so that this application can be reviewed later in the meeting.

By: Pose

Seconded: Soares.

For: Howe, Parker, Pose, Soares and Veits.

Against: None.

Abstain: None.

PUBLIC HEARINGS:

4. Application #424 – Subdivision, 505-545 Redstone Hill Road (18 lots); Assessor's Map 2, Lots 133, 133-1, 133-2 & 133-3; R-15 (Single-Family Residential) zone; 505-545 Redstone Hill Road, LLC, applicant.

The Board acknowledged receipt of the following items in their electronic packets: a letter dated July 21, 2021, from Attorney Andre Dorval, regarding a request for sidewalk deferral; a letter dated June 8, 2021, from Attorney Andre Dorval, regarding the request to an additional deferral of sidewalks; a Preliminary Cost Estimate, dated July 26, 2021, prepared by Harry E. Cole & Son; the first set of Site Plan Committee Review comments dated July 8, 2021; a summary letter of the traffic report, dated June 7, 2021, from Scott Hesketh, P.E. of F.A. Hesketh and Associates, Inc. and a stormwater management report entitled "Storm Water Management Report, 505-545 Redstone Hill Road, Bristol, Connecticut, Prepared For Total Access, HEC Project #2019, dated February 17, 2021, By Harry E. Cole & Son, 876 South Main Street Plantsville"

Attorney Andre Dorval, 17 Riverside Avenue, on behalf of the applicant, reviewed the request for a Subdivision located at 505-545 Redstone Hill Road for 18 lots. Of the 18 lots, two of the lots would contain existing houses, 505 Redstone Hill Rd. and 545 Redstone Hill Rd. that would be on newly subdivided lots, if approved.

The property is 14.13 acres and the remainder of the 18 lots were on 7.77 acres (54.8%); the open space is 5.36 acres (37.6%); the right of way is .99 acres (3.49%). The property is in R-15 zone. The plan complies with all R-15 zoning requirements. No Variances were required. The plan fits within the character of the R-15 zone neighborhood. He reviewed the area zones. The applicant received an Inland Wetlands approval on May 5, 2021 (App. #1915).

If the Inland Wetlands were removed, there is 3.31 acres (23.4%) of open space. The proposed street, Charlies Way (700 ft.), was less than the allowed maximum in the Subdivision Regulations. The site lines were in excess of ConnDOT requirements. A traffic report was submitted by F.A. Hesketh Associates, Inc., which summarized there would not be any detrimental impact to the traffic on the Redstone Hill Rd.

A sidewalk deferral was requested on the northwest side of Charlie's Way because it is a dead-end street and would only service the lots in the subdivision and was unnecessary and also a deferral was requested on Redstone Hill Rd. because there are limited sidewalks in the area. The Commission may require sidewalks.

There would be two phases, first, the two lots with existing structures and second, the remaining subdivision. Regarding open space, it would be deeded to an HOA and the Stormwater area would possibly be absorbed into the Stormwater Management Trust. A revised plan was submitted to address comments, which Staff would review before the next meeting.

Stephen Giudice, L.S., of Harry E. Cole & Son, 876 Main St., Plantsville, on behalf of the applicant, explained the site had four parcels. There are 2 acres of inland wetlands that was disturbed by CL&P. The two existing houses and driveways would remain; there are two interior lots. The new lots would be accessed from the cul-de-sac. The lots would be serviced by City water and sewer. A conservation easement would be to the rear of the property with vegetation. He reviewed the drainage system contained on site into a detention basin with a swale system. Seventeen trees would be installed and there were 5 light poles. The plans were revised for a cul-de-sac to improve Lot 11.

Mr. Giudice explained the cul-de-sac was revised to a hammerhead and met the requirement for fire trucks. The two existing properties were on City sewer and water. He reviewed the location on the detention basin and the chain link fence were to the sides and rear of it.

The following persons had questions: Janice Labbe, 465 Redstone Hill Rd.; Natalia (Natasha) Majancik, 635 Redstone Hill Rd.; and Frank Rossi, 270 Dino Rd. Among their questions were maintenance of the tall grass because of the busy traffic area; traffic safety and environmental concerns for the wildlife that would be disturbed by the proposed development. The construction schedule and trucks associated with the development.

Attorney Dorval explained the traffic engineer stated there were be no an adverse impact on the traffic on Redstone Hill Rd. There would be 5.36 acres of open space. The Inland Wetland Commission also granted approval for the Subdivision. He was unsure of the construction time schedule (or prices).

The following persons spoke against the application: Mark Bachman, 652 Redstone Hill Rd.; Robert Parenti, 101 Dipietro Ln.; and Shelby Morin, 120 Dipietro Ln.

Among their concerns were the following: The types of houses. The reason for the plans for extra housing in this busy traffic area. The chain link fence; would the houses would fit in with the neighborhood? The plan was too large. The invalid data of the traffic report from 2009 (before Amazon) and 2020 (during COVID-19/no traffic). They requested area sidewalks for traffic safety. Concerns of the power lines emitting energy, noise and potential buyers purchasing houses near the power lines. Are the lots being sold to a developer or would the houses be constructed by the applicant.

Attorney Dorval reviewed the lot sizes were mostly 1/3 acre to 1/2 acre. He reviewed the landscaping plan that included trees and retaining as much vegetation as possible in the conservation area. He reviewed the potential house types; house sizes, property sizes; and house prices. The reason for the plans were the applicant felt there was a need for modern housing in the area. If the concerns were not of health, safety or welfare, they were not a consideration for the Commission in making its decision.

He spoke with Mr. Parenti because he was an abutting neighbor, regarding traffic and the traffic report questions. Mr. Hesketh, P.E., provided a traffic study for the application. Commission inquiries: Attorney Dorval explained they hired Mr. Hesketh and that he used data from a previous application. There was a current report based on that data. There is a CL&P easement from 1954, which they maintain. The Commission commented the types of houses constructed was not a Commission consideration.

Mr. Giudice reviewed the details of the safety fence around the detention basin with 4 ft. high chain link fence on the sides and an architectural fence on Redstone Hill Rd.

The following persons spoke again and had questions: Natalia (Natasha) Majancik, 635 Redstone Hill Rd Among her concerns were safety concerns of the power lines. Public audience inquiries: Attorney Dorval explained the power lines had an easement, but no construction is done under the power lines. Potential buyers would have to decide if they wanted to purchase a house near a power line. Mr. Flanagan reviewed with Mr. Giudice the site plan comments dated July 8, 2021.

MOTION: Move that Application #424 – Subdivision, 505-545 Redstone Hill Road (18 lots); Assessor’s Map 2, Lots 133, 133-1, 133-2 & 133-3; R-15 (Single-Family Residential) zone; 505-545 Redstone Hill Road, LLC, applicant, be continued to the August 25, 2021 meeting of the Planning Commission.

By: Soares

Seconded: Pose.

For: Howe, Parker, Pose, Soares and Veits.

Against: None.

Abstain: None.

The Public Hearing is continued to the next Regular meeting of the Commission on August 25, 2021.

ZONING COMMISSION REFERRALS:

There were no Zoning Commission referrals.

CITY COUNCIL AND OTHER REFERRALS:

5. Conn. General Statute 8-24 Review:

- a. Clark Avenue – Map 67 & Lot 31
- b. Henry Street – Map 30 & Lot R4-1
- c. 10 Main Street – Map 30 & Lot 96-1

MOTION: Move to table Item # 5a: Assessor’s Map 67, Lot 31 Clark Avenue.

By: Soares

Seconded: Howe.

For: Howe, Parker, Pose, Soares and Veits.

Against: None.

Abstain: None.

The request is tabled.

MOTION: Move to table Item #5b: Assessor's Map 30, Lot R4-1 Henry Street.
By: Soares Seconded: Howe.

For: Howe, Parker, Pose, Soares and Veits.
Against: None.
Abstain: None.

The request is tabled.

c. 10 Main Street – Map 30 & Lot 96-1

Ms. Levesque explained this was for an easement for a handicapped accessible ramp at 10 Main St. The right of way has a jog in the vicinity and this is the location of the existing sidewalk directly to an additional sidewalk within the property owner's property versus being within the right of way. Therefore, an easement was being requested in this area to construct an ADA ramp to connect to the ramp across from their driveway at 10 Main St. The Engineering Department reviewed the plans.

MOTION: Move that motion to direct staff to forward the following report to the City Council: the Planning Commission recommends that the City of Bristol move forward with the proposed easement for a handicapped accessible ramp at the property identified as: 10 Main Street also known as Assessor's Map 30, Lot 96-1 Main Street.

By: Soares Seconded: Parker.

For: Howe, Parker, Pose, Soares and Veits.
Against: None.
Abstain: None.

The 10 Main Street proposal and Conn. General Statute 8-24 referral is recommended for approval.

OLD BUSINESS:

6. Application #423 – Site Plan for trucking terminal facility at Lot 2 Business Park Drive; Assessor's Map 3 Lot 2; IP-1 (Industrial Park) zone; Brown Holdings, LLC, applicant.

The Commission acknowledged receipt of the following item in their electronic packets: the second set of Site Plan Committee comments, dated July 15, 2021. Severino Bovino, P.E. of Kratzert, Jones & Associates, Inc., Lafayette Square, 1755 Meriden Waterbury Turnpike, Milldale, on behalf of the applicant, explained the property was 2.55 acres and there was public sewer and water services on the property.

The plan is for a 12,000 sq. ft. building for a trucking terminal. The storm drainage is directed to the west on the site to a grassed swale and existing drainage system and detention area. Mr. Bovino explained that a 12,000 s.f. building is being proposed with an associated driveway and parking areas. There are 34 ft. wide utilities on the property adjacent to the site to connect the drainage and sewer. The swale was stipulated to be constructed to a swale and existing drainage system on Middle St. at the time of the Subdivision approval. The site was designed to meet the requirements of the Subdivision.

The lighting has full cut offs with no light spillage on the neighboring properties. There would be a chain link fence around the property and vinyl fence to the rear near the buffer for the neighbors. The business hours are 9:00 A.M. to 5:00 P.M. with six employees. The driveway is 30 ft. wide (required), but at the street line it is 38.6 ft. wide for truck radius. They received Inland Wetlands Commission approval on July 7, 2021; also, they received comments from Staff and submitted revised plan. There is extensive landscaping on the property, a buffer to the rear and additional landscaping would be installed. There is an area that needs grading for the drainage system.

Mr. Bovino reviewed the retaining wall and that he spoke with the neighbor and is reviewing the plans, but has not responded yet. They would need grading rights on the adjacent property if the wall is built. The property needs to be made level with the adjacent property. The nature of the business was a trucking terminal to bring materials from on site to different sites.

Mr. Flanagan also reviewed information supplied by the Bristol P.D. Traffic Division with respect to Connecticut General Statute 22a-174-18, which states that there is a requirement that vehicle idling can only occur for 3 minutes. Mr. Bovino assured the Commission that he would review this matter with his client and that on-site truck idling would only be for 3 minutes and not the 5 minutes as indicated in earlier meetings.

MOTION: Move that Application #423 be approved 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.

By: Howe

Seconded: Pose.

For: Howe, Parker, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved.

Items #2 and #3 under New Business were resumed.

NEW BUSINESS:

2. Application #425 – Site Plan for research and development facilities and business or professional offices at Lot 6 Business Park Drive; Assessor’s Map 3, Lot 6; IP-1 (Industrial Park) zone; EcoSmart Home Services, applicant.

The Commission acknowledged receipt of the following item in their electronic packets: a site plan report entitled “Site Plan for Lot 6 Business Park Drive, Southeast Bristol Business Park, Bristol, Connecticut, dated June 21, 2021, Prepared by Robert Green Associates, LLC.”

Charles Nyberg, AIA, of Shadler Selnau Associates, P.C., 5 Waterville Road, Farmington, on behalf of the applicant, explained the applicant provides home services for solar installations. This building would be located on Business Park Drive in the Southeast Business Park. The initial plan had a rectangle footprint on the westerly boundary, which he revised it to a 12,940 sq. ft. curved building and parking area. This would likely be a pre-engineered building similar to the buildings in the industrial park. The first and second floors would have offices with an elevator for ADA purposes. At the August meeting they should be able to conclude the application with the civil engineer in attendance.

Mr. Flanagan explained 50% of the parking can be designed and then shown as future parking. Mr. Nyberg would review future parking with the applicant but they would likely be in favor of deferring parking.

MOTION: Move that Application #425 – Site Plan for research and development facilities and business or professional offices at Lot 6 Business Park Drive; Assessor’s Map 3, Lot 6; IP-1 (Industrial Park) zone; EcoSmart Home Services, applicant, be continued to the August 25, 2021 meeting of the Planning Commission.

By: Pose

Seconded: Soares.

For: Howe, Parker, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is continued.

3. Application #426 – Site Plan for a retail store (liquor) at 106 North Street; Assessor’s Map 23, Lot 190-1; BG (General Business) zone; Reddy Group, LLC, applicant.

The Commission acknowledged receipt of the following item in their electronic packets: an attachment to the application entitled “Site Drainage Discussion, dated June 1, 2021”

Charles Nyberg, AIA, of Shadler Selnau Associates, P.C., 5 Waterville Road, Farmington, on behalf of the applicant, explained there is an existing building on the property. There is a very small house in the area. The applicant has an existing liquor store on Riverside Ave. The Dollar Store on the boulevard has been successful. This building was proposed to be a liquor store (11,000 sq. ft.).

The liquor license was transferred to the Federal St. There is a service drive to the south and parking to the west. The site has been classified as a shopping center to make the parking work for the site. He reviewed the landscaping plan. The lighting plan was not been received yet. The entrance to the plaza is on Federal St. and also a curb cut on Rt. 6.

The City Planner requested a review/sign-off by the C-DOT, which has been submitted. The building is 5,400 sq. ft. with one floor with the roof pitched to the east. He reviewed the floor plan. There is a window near the rear entrance. There are no window opening requirements for this zone, but they have proposed trim for the impression of windows. He requested to continue the application to the August 25, 2021 meeting.

Commission inquiries: Mr. Nyberg explained there were no existing dumpsters on site, but there would be a non-residential dumpster on site. There was an option of locating the dumpster where the rear door is located so it would not be near the house, but it would be discussed with Staff.

MOTION: Move that Application #426 – Site Plan for a retail store (liquor) at 106 North Street; Assessor’s Map 23, Lot 190-1; BG (General Business) zone; Reddy Group, LLC, applicant, be continued to the August 25, 2021 meeting of the Planning Commission.

By: Pose

Seconded: Soares.

For: Howe, Parker, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is continued.

STAFF REPORTS:

7. Monthly Subdivision Status Report

The Commission acknowledged receipt of the following item in their electronic packets: the updated monthly Subdivision Status Report, updated July 20, 2021.

COMMUNICATIONS:

ADJOURNMENT:

Motion was made by Commissioner Howe to adjourn.

Motion seconded by Commissioner Soares.

Motion carried 5-0.

The meeting adjourned at 9:30 P.M.

These minutes represent the proceedings of the meeting

This meeting was taped.

Respectfully submitted,

Nancy King

Andrew Howe
Secretary
City Planning Commission