

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF WEDNESDAY AUGUST 12, 2020**

CALL TO ORDER:

By: Chair Provenzano

Time: 7:00 P.M.

Place: City Hall

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Louise Provenzano (Chair)	X	
	Michael Massarelli (Vice Chair)	X	
	Richard Harlow	X	
	David White (Secretary)	X	
	Thomas Marra	X	
ALTERNATE MEMBERS	Marc Gagnon (Called in at 6:27 P.M.)	X	
	Susan Tyler	X	
	Blake DellaBianca	X	
STAFF	Robert Flanagan, AICP, City Planner	X	
	Edward Spyros, Zoning Enforcement Officer	X	

PUBLIC PARTICIPATION

There was no public participation.

Chair Provenzano explained Commissioners White, Massarelli, Marra and Provenzano were in the Council Chambers and Commissioners Tyler, DellaBianca and Harlow were connected remotely.

After inquiry by Chair Provenzano on Application #2371, Mr. Flanagan explained the applicant’s attorney has done some significant work to address the concerns that were discussed at the July meeting.

1. Approval of Minutes – July 8, 2020
2. Zoning Enforcement Officer’s Report

Chair Provenzano explained there was a correction to the July 8, 2020 minutes on Page 5, which had both “the following persons spoke in favor of the application” and “the following persons spoke against the application.” This should be “the following persons spoke against the application.

Chair Provenzano designated regular Commissioners Massarelli, Harlow, Marra and White to vote on the July 8, 2020, regular meeting minutes. She also designated alternate Commissioner Tyler to vote on the July 8, 2020, regular meeting minutes.

MOTION: Move to approve the minutes of the July 8, 2020, regular meeting, as amended.

By: Marra

Seconded: Massarelli.

For: Massarelli, Harlow, Marra, White and Tyler.

Against: None.

Abstained: None.

2. Zoning Enforcement Officer's Report

The Commission acknowledge receipt of the following item in their electronic packets: the Zoning Enforcement Officer's Report, for July 2020, dated August 3, 2020.

RECEIPT OF NEW APPLICATIONS

There were no new applications.

PUBLIC HEARINGS:

3. Application #2371 – Special Permit for removal and processing of earth materials at south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, and north of Farrell Avenue; Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development Overlay) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants – (Public Hearing continued from July 8, 2020).

Chair Provenzano designated regular Commissioners White, Marra, Harlow, Massarelli and Provenzano to sit on Application #2371.

The following item was submitted into the record: an e-mail dated August 6, 2020, from Attorney Mark Ziogas to Robert Flanagan, City Planner, regarding the List from the Zoning Meeting (submitted by Attorney Mark Ziogas on August 12, 2020.)

The Commission acknowledged receipt of the following items in their electronic packets: the first set of Site Plan Committee comments dated June 15, 2020; the second set of Site Plan Committee comments dated August 11, 2020, with responses; Fifteen pages of photographs entitled "1) View from Earth Removal Staging Area looking North; 2) View from Earth Removal Staging Area looking East; 3) View from Earth Removal Staging Area looking South; 4) View from Earth Removal Staging Area looking West; 5) View from point of excavation looking South; 6) View from point of excavation looking East; 7) View from point of excavation looking North; 8) View from point of excavation looking West; 9) View from Subdivision processing area looking south; 10) View from Subdivision staging area looking West; 11) View from Subdivision staging area looking Northeast (towards residences); 12) View from Subdivision staging area looking East & Southeast; 13) View of a typical Box Screen. Note that engine is enclosed and equipped with a muffler. Screen deck is isolated from vibration with rubber mounts. Machine only vibrates screen decks and does not cause hazards from flying debris; 14) View of a typical Portable Screener. Version shown is mounted on tracks. Engine located in enclosure below the unit and equipped with a muffler. Screen deck is isolated from vibration with rubber mounts. Machine only vibrates screen decks and does not cause hazards from flying debris and 15) View of a typical Portable Crusher. Version shown is mounted on tracks. Engine is located within an enclosure and is equipped with a muffler. Unit has feeder built in that is loaded by excavator or payloader. Flying debris is eliminated by feeder unit and shields surrounding crusher." a narrative of the application, entitled "Project Narrative for: Earth Removal & Processing of Earth Materials, Laurentide Glen, A Residential Open-Space Subdivision, Bristol, Connecticut, dated June 29, 2020"; an e-mail dated July 1, 2020, from Kevin Desjardin to Robert Flanagan, City Planner, regarding Application #2296 with four photographs; An e-mail dated July 6, 2020, from Francis Joyce, regarding Application #2371; a report entitled "Air Quality Assessment, for Laurentide Glen, Residential Subdivision, Farrell Avenue, Bristol, Connecticut, Prepared for TradeMark Acquisitions, LLC, 72 Cold Springs Road, Bristol, CT, 06010, dated July 21, 2020, EnviroMed, Project# IH-20-440, 470, Murdock Avenue, Meriden, CT 06450.:

Attorney Mark Ziogas, 106 North Street, on behalf of the applicant, addressed the outstanding comments. Regarding crushing, it would be no more than two times a year (one to two weeks at one time) with a one-week notice prior to the City; the hours would be from 8:00 A.M. to 4:00 P.M. The other activities would start at 7:00 A.M., but screening and trucks would not start until 7:30 A.M.; also, 7:00 A.M. to 7:30 A.M. for maintenance and activities for the day. The work day and the trucks would be 7:00 A.M. to 4:00 P.M. with trucks starting at 7:30 A.M.

Regarding decibel levels, the report levels were below 90 of the OSHA allowed limits. The average was 40.8 to 72.7. The highest level was 57 near the closest resident, which is below 60 of a normal conversation. A crusher was not available, but the levels were below a screener. Regarding screening, the average decibel levels were from 91 to 102. At 25 ft. away, levels were reduced from 74 to 62; at 35 ft. away, the levels were reduced from 62 to 50 decibels. The closest house was 300 ft. away, so decibel levels were sufficient. Attorney Ziogas' opinion was the noise would not be a concern and the decibel levels were below the City's Regulations. Regarding air quality, Enviro Med conducted a report with levels below OSHA standards and the area would not be significantly affected. The applicant took additional steps to satisfy neighbors, including an "access process road" to reduce dust from the trucks. Also, a 6,000-gallon water storage containment on a trailer and a 1,500-gallon water tankard container would be on site. The property would be watered at 7:00 A.M., 10:00 A.M., 1:00 P.M., as needed and as weather permits.

Regarding inspections, the City would determine when the City would inspect the property. Regarding trucks uncovered, Attorney Ziogas explained the truck drivers were aware of the State laws the trucks had to be covered.

There are cameras, but they cannot keep everyone off the site. The stockpiles were at the maximum and were necessary for the construction of the street and detention basin in the subdivision. He was unsure of the request for a permanent structure on top of Arcadia Road. But, an 8 ft. fence with mesh screening would be constructed, which may not be much more benefit. Regarding the well, the neighbor was supposed to provide information, but the information was not provided..

After inquiry by the Commission, respectively, Mr. Flanagan explained after he spoke with Mr. DeAngelo, he had no concerns. He explained Mr. Desjardin was going to try to call into the meeting and asked this afternoon if an environmental review was done on the property. Mr. Desjardin was not in attendance remotely as of yet. At this time, Chair Provenzano noted Commissioner DellaBianca recused himself from the application to avoid a conflict of interest. The following person spoke in favor of the application: Roland Brochu, 201 Martin Road. Mr. Brochu commended the applicant for their work, which was an improvement with the previous applicant many years ago.

The following person spoke against the application: Kevin Desjardin, 99 Arcadia Rd., He had not heard the explanation of the fence. His opinion of the eight-foot fence was he requested a permanent structure to reduce the dust. He had concerns of no additional buffer if the fence is moved, six years of construction, depending if sand is being sold and the berm was demolished.

The Commission commented they were unsure where the dust was coming from. There were trees and vegetation growing. The dust was likely a road construction concern, which was a housekeeping issue.

The hearing is closed.

By: Massarelli

Seconded: White.

For: Massarelli, White, Harlow, Marra and Provenzano.

Against: None.

Abstained: None.

The Commission commented the fence was an item to determine and not for Staff comments. The application complied with the Regulations; the applicant responded to the dust and noise concerns, and there were no concerns. The attorney tried to satisfy the neighbors' concerns and the Commission tried to accommodate the applicant and the neighbors. They were okay with the ZEO inspections.

Mr. Flanagan explained Mr. Spyros will conduct inspections every month and put it on his monthly report. Stipulations #11 and #12 were added to the existing stipulations.

MOTION: Move that Application #2371 - Special Permit for removal and processing of earth materials at south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, and north of Farrell Avenue; Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development Overlay) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants – (Public Hearing continued from July 8, 2020), 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. The operation shall be conducted in accordance with the following drawings, including all sedimentation and erosion control measures shown thereon: "Earth Removal Plan for Laurentide Glen – A Residential Open Space Subdivision" dated October 1, 2018 with a last revision date of April 18, 2020, consisting of the following sheets:
 - a. Cover
 - b. Boundary – Perimeter Survey
 - c. EX-1 – Existing Conditions Plan
 - d. G1, G2 & G3 – Proposed Grading Plan – Phases 1, 2 & 3
 - e. SCT-1 – Cross Section Layout Plan and Cross Sections
 - f. SCT-2,3 & 4 – Cross Sections

- g. DET-1 – Soil Erosion and Sedimentation Control Notes & Details
- h. DET-2 – Site Details and Phasing Plan
- i. GU-4 & GU-5 – Site Development & Erosion and Sedimentation Control Plan

3. A \$68,000 performance bond shall be posted by the applicant with the City prior to operations commencing.
4. The Special Permit shall be good for a period of two years from the date of issuance.
5. The hours of operation shall be Monday through Friday between 7:00 A.M. and 4:00 P.M for the site work, and 7:30 AM and 4:00 PM for the trucking operations.
6. There shall be no operation on Saturdays, Sundays or holidays.
7. Measures to control dust from the operation shall be applied as needed.
8. The applicant shall sweep and remove the sand from Farrell Avenue along the frontage of the property on an as-needed basis.
9. The maximum allowable slope of 3-to-1 shall be modified in accordance with Section IX.B.5.c. of the Zoning Regulations and a maximum allowable slope of 2:5-to-1 permitted in its place, as shown on the approved map.
10. The required 100-foot buffer shall be reduced as per the approved map in accordance with Section IX.B.5.b.(3) of the Zoning Regulations, inasmuch as the lesser buffer is warranted in order to match proposed contours to the existing contours of the adjoining land.
11. The screening process, pursuant to Section IX.B.5.f., shall be conducted at the point of removal where the difference in elevation and physical barriers on site will shield adjacent residential properties from the processing operations.
12. The crushing process, pursuant to Section IX.B.5.f., shall be conducted on a twice annual basis and shall not exceed a duration of two weeks for each event. Advance notice of at least 7 business days shall be provided to the ZEO (Zoning Enforcement Officer) prior to crushing operations commencing. Once crushing process begins, the ZEO (Zoning Enforcement Officer) shall confirm that the operations are being conducted in accordance with the approved plan. Hour of operation are 8:00 AM to 4:00 PM, Monday through Friday.
13. The ZEO (Zoning Enforcement Officer) will report monthly to the Zoning Commission his visits.

By: Massarelli

Seconded: White.

For: Massarelli, White, Marra, Harlow and Provenzano.
 Against: None.
 Abstained: None.

The application is approved with stipulations.

4. Application #2374 – Special Permit for removal and processing of earth materials between south of Barnum Road and north of Farrell Avenue; Assessor’s Maps 67, Lots 43, 43-9, 43PREAR, 43Q, 54, 56, 57, 58, 59, 65, 67, 69REAR, 72, 73, 74, 75, 76, 77, 78, 87-88, 89 and 110 through 124; R-15 Single-Family (Residential) zone; Willow Materials, LLC, applicant.

The Commission acknowledged receipt of the following items in their electronic packets: an approval letter (attached stipulations) dated February 21, 2020, from the Bristol Inland Wetlands Commission, regarding the property; a report entitled "*Maintenance Report Willow Industries Barnum Road, Earth Removal Operation, Inspected By: Jordan Kuczynski Inspection Date: 7/13/2020*"; the first set of Site Plan Committee Review comments dated July 9, 2020 and the second set of Site Plan Committee Review comments dated August 20, 2020 with responses.

Chair Provenzano designated Commissioners Massarelli, White, Marra, Harlow and Provenzano to vote on Application #2374. She also noted alternate Commissioner DellaBianca recused himself from this application to avoid a conflict of interest.

Attorney Mark Ziogas, 106 North Street, on behalf of the applicant, explained this was a request of Special Permit for removal and processing of earth materials for 101,705 cu. yds. to be removed on the 46-acre property. The existing site has been used for a sand and gravel removal facility. These types of plans required a concept plans for future use of the property and the applicant has provided a concept subdivision plan.

The applicant will have an excavator and loader and then screen, sort, stockpile, load it on trucks and remove it from the site. The materials would be crushed twice a year (once in the winter for two week and another time of year) when people are in their houses. The plan would be about six years for the earth removal located central on the property.

The applicant anticipates a two-year renewal. There would be no clearing of the property. The existing small lots on the plan would be merged into three large lots with frontages on Arcadia St., Barlow St. and Farrell Ave. There is a request to waive the 100 ft. buffer because the applicant owns all the properties. There would be 10 to 20 loads a day. The business hours are Monday to Friday 7:30 A.M. to 4:00 P.M., starting at 7:00 A.M., but no excavation until 7:30 A.M. To control dust in various areas, there would be water, calcium chloride and millings placed on the road. There is a large tree canopy and 100 ft. elevation to the nearest house on Martin Road for noise and dust. The houses are 300 ft. away.

There is a weekly report to the Environmental Engineer for erosion and sedimentation control, inspections and storm events. The property was cleaned up and would be maintained. The trucks would enter and exit on Barnum Road. His opinion was it was an appropriate site for excavation until the subdivision is constructed.

After inquiries by the Commission, Attorney Ziogas explained the inland wetlands project approved by the Inland Wetlands Commission, also had a bond in place. The trucks would exit from Barnum Road to Route 6. If they were uncomfortable with calcium chloride the applicant would continue watering the property. Mr. Flanagan explained there was an erosion and sedimentation control bond, which would have to be increased which would be replaced by an earth restoration bond. The Commission noted the calcium chloride is an approved material in the Regulations.

The following persons spoke against the application: Kevin Desjardin, 99 Arcadia Road and Michael Caron, 185 Martin Road. Mr. Desjardin's concerns were in consideration of the amount of site work, traffic on all sides of the property and now an additional six years of construction. His opinion was there had to be some environmental impact statement of adverse effects. He requested an air quality report; also a decibel level report for Arcadia Road.

Mr. Caron had concerns of the depth of the excavation in their backyards because the Bell City Construction was excavating and filling back in. The business hours are supposed to be 7:30 A.M. to 4:00 P.M., but they are starting at 6:30 A.M. and working on weekends. His biggest concern was well water with the excavation on both sides of their properties and if the wells would be lost. Also, calcium chloride going into the wells/drinking water and not water runoff, which was likely close to the water table now. A brook was near this area, which is dry now. His main concerns were drinking water and the noise levels.

Robert Hiltbrand, P.E., R.R. Hiltbrand Engineering and Surveying, LLC, 575 North Main Street, on behalf of the applicant, explained the depth of the property excavation would be a 0 to 15 ft. depth deeper. Attorney Ziogas was unsure of the environmental statement. The applicants had the right to develop their properties. There were inland wetlands, which had a review by the Inland Wetlands Commission for erosion control and sedimentation control, which are inspected on a weekly basis.

Regarding air quality and noise quality for decibel levels, Attorney Ziogas explained the reports would be similar to the previous application will show insignificant levels. The dwellings had a more distance from the work activity than the previous application. His opinion was the report would be the same result as the previous application and conducting the reports would be unfeasible for the applicants. There is a large tree buffer and the elevation is 100 ft. Regarding calcium chloride, the applicant would comply with the Commission's required process. They agreed to the business hours Monday to Friday from 7:00 A.M. to 4:00 P.M. (trucks starting at 7:30 A.M.)

After inquiries by the Commission and Mr. Flanagan, respectively, Attorney Ziogas explained the applicants started work at 6:30 A.M. to clean up the property. He would obtain a determination how close the excavation was to the water table. There would likely not be any effect on wells because of the significant distance from the excavation to Martin Rd.

He explained to Mr. Flanagan his e-mail sent today of a Variance from 1988 for rock crushing and processing of materials on-site is allowed on the property with the Variance. He was not aware of the Variances when he filed the application, which was found on the Land Records today. He does not want to amend the application because they would comply with the terms of the new approval.

Kyle Schultz, 34 Hull Road, Burlington, on behalf of the applicant, explained to Mr. Flanagan they were stockpiling materials to sell when available. They also realigned the roads and added millings to 500 ft. of roads to reduce dust. The Farrell Rd. entrance was made because of the recent storm to clean up the trees, but that entrance was blocked off now. Regarding the rock crusher, there was no rock crushing on the erosion and sedimentation control plans, but there was one there in March to clean up the property but not take them off the site, but they were not aware this was not on the plans.

After inquiry by the Commission, Mr. Flanagan explained he would have to speak with Attorney Ziogas on the recent information of the Variance offline and review that and inform the Commission on those discussion next month.

MOTION: Move that Application #2374 – Special Permit for removal and processing of earth materials between south of Barnum Road and north of Farrell Avenue; Assessor’s Maps 67, Lots 43, 43-9, 43PREAR, 43Q, 54, 56, 57, 58, 59, 65, 67, 69REAR, 72, 73, 74, 75, 76, 77, 78, 87-88, 89 and 110 through 124; R-15 Single-Family (Residential) zone; Willow Materials, LLC, applicant, be continued to the September 9, 2020.

By: Massarelli

Seconded: Marra.

For: Massarelli, White, Harlow, Marra and Provenzano.

Against: None.

Abstained: None.

The application is continued.

At the request of Attorney Ziogas, Chair Provenzano explained they would collect the Commission’s requests and e-mail it to Mr. Flanagan. After inquiry by Mr. Caron, Mr. Flanagan explained he should direct complaints to the Zoning Enforcement Officer.

5. Application #2375 – Special Permit for parking at Lot 265 High Street; Assessor’s Map 26, Lot 265; R-15/BT (Single-Family Residential/Downtown/Neighborhood Transition) zone; The Neubauer Building, LLC, applicant.
6. Application #2376 – Site Plan for parking at Lot 265 High Street; Assessor’s Map 26, Lot 265; R-15/BT (Single-Family Residential/Downtown/Neighborhood Transition) zone; The Neubauer Building, LLC, applicant.

Chair Provenzano designated regular Commissioners Massarelli, White, Marra and Provenzano to vote on Applications #2375 and #2376. She also designated alternate Commissioner Tyler to vote on Applications #2375 and #2376. In addition, she also noted Applications #2375 and #2376 would be heard concurrently, but voted on separately. The Commission acknowledged receipt of the following items in their electronic packets: the first set of Site Plan Committee Review comments, dated July 23, 2020; the second set of Site Plan Committee Review comments, dated August 20, 2020.

Attorney James Ziogas, 104 Bellevue Avenue, on behalf of the applicant, explained there was a prior Zone Change that former Commissioner Del Mastro had concerns if approved would allow all the Regulation uses that were inappropriate for the area and he was not in favor of the application.

There was also a prior request of a text amendment application that would affect 6 or 7 properties. The applicant was now able to request a Special Permit for the property. This property was one of the seven properties that would be affected on the text amendment application. There was a brief discussion at that meeting with Commissioners Massarelli and Del Mastro that resolved Commissioner Del Mastro’s concerns that would only allow one use in the BG zone, not a variety of uses. He explained the 10,890 sq. ft. property was non-conforming with insufficient lot area and lot frontage. The request is for 14 parking spaces. There is a driveway on High St. (left turn.) There is an access way (right of way) for the property to the north that has no access on High Street. There is existing landscaping.

The applicant also owns the C.V. Mason Insurance Agency, 254 Main St. (.17 acres) and the associated building (two businesses) and there is no onsite, employee or customer parking. Those employees have to park on High St. and on the hill. The customer parking is only on Main St. in front of the facility. In the wintertime the parking more difficult. In the downtown with new development, street scape and eliminated parking spaces, there was no parking for these facilities. Parking was a critical component to the success of the downtown and the shortage of parking needs to be addressed.

Regarding Mr. Krawiecki’s property, the Site Plan was developed with sensitivity to Mr. Krawiecki’s property because he had objections to the original application. A six ft. fence would screen his property. The lighting plan had shields to prevent light trespass. A landscaping plan would be put on the front of the property and Robert Hiltbrand, P.E., would discuss the storm drainage plan.

Robert Hiltbrand, P.E., R.R. Hiltbrand Engineers and Surveying, LLC, 575 North Main St., on behalf of the applicant, discussed the storm drainage plan. He explained before the house was demolished there was 8,345 sq. ft. of pervious surface. This plan would reduce pavement 1,160 sq. ft. near the property line and improve compliance of the setbacks, the parking and the sideline Regulations. The sheet flow goes to the west towards 25 High St. and into a storm drainage structure to High St. On the west property line, a storm quality swale and stone infiltration trench were installed for storm runoff for a significant improvement for the site and 25 High St. The lighting would be on a timer so it would not be on at night.

Christopher Wilson, 254 Main Street, explained this was an insurance agency and usually they are off the site from 9:00 P.M. to 10:00 P.M., but there are occasional busy times. The lights are not needed all night. Attorney Ziogas noted the library would utilize this site with the lighting until this time. There would be zero light trespass and a fence to block the lighting, which would not affect the dentist office or the library. The plan was designed to be a good neighbor.

No one spoke in favor of the application.

The following person spoke against the application: Robert Krawiecki, 25 High St. Mr. Krawiecki’s concerns were that the previous application was contentious and he did not have a good neighbor. He inquired of the following: if a gate would be constructed to regulate access? Also, the ingress and egress of the property because there is a 50 year right of way. Where are the buffer and beautification details or if it would just be a parking lot? There was no discussion how the cars would park on the property.

He was against the five additional parking spaces. There was no air quality report. There is a 50 year right of way on the property. He was very dissatisfied because he bought the property to improve it and now there would be a parking lot. The storm water goes into his garden. The previous application was denied by a 2 to 3 vote, but the applicant extended the pavement with three parking spaces and the headlights go into his kitchen. There were no penalties for this.

Attorney Ziogas explained the impervious surface would be reduced; therefore, the storm runoff would be reduced. The extended pavement was done prior to filing the Zone Change application. A drainage swale was installed to the west to collect the water and not direct it towards Mr. Krawiecki’s property, which resolved that concern.

They are limited to fourteen parking spaces. There are two landscaping areas (front 20 ft. X 20 ft. and isle.) The right of way would not be interfered with and the 10 ft. to the east of the property would remain.

The employees have been directed to not to loiter in the parking lot. It was not possible to construct a gate because there were various people using this parking lot. If there is a problem, Mr. Krawiecki may contact the Police Department. The lighting plan was sufficient for safety, but cameras do not make sense for the parking lot. They would not be able to address if there are problems at 2:00 A.M. The property was been well maintained, but if not to contact the property owner to correct it or Police Department.

The public hearing #2375 is closed.

By: Massarelli

Seconded: White.

For: Massarelli, White, Marra, Tyler and Provenzano.

Against: None.

Abstained: None.

The Commission commented the C.V Mason has tried to find parking for the staff, but it has been a problem. This plan was a solution for them. The applicant’s attorney pointed out that parking is going to be a problem in the downtown area. Adding the parking would make it a little bit better to draw business downtown and provide additional parking for customers. Parking is a problem in downtown Bristol and this was a good addition to it.

MOTION: Move that Application #2375 – Special Permit for parking at Lot 265 High Street; Assessor’s Map 26, Lot 265; R-15/BT (Single-Family Residential/Downtown/Neighborhood Transition) zone; The Neubauer Building, LLC, applicant, be approved.

By: Massarelli

Seconded: Marra.

For: Massarelli, White, Marra, Tyler and Provenzano.

Against: None.

Abstained: None.

The application is approved.
The public hearing #2376 is closed.

By: Massarelli

Seconded: White.

For: Massarelli, White, Marra, Tyler and Provenzano.
Against: None.
Abstained: None.

The Commission had no concerns and commented the review was done correctly according to Zoning. They commended and thanked the applicant for the beautification efforts and the fence for the property.

MOTION: Move that Application #2376 – Site Plan for parking at Lot 265 High Street; Assessor’s Map 26, Lot 265; R-15/BT (Single-Family Residential/Downtown/Neighborhood Transition) zone; The Neubauer Building, LLC, applicant, 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. The landscaped buffer of 20’ feet shall be reduced as shown on the proposed plan.
3. All site improvements which have not been satisfactorily completed by December 31, 2021, 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.

By: Massarelli

Seconded: Marra.

For: Massarelli, White, Marra, Tyler and Provenzano.
Against: None.
Abstained: None.

The Application #2376 is approved with stipulations.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

MOTION: Move to adjourn at 9:52 P.M.

By: Massarelli

Seconded: Marra.

For: Massarelli, White, Harlow, Marra and Provenzano.
Against: None.
Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

Louise Provenzano, Chair

David White, Secretary