

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF WEDNESDAY SEPTEMBER 23, 2020**

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	Jeff Hayden (Alternate)	X	
	Joseph Kelaita (Alternate)	X	
	Tracey Bacchus (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 Soares, Howe, Pose, Parker and Veits as voting Commissioners this evening. He also reminded the Commission their next regular meeting was Wednesday October 28, 2020.

APPROVAL OF MINUTES

- Minutes from the August 26, 2020 Regular Meeting

MOTION: Move to approve the minutes of the August 26, 2020, regular meeting.

By: Howe

Seconded: Soares.

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

Against: None.

Abstain: None.

NEW APPLICATIONS

There were no new applications.

PUBLIC HEARINGS

There were no public hearings.

ZONING COMMISSION REFERRALS

There were no Zoning Commission referrals.

CITY COUNCIL AND OTHER REFERRALS

There were no City Council and other referrals.

OLD BUSINESS

There was no old business.

NEW BUSINESS

2. Application #413 – Request for One Year Extension of Conditional Approval for: Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); 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) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners – (Conditional approval granted on October 24, 2018).

The Commission acknowledged receipt of the following item in their electronic packets: a copy of the approved Application #413; a letter dated May 15, 2018, from Attorney Mark Ziogas, regarding a review of Inland Wetlands by a soil scientist; a soil report dated April 25, 2018, from David Lord C.S.S. and E.C. of Soil Resource Consultants; a map dated September 29, 2017; entitled Barlow St., Martin Rd., Arcadia Rd. & Farrell Ave.; a project narrative entitled "Project Narrative for: Laurentide Glen a Residential Open Space Subdivision, Bristol, Connecticut, dated June 11, 2018 (10 Pgs.); Appendix A, Road Modification Letters to City of Bristol: a letter dated April 17, 2018, from Attorney Mark Ziogas to Mayor and City Council Members, regarding proposed subdivision Barlow Street/Arcadia/Farrell; a letter dated April 17, 2018, from Attorney Mark Ziogas to Mayor Ellen Sassu-Zoppo and City Council Members, regarding proposed subdivision Barlow Street/Arcadia/Farrell (attached draft Grading Easement, dated 2018); a Water Main Phasing Narrative, entitled Laurentide Glen, A Residential Open-Space Subdivision, Bristol, Connecticut, Water Main Phasing Narrative, dated September 19, 2018, from Gino P. Troiano, Jr., P.E.; TradeMark Acquisitions, LLC; a memorandum dated July 23, 2018, from Robert G. Tedeschi P.E, Weston and Sampson to the City of Bristol Water Department, regarding Laurentide Glen: a Residential Open Space Subdivision (attached tables); a letter dated July 31, 2018, from Gino P. Troiano, Jr., P.E., TradeMark Acquisitions, LLC to Robert Flanagan, City Planner, regarding Proposed Laurentide Glen Subdivision – City Road Modifications Construction Sequence; a memorandum dated June 25, 2018, from Walter Veselka, P.E., former Director of Public Works to Mayor Ellen Sassu-Zoppo, regarding discontinuance of a portion of Arcadia Rd.; a letter dated July 31, 2018, from Gino P. Troiano, Jr., P.E., TradeMark Acquisitions, LLC to Robert Flanagan, City Planner, regarding the Detention Basin Maintenance Plan; a letter dated July 31, 2018, Addendum added September 20, 2018, from Gino P. Troiano, Jr., P.E., TradeMark Acquisitions, LLC to Robert Flanagan, City Planner, regarding Sidewalk Deferral Request; a letter dated July 31, 2018, from Gino P. Troiano, Jr., P.E., TradeMark Acquisitions, LLC to Robert Flanagan, City Planner, regarding the Slope Maintenance Plan; a letter dated July 31, 2018, from Gino P. Troiano, Jr., P.E., TradeMark Acquisitions, LLC to Walter Veselka, P.E., former Director of Public Works, regarding the Waiver of Roadway Geometry (attached draft Conservation Easement Agreement);

The following item was submitted into the record: a letter dated August 26, 2020 from Attorney Mark Ziogas to Robert Flanagan, City Planner. Mr. Flanagan read into the record the letter dated August 26, 2020 from Attorney Mark Ziogas.

Mr. Flanagan explained if the applicant is granted conditional approval for an additional 12 months, the applicant would be allowed to request two additional extension for two years each. The applicant was ahead of schedule and they may discuss bonding.

Gino Troiano, P.E., 72 Cold Springs Road, of Trademark Acquisitions, LLC, on behalf of the applicant, explained the Phase 1 infrastructure work has started to be constructed, but the work has slowed down the past few months because of some different work. The work has been progressing and they are hoping to have some houses constructed this spring for Phase 1.

Mr. Flanagan reviewed the plans with the Commission. He explained each phase would be developed independently and may existing independently if a phase does not get constructed.

After inquiries by Mr. Flanagan, Mr. Troiano, P.E. explained the realignment and reconfiguration of Pequabuck Road was not accepted by the City yet. But, the rough grading and storm drainage was installed for Eversource to install the power to the subdivision. The water service would be brought on site this fall and then the site would be paved and turned over to the site. There is a temporary cul-de-sac for Phase 1 and demolished when Phase 4 begins construction.

After inquiries by the Commission, Mr. Troiano, P.E., explained with permitting weather, the underground infrastructure would be constructed this winter. The road is rough graded to sub grade; the storm drainage was installed on both sides of Barlow Street and Pequabuck Street and also the detention basin and outlet was constructed. The detention basin was in the yellow shaded area on the plans. From Pequabuck Street has the storm drainage and then the water service and sewer service would be constructed into the property during the winter. The Stellar's Way was rough graded and has to be partially developed for Phase 1 for the primary storm drainage outlet for Phase 1. Their goals were to pave in April 2021. The existing Pequabuck Street will now extend into the subdivision. There was an area of all open space that has been set aside as part of the subdivision process.

MOTION: Move that Application #413 – Request for One Year Extension of Conditional Approval for: Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots) – Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners be granted a One Year Conditional Approval (to October 24, 2021) subject to Subdivision Regulation 2.08(3) and Section 8-25(a) of the Connecticut General Statutes.

This Conditional Approval is based on the following criteria/stipulations:

a. The lots associated with this subdivision for Conditional Approval are:

Assessor’s Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor’s Map

b. The filed subdivision maps are Maps Q-405 through 411; because an error was discovered with respect to the setback requirements depicted on the plan, the Planning Commission will require that all the maps listed above shall be revised and refiled on the Land Records for the City of Bristol with the correction. Once the maps have been prepared, the Chairman or Secretary of the Commission will endorse the revised maps and approve them for filing.

c. This Conditional Approval expires on October 24, 2021. Two additional one-year extensions can be requested should the property owner need more time to develop the subdivision.

By: Pose

Seconded: Soares.

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

Against: None.

Abstain: None.

The application is approved with stipulations.

The CT General Statute 8-24 Referral is approved with stipulations.

- 3. Application #414 – Discussion on Subdivision Lot Transference: Pine Street, south of Mitchell Street and east of Middle Street (5 lots); Assessor’s Map 3, Lots 1, 2, 3, 4 & 5; R-10/BHC (Single-Family Residential/Route 72 Corridor Business) zone; John Senese and Calamar Enterprises, Inc. (RM 44 Holdings, LLC), applicants/owners – (Final approval granted on August 26, 2020).

Mr. Flanagan explained this subdivision received a final approval at their August meeting, but there are some outstanding comments to be resolved with the applicant. One of the comments was that one of the lots was transferred before there was a final approval in place. The Commission requested the applicant, Mr. John Senese, attend the meeting this evening to discuss.

John Senese explained he is a developer, but he was not the developer on this plan, but he had a contract with Calamar Enterprises, Inc. He explained Calamar Enterprises, Inc. hired an engineer for a Site Plan and Subdivision. The developer’s representative had passed away earlier this year. He spoke with his attorney on the closing of the property without the final approval.

Mr. Flanagan explained the reasons for conditional and final approvals were that the lots cannot be transferred until there is a final approval in place which protects potential buyers. When there is a final approval, and all of the infrastructure has been completed or bonded, then the lots may be transferred. Mr. Flanagan explained the bonding was for Christopher Street.

STAFF REPORTS

- 4. Monthly Subdivision Status Report

The Commission acknowledged receipt of the following item in their electronic packets: the updated monthly Subdivision status report updated August 12, 2020.

Ms. Levesque explained the only change to the report was Great Pyrenees Way subdivision was constructing sidewalks and they were about to close on their first lot. They have the binder course down and need the top coat of pavement. The water, sewer and storm drainage systems were constructed.

A few street light have to be constructed. Mr. Flanagan noted a final approval was given this subdivision because they have a bond in place. Regarding Corbin Ridge (Bristol Crossing) subdivision, some electrical services have been relocated and the sidewalks have been constructed. Their goals are to get the road open and to work on the cul-de-sac next month.

COMMUNICATIONS

MOTION: Move to add to tonight’s agenda Bristol Crossings Subdivision.

By: Howe

Seconded: Soares.

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

Against: None.

Abstain: None.

5. Bristol Crossings Subdivision

The following item was submitted into the record: a letter dated September 14, 2020, from Franklin G. Pilicy, Esquire of Pilicy and Ryan, P.C., Attorney’s at Law, 365 Main Street, Watertown to Attorney Richard Lacey, Corporation Counsel Office, regarding the performance bond for Bristol Crossing Subdivision for Sachem Capital Corporation, Inc.

Mr. Flanagan explained Staff has been working with Corbin Ridge (Bristol Crossing) subdivision, and he received a letter from their attorney. Mr. Flanagan read into the record the letter dated September 14, 2020.

Mr. Flanagan explained that the applicant wants to retain Phase II, Corbin Ridge. There were no actions for the Commission this evening, but he wanted to review this with them before it is on a future agenda. There is a six-month extension of the subdivision until December 2020.

After comments by the Commission, Mr. Flanagan explained he would discuss with the applicants attorney how not constructing the Tevin’s Way roadway would affect the subdivision in various ways such as public improvements and accesses and put and have the developer generate a Mylar for filing on the City Land Records.

The Commission acknowledged receipt of the following items in their electronic packets: two letters dated July 15, 2020 and August 13, 2020, respectively, from Therese Pac, Town and City Clerk, regarding the reappointment of regular Commissioner Jon Pose and alternate Commissioner Jeffrey Hayden to the Commission.

ADJOURNMENT

Motion was made by Commissioner Howe to adjourn.

Motion seconded by Commissioner Soares.

Motion carried 5-0.

The meeting adjourned at 7:45 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,
Nancy King

Andrew Howe
Secretary
City Planning Commission