



*City of Bristol  
Planning Commission*

*SPECIAL MEETING — THURSDAY, FEBRUARY 26, 2026  
CITY HALL — MEETING ROOM 1-3 — FIRST FLOOR  
111 NORTH MAIN STREET  
6:00 P.M.*

**INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING**

**Zoom Meeting link:**

<https://bristolct-gov.zoom.us/j/88302162124?pwd=NwOUGUtVN8kq3v7VY7ZMFJrTv4cy7.>

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**Meeting ID:**

883 0216 2124

**Meeting Passcode:**

123456

**Join by phone**

1-929-205-6099

**AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Public Participation
4. Approval of Minutes
  - a. Regular Meeting — October 27, 2025
  - b. Special Meeting - December 15, 2025
5. Receipt of New Applications
  - a. Application #444 — Site Plan for 1. Fitness Club; 2. High Technology Business; 3. Manufacturing Facility; 4. Microbrewery; 5. Printing Shop; 6. Specialty Trade Contractor; 7. Wholesale Business; 8. Wholesale or Distribution Facility requiring the construction of eight structures of varying sizes totaling 66,625 sq. ft. at 894 Middle Street; Assessor's Map 4, Lots 17-3 & 17-4-1; IP-1 (Industrial Park) zone; Carrier Construction Incorporated, applicant; City of Bristol, owner.
6. Old Business

- a. Application #441 — Site Plan for reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces; additional improvements include a 45' ft. wide drive-in-door to Building A and proposed future parking; Assessor's Map 43, Lot 100; I (General Industrial) zone; 300 Broad Street Property, LLC c/o Armen Boyajian, applicant/owner.
- b. Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant.

## 7. New Business

- a. Application #442 — Site Plan for a warehousing and distribution facility to include: 1. the conversion of 209k SF of office space and 2. the reconfiguration of the existing building and site features to accommodate 36 new truck loading docks at 383 Middle Street; Assessor's Map 3, Lot 35; IP-1 (Industrial Park) zone; Bristol Sports Center DST, owner; Routine Properties, applicant.

## 8. Zoning Commission Referrals

- a. Application #2555 — Change of Zone from IP-3 (Industrial Park) zone to A (Multi-Family Residential) zone at 625 Clark Avenue; Assessor's Map 66, Lot 264; Chippens Hill Office Park, LLC, owner/applicant - ITEM WILL BE DISCUSSED AT THE MARCH 23, 2026, PLANNING COMMISSION MEETING.

## 9. City Council and Other Referrals

- a. C.G.S. 8-24 Referral:  
81 Church Avenue — Map 43, Lot 22
- b. C.G.S. 8-24 Referral:  
112 Ambler Road — Map 20, Lot 220

## 10. Staff Reports

- a. 2028 Bristol Plan of Conservation and Development (POCD) — Preliminary discussion on pre-planning activities associated with the update of the POCD. Anticipated Start Date: July 1, 2026.
- b. H.B. 8002: An Act Concerning Housing Growth — Discussion on new legislation passed by the CT General Assembly.
- c. Subdivision Status Report — January 2026.
- d. New Commissioner Appointment — D. Wynn.

## 11. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, March 23, 2026.