

**BRISTOL PLANNING COMMISSION
MINUTES
SPECIAL MEETING OF MONDAY DECEMBER 15, 2025**

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Jon Pose	X	
	Tracey Bacchus	X	
	Christopher Nardi		X
		X	
ALTERNATE MEMBERS:	Kiana Small	X	
	Greg Klimek		
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	William Stango, P.E., City Engineer		X

1. Call to Order

Per the order of Chairman Veits, the meeting was called to order at 6:00 P.M.

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, January 26, 2026.

2. Public Participation

There was no public participation.

3. Election of Officers

MOTION: Move to approve to re-elect the slate of officers for the 2025 calendar year:
William Veits as Chairman; John Soares as Vice Chairman and elect Christopher Nardi as Secretary.

By: Pose

Seconded: Bacchus.

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

Against: None.

Abstain: None.

The re-election of the current slate of officers for the 2025 calendar year is approved.

4. Approval of Minutes

a. Regular Meeting - October 27, 2025 Regular Meeting

Staff noted that corrections were made to the October 27, 2025, regular minutes but were not included in the packet. Staff said the corrected minutes would be ready for the January 26, 2026, regular meeting.

Chairman Veits designated regular Commissioner's Soares, Pose, Bacchus and Veits with alternate Commissioner Small as voting members this evening. The Chairman designated alternate Commissioner Small as Acting Secretary this evening.

5. Receipt of New Applications

- 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.

MOTION: Move that Application #441 to be moved to New Business on the agenda for this evening.

By: Small

Seconded: Bacchus.

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

Against: None.

Abstain: None.

6. New Business

- a. 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.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the request was to extend Village St. to be accepted as a city street. Attorney Ziogas verified the street and the public improvements were finished. The attorney said there was a bond in place but the maintenance bond would take its place for one-year after acceptance. If approved, Attorney Ziogas indicated the Real Estate Committee and the City Council would review the request.

Staff noted the Commission would make a referral to the Board of Water Commissioners and to the Board of Public Works for City infrastructure.

Raymond Rogozinski, P.E., Director of Public Works, indicated the procedure was to refer these items to at least one of the Boards or the Board of Public Works or the Sewer and Water Board. Mr. Rogozinski stated it was unnecessary to refer the application to the Real Estate Committee.

MOTION: Move to make a referral to the Board of Water Commissioners and the Board of Public Works for a report on the proposed street acceptances for: 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.

The report will be accepted by the Planning Commission at the next Regular Meeting on January 26, 2026.

By: Soares

Seconded: Small.

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

Against: None.

Abstain: None.

The application is referred.

Application #441 was resumed at this time.

- 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.

MOTION: Move that Applications #441 be moved to Old Business at the Monday, January 26, 2026, Regular Meeting of the Planning Commission.

By: Soares

Seconded: Small.

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

Against: None.

Abstain: None.

The application is moved to the January 26, 2026, meeting.

7. Old Business

- a. Application #413 – Street Acceptance Request for: Subdivision (Laurentide Glen) — Phase 1: Pequabuck Street from the intersection with Barlow Street to the intersection with Gino Drive; Phase 2: Wiegert Way from the intersection with Barlow Street to the intersection with Pequabuck Street; Phase 3: Stellas Way from the intersection with Pequabuck Street to the limits of finish paving near the intersection with Gino Drive; Phase 4: Gino Drive from the limits of finish paving near the intersection with Stellas Way through the cul-de-sac at the north end of Gino Drive; R-15/OSD (Single-Family Residential/ Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres, LLC applicants/owners.

Staff reminded the Commission of their request to the Board of Public Works and the Board of Water and Sewer Department to review the street acceptance for Pequabuck St., Stellas Way, Wiegert Way and Gino Dr. Staff noted the response received from the Water Dept. was a water main application for construction on Barlow St. The Commission agreed to table the item until the Board of Water Commissioners has responded.

Raymond Rogozinski, P.E., Director of Public Works, informed the Commission that the Board of Public Works reviews the water and sewer components so the next street acceptance may be potentially approved. Mr. Rogozinski said the Public Works Board tabled a response until the Board of Water Commissioners can respond to the request. The Director stated that after the PW Board and the BW Commissioners respond to the referrals, the Planning Commission could then hold a vote on the street acceptance.

MOTION: Move that Applications #413 Street Acceptance Request for: Subdivision (Laurentide Glen) — Phase 1: Pequabuck Street; Phase 2: Wiegert Way; Phase 3: Stellas Way; Phase 4: Gino Drive – be tabled until such time as the developer satisfies the concerns of the Bristol Water and Sewer Department and the Board of Public Works. Once that occurs, the item will be added back to the next Regular Meeting Agenda

By: Soares

Seconded: Small.

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

Against: None.

Abstain: None.

The application is tabled.

8. Zoning Commission Referrals

- a. Referrals from the Zoning Commission for the review of the 2018 Plan of Conservation and Development (POCD): 1. Section 6.1.5 Scenic Resources and 2. the Community Character Map depicting scenic hillsides on Lots 214 and 215 for: Applications 2547 & 2548: Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant -

Commissioner Klimek recused himself from Zoning Commission Referral for Applications #2547 and #2548 to avoid an appearance of potential conflict of interest. Commissioner Klimek left the Council Chambers for this application.

Staff indicated after comparing the POCD to the two applications for the Zoning Commission, there were concerns on the scenic views on the community character map. Staff contacted the Engineering Dept. and the City Surveyor. Staff noted he distributed a report from the City Surveyor.

Raymond Rogozinski, P.E., Director of Public Works, explained the item was referred to Public Works Dept. added some content to the report. Mr. Rogozinski assigned the City Surveyor, Ryan Heller, to make an assessment of the property views, the trail network and trail angles. The Director described the email from Mr. Heller was the assessment of the property.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, read into the record from the City Surveyor's report, #6 Conclusion. Attorney Ziogas' view of the conclusion was the potential use of the property would not impact the scenic view. The attorney said he has never dealt with the recommendation of "scenic view" in the POCD. Attorney Ziogas pointed out if there were ridge line considerations it would be in the Zoning Regulations. The attorney reviewed photographs of why the property needed to be cleaned up. Attorney Ziogas reviewed the proposed plans that included 100,049 cu. yds. of earth removal, demolition of 4 houses and construction of 4 or 5 single-family houses.

In response to Staff, the attorney noted the plan showed the grading plan and the detention basins at Grassy Rd.

Commission inquiries: Staff verified the tree protection regulation did not get accepted yet into the Rewrite of the Zoning Regulations. Attorney Ziogas noted the tree harvesting/tree harvesting application was removed from the Zoning Regulations. The attorney agreed this would be a significant cut of trees but there would be a 30 ft. buffer. Attorney Ziogas said the slope is 3:1 so there was not much area to construct a lot of houses.

No one else spoke in favor of the application.

The following persons spoke against the application: Michelle Rudy, president of the Friends of the Hoppers-Birge Pond Nature Preserve, 102 Henderson St.; Erik Madsen, 70 Oak Hill Dr.; and Janice Gatzuras, 517 Churchill St., Southington.

Ms. Rudy noted there was much to be said about the earth removal but the topic was the scenic views. The president felt the Dept. of Public Works conclusion was questionable with no sweeping scenic views on the site. Ms. Rudy argued the rolling kame formations, glacial hills and rolling hills were the scenic views.

Ms. Ruddy reviewed the technical reasons the areas were important to the Hopper's Preserve on a map with 5 to 7 kames undisturbed for 14,000 years on the proposed site. Ms. Ruddy added that assessments were difficult without 3D AutoCAD modeling. Ms. Rudy confirmed she is a landscape architect. She invited the Commission and applicant for a guided tour of the site. Ms. Rudy pointed out sections in the POCD and the Zoning Regulations vital to the discussion this evening.

In response to Ms. Rudy, Mr. Rogozinski explained the DPW report was a response to a referral from the Planning Commission that the area in question was not a designated scenic view. The Director described the report in further detail.

Mr. Madsen commented on the different descriptions of scenic views which was similar to this property. The resident was unsure why the 4 designated scenic vistas were not identified in this area. If the earth removal application is approved, Mr. Madsen's view was the kames would be removed and the scenic view would be distracted with views of houses, streets and lighting. The resident encouraged the Commission to go on guided tour of the site.

Attorney Ziogas observed the Friends of the Hoppers nor residents had never complained for years on the debris on the property.

Ms. Gatzuras agreed this was a junkyard property but the mining would destroy the beauty of the area. The former resident stated the grant was not received for the property when former Mayor Caggiano refused to purchase the property by the City. Ms. Gatzuras claimed the former Mayor never informed the Park Board of the property for sale.

MOTION: Make a motion to send a negative referral to the Zoning Commission for Applications #2547 & #2548.

The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant as presented, is generally not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Small

Seconded: Bacchus.

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

Against: None.

Abstain: None.

The application receives a non-binding negative referral.

Chairman inquiries: Staff verified the Applications #2547 and #2548 would be referred to the Zoning Commission for a non-binding vote.

- b. Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, presented the request for a change of zone for the site with frontages on Matthew St., Clark Ave. (IP-3 zone), and Minor St. (IP-3 zone.) Attorney Ziogas noted the property the applicant wanted to develop is an R-40 zone without frontages surrounded by IP-3 zone properties.

The attorney described the features of the part of the property that is subject to the zone change consisted of a railroad track and a Eversource utility easement, so a residential development was not possible. Attorney Ziogas stressed the property might only be used for parking. The attorney indicated the property owners were approached to sell the property to a manufacturing company.

Attorney Ziogas specified the manufacturing company wanted a zone change to make it a uniform IP-3 zone. The attorney outlined the existing businesses and existing structures in the area.

Commissioner Klimek resumed his seat at this time.

Staff stated that the application was referred to the Planning Commission. Staff mentioned the R-40 zone was a protection for the neighbors for a long time and the neighbors would likely oppose the application for property values.

Staff inquiries: The attorney was unsure yet how the property would be utilized with the inland wetlands on the site. Attorney Ziogas noted the R-40 was not designed to be a buffer but the Regulations had alternatives for buffers.

The attorney emphasized the property had to be utilized in some way with the property limitations for the property owners.

MOTION: Make a motion to send a positive referral to the Zoning Commission.

The Planning Commission finds that the Zoning referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Soares

Seconded: Bacchus.

For: Bacchus, Soares and Veits.

Against: Pose and Small.

Abstain: None.

The application received a positive referral.

9. Staff Reports

a. Subdivision Status Report
November 2025

Staff reviewed the Subdivision Status report for the month of November 2025. The Commission was reminded that the Cold Spring Subdivision, Phase 4, App. #433, was sent for a referral this evening to the Board of Water Commissioners and the Board of Public Works.

10. Adjournment

Motion was made by Commissioner Small to adjourn.
Motion seconded by Commissioner Soares.
Motion carried 5-0.

The meeting adjourned at 8:01 P.M.

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

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission