

**BRISTOL ZONING BOARD OF APPEALS
DRAFT MINUTES
REGULAR MEETING OF MONDAY, DECEMBER 2, 2025**

By: Chairman Rafaniello

Time: 6:00 P.M.

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

ROLL CALL:

1. Call to Order

Per the order of Chairman Rafaniello, the meeting was called to order at 6:00 P.M.
is Tuesday, January 6, 2026

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)	X	
	Rory Ghio (Acting Secretary)	X	
	Alfred Radke, III	X	
	Liza Salgado-Sirko	X	
ALTERNATE MEMBERS:			
	Joseph Kelaita		X
	Jonathan Lukasiewicz	X	
	Mathew Biadun	X	
STAFF:	Robert Flanagan, AICP, City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	

2. Approval of Minutes

Regular Meeting – November 5, 2025

There were no corrections to the minutes.

By: Salgado-Sirko

Seconded: Ghio

For: Ghio, Salgado-Sirko, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The minutes are approved.

3. Public Hearings

- a. Application #3826 – Request for Variances of 1) minimum front yard on a State highway to erect a new fueling canopy; 2) maximum height of an accessory structure to erect a new fueling canopy at 180 Riverside Avenue; Assessor's Map 30, Lot 117 B; BHC (Route 72 Corridor Business) zone; ESHAA, LLC c/o Khalid Mahmood, applicant.

Robert Hurd, architect, representing the applicant, explained the request, and reviewed the overall site and the proposed new fueling canopy details and location. He explained the existing canopy's location and dimensions in comparison to the new proposed canopy. The existing building was constructed in 1950 and in combination with the rear grading and watercourse prevented approximately 50% of the lot from usable development. The existing 3 pumps would be rearranged into a single line parallel to

Riverside Avenue and covered by the new canopy. He further reviewed the requested height and details of the canopy elevations. There is a 3-foot depth of the roof structure and also would provide clearance for larger vehicles.

Commissioner Pecevich inquired about the previous 1994 variance for the canopy on the property which was for the setback but not height.

The canopy and pumps would be line with the existing canopy.

Commissioner Radke had safety related questions regarding the parking on the left side of the building and drivers would hit any supports and is the height increase to accommodate fueling trucks. The new tanks would be in the same location for the existing and outside the coverage of the canopy to the west. The tanks would be 6 feet away from the concrete pad. The canopy will have vertical supports 8 feet back from the canopy on both ends.

Commissioner Pecevich inquired about assignment of the new parking spaces. There are 4 new parking spaces shown near the building and possibly the owner/operator could park near the dumpster.

Commissioner Ghio inquired about what work has currently been done on the property. A permit was approved to replace the tanks on-site because they had expired. The plan has received Wetlands Commission approval, seeking a variance and will have a site plan review upcoming. The Department of Transportation has also taken a look at this plan and at this time had no comments or objections.

There was a discussion about canopy height within the existing regulations as an industry standard that would be considered in the future.

No one else spoke in favor of the application.
No one spoke against the application.

Vote to close the public hearing.

By: Ghio

Seconded: Pecevich

For: Ghio, Salgado-Sirko, Radke, Pecevich and Rafaniello.
Against: None.
Abstain: None.

The hearing is closed.

Commissioner Salgado-Sirko had no issues with the plan and request.

Commissioner Radke stated the hardship was the size of the lot, slope in the rear, pumps stayed in the same location, the applicant was trying to conform to the industry standard for safety and parking questions and tanker fueling concerns were addressed.

Commissioner Ghio had no issues with the request, he understood the need for height for canopies and proximity to the road.

Commissioner Pecevich agreed the hardship is the property. It was review by the CT DOT. He had no issues with this request.

Chairman Rafaniello agreed with the other Commissioners. The hardship is the proximity to the river and topography. The changes were minimal and would allow the existing business to remain successful.

- b. **MOTION:** Move to approve Application #3826 – Request for Variances of 1) minimum front yard on a State highway to erect a new fueling canopy; 2) maximum height of an accessory structure to erect a new fueling canopy at 180 Riverside Avenue; Assessor's Map 30, Lot 117 B; BHC (Route 72 Corridor Business) zone; ESHAA, LLC c/o Khalid Mahmood, applicant.

By: Ghio

Seconded: Pecevich

For: Salgado-Sirko, Ghio, Radke, Pecevich and Rafaniello.
Against: None.

Abstain: None.

The application is approved.

Mr. Armstrong informed the Commission this would be his last meeting working for the City of Bristol and thanked the Commissioners.

4. Adjournment

MOTION: Move to adjourn at 6:28 P.M.

By: Rafaniello

Seconded: Pecevich

For: Salgado-Sirko, Ghio, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

This meeting was recorded.

Respectfully submitted,

Andrew Armstrong
Acting Recording Secretary

Jerald A. Rafaniello, Chairman

Rory Ghio, Secretary