

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY FEBRUARY 9, 2026**

CALL TO ORDER:

By: Chairman White

Time: 6:00 P.M.

Place: City Hall
111 North Main St.
Council Chambers
First Floor

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Sara Mangiafico	X	
	Richard Harlow	X	
	Richard Goodwin (Vice Chairman)	X	
	John LaFreniere (Secretary)	X	
ALTERNATE MEMBERS:	Peter Caruso	X	
	Morris Patton	X	
	Jeffrey Hayden	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Brandon Peate	X	

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, March 9, 2026.

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. Regular Meeting — January 12, 2026

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the January 12, 2026, regular minutes.

MOTION: Move to approve the minutes of the January 12, 2026, regular meeting.

By: Harlow

Seconded: Goodwin.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

4. Receipt of New Applications

- a. Application #2554 — Special Permit for motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lot 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2554.

MOTION: Move to schedule Application #2554 be accepted and scheduled for a Public Hearing for the March 9, 2026, Regular meeting of the Zoning Commission.

By: Goodwin

Seconded: Mangiafico.

For: Goodwin, Mangiafico, LaFreniere, Harlow and White.

Against: None.

Abstained: None.

The application is scheduled for public hearing.

Chairman White designated the regular Commissioners to vote on all the applications this evening.

- b. 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.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2555.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, verified he spoke with the City Planner to schedule the public hearing for the April 13, 2026, regular meeting.

Staff recommended the public hearing for the April 13, 2026, regular meeting. The City Planner noted the Planning Commission would then review how to schedule their meeting.

MOTION: Move to schedule Application #2555 - be accepted and scheduled for a Public Hearing for the April 13, 2026, Regular meeting of the Zoning Commission.

By: Goodwin

Seconded: Mangiafico.

For: Goodwin, Mangiafico, LaFreniere, Harlow and White.

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- c. Application #2556 — Site Plan for recycling center (addition of loading docks) at 95 Wooster Court; Assessor's Map 42, Lot 4; I (General Industrial) zone; Wooster Court Realty, LLC, owner; Shahil Kantesaria, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2556.

Staff indicated the application was ready to approve this evening, so the Commission should accept the application and relocate the application under New Business.

MOTION: Move that Application #2556 be moved to New Business on tonight's agenda.

By: Goodwin

Seconded: Mangiafico.

For: Goodwin, Mangiafico, LaFreniere, Harlow and White.

Against: None.

Abstained: None.

The application is moved to New Business on tonight's agenda.

5. Public Hearings

- a. Application 2547 — Special Permit 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 - PUBLIC HEARING CONTINUED FROM JANUARY 12, 2026.
- b. Application 2548 — 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 - PUBLIC HEARING CONTINUED FROM JANUARY 12, 2026.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2547 and #2548.

The following items were submitted into the record: a letter was read into the record by Erik Madsen on behalf of John Correa, wildlife biologist, president of the Pequabuck River Wildlife Preservation, (letter was not submitted by Erik Madsen – just read into the record.)

The City Planner noted the Inland Wetlands Agency had approved an Inland Wetlands application for the property on Monday, February 5, 2026. Staff noted there was 28 days to the next regular meeting.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, requested the applications be continued because the application may not be completed this evening. Attorney Ziogas agreed to grant an extension of the application, if necessary. The attorney said the 5 lots as depicted were as of right for the subdivision. Attorney Ziogas noted because of the lots age and pre-dating the Zoning Regulations, a 3-lot cut was allowed for 5-lots and houses. The attorney said the applicant wanted to remove or stockpile materials to construct houses on these approved building lots. The attorney noted the applicant would remove trees at his discretion. Attorney Ziogas indicated the initial 149,000 cu. yds. of materials to be removed was reduced to 50,000 cu. yds. The attorney stressed the site is 5.91 acres privately owned and the Hoppers site is 270 acres.

Staff inquiries: Attorney Ziogas verified that wells and septic systems would be constructed that required review by the Bristol Burlington Health District. The attorney said the truck traffic would be reduced with the reduced materials to be removed. Attorney Ziogas would resolve the bond amount needed for the peer review of the traffic report.

No one else spoke in favor of the application.

The following persons spoke against the application: Michelle Rudy, 102 Henderson St., Intervener Status, representing the Friends of the Hoppers and Birge Pond Nature Preserve (FoTH &BPNP); Heather Torre, 98 Foxton Rd., representing the Friends of the Hoppers; Scott Heth, 501 Wolcott Rd., Executive Director, Environmental

Learning Centers of CT; Erik Madsen, 70 Oak Hill Dr. (read into the record John Correa's letter/unable to attend), John Schissler, 80 Highland St.; Alexandra Mock, Wetlands and Soil Scientist, Landscape Designer, Geologist and Hydrogeologist, 95 Halpin Avenue, Stamford, Dr. Brian Neff, Groundwater Surface Water Hydrologist, of BPN Hydro Consulting, 7642 South Balsam Crt., Littleton, CO; Jan Gatzuras, 517 Churchill St., Southington; Michael Zyeh, 69 South Eagle St.; Kelly Gleason, 20 Goodwin St.; Alex Gopoian, 460 Pine St.; Ann Mione, 162 Brunswick Ave., West Hartford; Victor Ricinos, 82 Jennings Rd.; Michael Kramer, ADDRESS Carson Dr.; and Pirgit Berube, 90 Cypress St. Ms. Rudy gave a PowerPoint presentation.

The intervenor said they were in attendance under the CT Environmental Policy Act of 1971 because the plan would unreasonably affect the State of CT air, water and other natural resources. Ms. Rudy was concerned the plan was on a City owned open space preserve with a referendum that conflicted with the PoCD. The intervenor was concerned the plan would affect many eco-systems, glacial kames and the public use of the property.

Ms. Rudy noted the parcels do not function independently. The intervenor's view was an additional review is warranted. Ms. Rudy said invasive species would spread into the existing native species. Ms. Rudy reviewed slides of intact forest and fragmented forest.

Ms. Torre specified six important points from the PoCD to preserve Bristol's natural resources and features. Ms. Torre mentioned in January the Planning Commission voted unanimously against the plans that conflicted with the PoCD.

Mr. Heth overviewed the importance of the core forest health and fragmentation. The executive director explained the core forest was identified by the bird's species in forest sections that would not nest in this area otherwise. Mr. Heth's view was any development would disrupt some bird species in the core forest area.

Mr. Madsen read into the record the letter from John Correa with the main concerns of 3-acres of edge forest and 6-acres of core forest would be affected and lost, by the development resulting in a perforated forest. Mr. Madsen noted Mr. Correa was worried about the wildlife and the quiet street was one of the trailheads to the Hoppers.

Mr. Madsen was concerned about the disruption of hydrological water systems with the removal of forestry. The resident made note of the prior hydrogeologic studies for the Birge's Pond. Mr. Madsen said the Friends of the Hoppers hired independent studies by Alexandra Mock, Soil Scientist, Stanford and Dr. Neff, Hydrologist, Denver, CO.

Ms. Mock detailed a scientific review of the hydrological impacts that would be the greatest. The scientist's view was with construction, the drainage would go towards the proposed houses. Ms. Mock indicated the small channel would increase with the water velocity without a stabilization slope plan in heavy storms. Ms. Mock was concerned about the dirt road becoming a conduit for sedimentation. The scientist inquired on the buffer zone and protecting the park edges from the truck traffic. Ms. Mock stated there was no designated stockpile on the plan.

Dr. Neff commented 4 wells were constructed in this area last month. The hydrologist pointed out the land that would be gone after the project. Dr. Neff gave a detailed report on how the existing hydrology recharged the ground water versus the hydrology recharge after the construction in the areas near Madsen Spring and Birge's Pond. The hydrologist's view was Madsen Spring would be extinct after the mining of the site.

Ms. Gatzuras inquired who would be responsible for dredging Birge Pond if necessary because in 1996 it cost taxpayers \$800,000. The resident inquired of the applicants self-monitoring for the erosion, sedimentation and environmental compliance because of the irreversible impacts.

Mr. Zyeh was concerned about the plan interrupting the recreational and wilderness experience and scenic enjoyment. The resident was upset about introducing light and air pollution into this forest.

Ms. Gleason thanked the Commission for their efforts. The resident noted the Inland Wetlands Agency this proposal for 5 months. Ms. Gleason said the people care about the land.

Ms. Rudy stated the people that spoke concluded the FoTH & BPNP presentation.

Mr. Gopoian understood this was a difficult application but the neighbors do not own the disarrayed properties. Mr. Gopoian said the plan was not for beautification but profit.

Ms. Mione suggested the applicant donate the land to the City for many generations to enjoy.

Mr. Ricinos reviewed Birge Pond from Google Maps with the Commission.

Mr. Kramer observed two large trucks on his street that had to take 14 maneuvers on Ambler Rd. to go down the street to get the sand and gravel. The resident thought that the word "preserve" was to preserve this property. Mr. Kramer indicated if the applications are approved this may set a precedent.

Ms. Berube stated the area was preserved because of the vegetation and ecological features. Ms. Berube agreed the City was growing fast so no more structures were necessary in the area. Ms. Berube wanted the Commission to consider the costs for all the neighbors for repairing the water lines and sewer lines with the heavy truck traffic. The resident suggested for the City to purchase the property with "crowd-funding."

Chairman White requested the public audience to speak next month on the application because the application would be continued to the March 2026, meeting.

Attorney Ziogas agreed on behalf of the applicant to extend Applications #2547 and #2548 for 21-days.

MOTION: Move to continue the Public Hearing for App. #2547 until the next Regular Meeting of the Zoning Commission on Monday, March 9, 2026 at 6:00 PM. Note: the applicant will need to grant an extension of at least 21-days to get to the March 9, 2026, Zoning Commission meeting.

By: Goodwin

Seconded: Mangiafico.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

The application #2547 is continued.

MOTION: Move to continue the Public Hearing for App. #2548 until the next Regular Meeting of the Zoning Commission on Monday, March 9, 2026 at 6:00 PM. Note: the applicant will need to grant an extension of at least 21-days to get to the March 9, 2026, Zoning Commission meeting.

By: Goodwin

Seconded: Mangiafico.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

The application #2548 is continued.

Staff requested a letter be sent to the Land Use Office by Attorney Ziogas that stated a 21-day extension was requested on behalf of the applicant.

- c. 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 and south of Minor Street; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant – PUBLIC HEARING POSTPONED FROM JANUARY 12, 2026.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Applications #2549.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the property had 3 frontages on Clark Ave. (8.6 acres), Matthews St. and Minor St. (3.5 acres.) Attorney Ziogas stated most of the property was an IP-3 Zone with a portion of R-40 Zone.

The attorney clarified the rear portion of the site had a railroad track and an Eversource transmission line going through the residential zone. Attorney Ziogas submitted no residential units may be constructed. The attorney clarified there were 12 acres (IP-3 Zone) and 8 acres (R-40 Zone) with no frontage and no access to get to the rear of site.

Attorney Ziogas explained the applicant wanted to construct a 60,000 sq. ft. facility in the IP-3 Zone but the parking and storage was not allowed to be constructed in the R-40 Zone. The attorney verified the zone change would not affect the neighbors' sites. Attorney Ziogas said the facility may have a 100,000 sq. ft. addition. The attorney commented the property has inland wetlands.

Staff clarified Attorney Ziogas cannot guarantee a conservation easement under the application.

No one else spoke in favor of the application.

The following persons spoke against the application: Rosario Sorino, 970 Matthew St., representing her family and her neighbors; Cheri Duquette, 2014 Matthews St. and Ellen Munson, 971 Matthews St.

Ms. Soriano read her letter into the record (not submitted into record.) The resident understood the plans were for employment but inquired how the facility would affect the neighborhood. Ms. Soriano had issue about increased traffic and pedestrian's safety. The resident and neighbors were upset with more commercial development in a high-water table area. Ms. Soriano requested the Commission's protection for the neighborhood and the inland wetlands area.

Ms. Duquette was against more manufacturing in the area. The resident said one of the houses would be affected even if it were just the parking area. Ms. Duquette noted there was a lot of existing noise near the school. The resident noted that lighting from the development would likely go into that neighbor's backyard and windows. Ms. Duquette said there were no sidewalks on Matthews St. and was particularly concerned about her handicapped husband.

Ms. Munson said the noise and traffic have increased since she lived there. The resident was worried about the chemicals transported by the railroad that was unmonitored. Ms. Munson was concerned of chemicals to be delivered to the facility. The resident spoke to the City Engineer on the area inland wetlands that required a soil scientist report. Ms. Munson requested a noise level study.

Attorney Ziogas commented he was unsure how the site became a residential property with no frontage to use it as a residential site. The attorney pointed out the property may not be used as residential and the zone must be changed to utilize the property. The attorney suggested to continue the application and retain part of the residential zone as the residential zone to use as a neighbor buffer. The attorney understood but disagreed with the neighbors but the plan may be revised for compromise. Attorney Ziogas claimed the property required an Inland Wetlands application.

MOTION: Move to continue the Public Hearing on Application #2549 to the March 9, 2026, Regular Meeting of the Commission.

By: Goodwin

Seconded: Harlow.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

The application is continued.

6. Old Business

- a. Application #2507 - 2025 Annual Report for Special Permit for earth removal and processing of earth materials between south of Barnum Road, north of Farrell Avenue and east of Arcadia Rd.; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant - ITEM CONTINUED FROM JANUARY 12, 2026; ANNUAL REPORT IS PAST DUE.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2507.

The City Planner indicated the reports had one year added to them for a total of three years.

Kyle Schultz of Willow Materials, LLC, 101 Riverside Ave., Terryville, went over the reports since 2024 with the Commission. Mr. Schultz specified 34,000 Cu. Yds. of materials were removed from the property. The applicant added there is 39,000 Cu. Yds. of materials was ready to any purchasers of the materials.

Staff inquiries: Mr. Schultz surmised the plans would be an additional 6 years. The applicant said the staging area was demolished and the bins were no longer on the property.

MOTION Move to accept the 2025 Annual Report for Special Permit Application #2507 - 2025 Annual Report for earth removal and processing of earth materials. The report will be sent to the City Engineering staff for review and follow-up with the applicant.

By: Goodwin

Seconded: Harlow.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

The report is accepted.

Item #4.c. was resumed at this time.

7. New Business

- c. Application #2556 — Site Plan for recycling center (addition of loading docks) at 95 Wooster Court; Assessor's Map 42, Lot 4; I (General Industrial) zone; Wooster Court Realty, LLC, owner; Shahil Kantesaria, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2556.

Charles Sheehan, LS, PLS, of PMPCA, LLC, 44 Cove Rd., Stonington, representing the applicant, explained a Special Permit was approved in 2024 for a recycling facility. Mr. Sheehan described how the facility would be more efficient adding 4 loading docks to the existing 2 loading docks on the building. The land surveyor checked that there are no inland wetlands or floodplains on the site. Mr. Sheehan described proposed loading docks would be used the same as the existing loading docks. Mr. Sheehan entailed the purpose of the application was for efficiency to load and unload near the docks and add a slight increase of pervious surface. The land surveyor designed a better aligned parking lot and one way traffic direction on the property.

David Holmes, AIA, of Capital Studio Architects, LLC, 1379 Main St., East Hartford, was in attendance to answer any questions.

Commission inquires: Mr. Sheehan verified the truck amounts would not increase because there would be no idling in near the loading docks. Staff commended Mr. Sheehan for his efforts on the application.

MOTION Move that Application 2566 — Site Plan for recycling center (addition of loading docks) at 95 Wooster Court; Assessor's Map 42, Lot 4; I (General Industrial) zone; Wooster Court Realty, LLC, owner; Shahil Kantesaria, applicant, be approved with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Loading Dock Expansion for Recyclx, 95 Wooster Court, Bristol, Connecticut "with a last revision date of December 30, 2025.
2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
3. All site improvements which have not been satisfactorily completed by the time a Certificate of Completion is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations.

By: Goodwin

Seconded: Mangiafico.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

The application is approved.

Item 8.a. was taken out of order.

8. Staff Reports

- a. Mr. Peate reviewed his Zoning Enforcement Officer's report (with attachment) dated February 4, 2026, for January 2026. The ZEO notified the Commission the newly hired Code Enforcement Officer has accepted a different position so he would have those added responsibilities. Mr. Peate reviewed a site that constructed a 7,500 ft. barn without approvals. The ZEO issued a Notice of Violation and a Citation that may be waived if there was compliance with a building permit.
- b. Commissioner Harlow requested Mr. Peate to review a vape shop property on Pine St. because of all the signage in the windows.

Item 8.a. was resumed at this time.

- c. New Commissioner Appointments:
M. Patton
J. Hayden

Chairman White welcomed Commissioners Patton and Hayden to the Zoning Commission.

9. Adjournment

MOTION: Move to adjourn at 8:45 P.M.

By: Goodwin

Seconded: Mangiafico.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

John LaFreniere, Secretary