



City of Bristol
Planning Commission

REGULAR MEETING — MONDAY, MARCH 23, 2026
CITY HALL — COUNCIL CHAMBERS — 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/81683274420?pwd=dEFRHPTnKfu0Pzhj6WnXAdb0YbpP1R.1>

Meeting ID:

816 8327 4420

Meeting Passcode:

123456

Join by phone

1-929-205-6099

REVISED AGENDA #1

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Special Meeting - February 26, 2026
4. 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.
5. City Council and Other Referrals
 - a. C.G.S. 8-24 Referral:
137 Riverside Avenue — Map 30, Lot 134
145 Riverside Avenue — Map 30, Lot 134-1

- b. C.G.S. 8-24 Referral:
 - 116 Marsh Road — Map 64, Lot 1
 - Marsh Road — Map 64, Lot 1-1
 - Marsh Road — Map 64, Lot 16-1
- c. C.G.S. 8-24 Referral:
 - James P. Casey Road — Map 59, Lot 15
 - James P. Casey Road — Map 59, Lot 16A1
 - James P. Casey Road — Map 59, Lot 16A2 +13A
- 6. New Business
- 7. Old Business
- 8. Staff Reports
 - a. 2028 Bristol Plan of Conservation and Development (POCD) — Discussion on pre-planning activities associated with the update of the POCD. Start Date: July 1, 2026.
 - b. H.B. 8002 — Discussion on new housing legislation passed by the CT General Assembly.
 - c. Subdivision Status Report — March 2026
- 9. Communications
- 10. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, April 27, 2026

**BRISTOL PLANNING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY, FEBRUARY 26, 2026**

By: Chris Nardi
Acting Chair

Time: 6:00 P.M.

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

ROLL CALL:

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

1. Call to Order

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

Acting Chairman Nardi reminded the Commission the next regular meeting was on Monday, March 30, 2026.

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small as voting members this evening.

2. Pledge of Allegiance

Staff said there was an application under Receipt of New Applications that should be relocated to New Business. The City Planner expressed that New Business and Old Business items should be reversed in order on the agenda this evening.

3. Public Participation

4. Approval of Minutes

a. Regular Meeting — October 27, 2025

1. Minutes from the October 27, 2025, Regular Meeting

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on the October 27, 2025, Regular meeting minutes.

MOTION: Move to approve the minutes of the October 27, 2025, regular meeting.

By: Klimek

Seconded: Bacchus.

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

b. Special Meeting - December 15, 2025

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on the December 15, 2025, Special meeting minutes.

MOTION: Move to approve the minutes of the December 15, 2025, special meeting.

By: Pose

Seconded: Klimek.

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

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.

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on Application #444.

MOTION: Move that Application #444 be moved to New Business on tonight's agenda.

By: Small

Seconded: Klimek.

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

MOTION: Move to flip Old Business and New Business on tonight's agenda.

By: Bacchus

Seconded: Klimek.

For: Bacchus, Pose, Klimek, Small and Nardi.
Against: None.
Abstain: None.

Item #7.a. under New Business was taken out of order.

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.

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on Application #442.

Brian Baker, P.E., Civil 1, 43 Sherman Hill Rd., Woodbury, representing the applicant, outlined the request for the existing ESPN North Campus of 400,000 sq. ft. on 36.9 acres. Mr. Baker verified the applicant would become the landlord of a portion of the site. The engineer validated the existing 1,192 parking spaces and 7 loading docks. Mr. Baker explained the plan is to construct 36 new truck loading docks with reduced parking, decreased impervious surface and additional landscaping.

The engineer reviewed the storm drainage system. Mr. Baker indicated the property use would be wholesale, distribution or light industrial uses. The engineer indicated 215,150 sq. ft. would be converted with 168,209 sq. ft. remaining as office space for ESPN for archive storage. Mr. Baker compared the traffic report from office use to light industrial use with an increase of 3 trucks in the A.M. and 4 trucks in the afternoon that would not adversely affect the area.

Staff confirmed that there had not been sufficient time to respond to the comments but there were no major concerns.

Mr. Stango indicated the applicant did an excellent review of the plans and the comments. The City Engineer reviewed some comments that were included with the approval of the Inland Wetlands Agency plan to not store any materials on site.

Commissioner inquiries: Mr. Stango verified the drainage would be contained on the site. The City Engineer indicated there would be a significant amount of reduced impervious surface. Mr. Stango requested a rainfall analysis in the comments.

MOTION: Move that Application #442 be approved with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. 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: Bacchus

Seconded: Small

For: Bacchus, Pose, Klimek, Small and Nardi.

Against: None.

Abstain: None.

The application is approved with stipulations.

6. Old Business

- 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.

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on Application #444.

The following item was submitted into the record: a letter dated February 20, 2026, from Attorney Timothy Furey regarding a deferral of sidewalk waiver (submitted by Attorney Timothy Furey.)

Staff briefed the Commission that Application #444 had a variety of uses and requests for buildings totaling 66,625 sq. ft.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant, indicated there would be additional landscaping installed near the inland wetland corridor and adjacent to the detention basin. Attorney Furey reported an Inland Wetlands Agency approval was received for the plans. If the plan is approved, the attorney requested additional addresses for the buildings.

Attorney Furey itemized the prior uses on the site including a remediation by the City of Bristol. The attorney stated there is an environmental land use restriction that cannot be built on.

Attorney Furey detailed the comments stating the site would use City sewer and water systems but the wells are being tested. The attorney anticipated 25 to 46 businesses with 8 buildings mainly with skilled trade businesses.

If approved this evening, Attorney Furey requested a conditional approval in conjunction with addressing the comments because of the applicant's financial deadlines.

The attorney reviewed the prior comments from the City Engineer that met the State Storm Water Discharge Regulations. The attorney requested a deferral of sidewalk waiver that has to be referred to the Board of Education for comments. Attorney Furey suggested to add a list on the plans for each use, parking spaces and EV stations. Attorney Furey said a detailed narrative was provided for the plan.

Attorney Furey indicated an Alternative Signage Program would be applied for with the Zoning Commission to improve the site and EMS services. The attorney verified business hours would be during the day time. Attorney Furey pointed out the applicant would comply with the Regulations including the Fire Codes. Attorney Furey agreed the water and sewer lines would go out on Enterprise Dr.

Mr. Stango explained he gave comments on the engineering report and storm water that was provided for the plan. The City Engineer's view was this was a straightforward request and the applicant was very responsive to comments.

Commission inquiries: The attorney gave an explanation of his definition of a conditional approval if the Commission agreed.

MOTION: Move that Application #444 be approved with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. The Specialty Trade Contractor use shall not be less than 31,625 sq. ft. and requires 64 parking spaces unless otherwise approved by the Planning Commission.
3. The Microbrewery use shall not be more than 5,000 sq. ft. and requires 40 parking spaces unless otherwise approved by the Planning Commission.
4. The Fitness Club use shall not be more than 5,000 sq. ft. and requires 25 parking spaces unless otherwise approved by the Planning Commission.
5. The High Technology use shall not be more than 5,000 sq. ft. and requires 15 parking spaces unless otherwise approved by the Planning Commission.
6. The Manufacturing Facility use shall not be more than 5,000 sq. ft. and requires 15 parking spaces unless otherwise approved by the Planning Commission.
7. The Wholesale or Distribution Facility use shall not be more than 15,000 sq. ft. and requires 45 parking spaces unless otherwise approved by the Planning Commission.
8. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations.

By: Small

Seconded: Bacchus

For: Bacchus, Pose, Klimek, Small and Nardi.

Against: None.

Abstain: None.

The application is approved with stipulations.

MOTION: Move to direct Staff for a sidewalk deferral request dated February 20, 2026, for 894 Middle Street; to the Board of Education.

By: Bacchus

Seconded: Small

For: Bacchus, Pose, Klimek, Small and Nardi.

Against: None.

Abstain: None.

The application #444 is referred to the Board of Education.

The application is referred to the Board of Education.

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.

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on Application #441.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained the Theis Steel tower was not part of the application but the powerhouse and the remaining buildings were part of the request. Attorney Furey clarified the applicant cleaned the property. The attorney said part of the property was across the river and that was a parking area.

Attorney Furey reviewed the comments. The attorney said the approval from the Inland Wetlands Agency requested deferral of the future parking until needed to reduce impervious surface. Attorney Furey noted the gate would be removed from the site. The attorney pointed out the only remaining comment was for the lighting plan but there was an existing adequate lighting plan.

Commission inquiries: Attorney Furey said the property would be used for storage but there is an existing storage facility on the site. The attorney indicated the Theis Steel tower was a unique building that was available to develop.

Rock Emond of SLR Consulting, 99 Realty Dr., Cheshire, representing the applicant, explained the request for approval of the parking area with 75 of the 161 spaces for future parking spaces, reduced impervious surface, storm water retention swales and drive in doors on the east and west side of Building A. Mr. Emond reviewed the Site Plan with restriping the parking lot and the location of the future parking spaces. The consultant said the existing fence would be modified and drive in doors would be expanded. Mr. Emond went over the erosion controls.

MOTION: Move that Application #441 be approved with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. 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: Small

Seconded: Klimek.

For: Bacchus, Pose, Klimek, Small and Nardi.

Against: None.

Abstain: None.

The application #444 is referred to the Board of Education.

- 6b. 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.

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on Application #433.

Staff specified the request was for the western part of Village St. for a street acceptance. The City Planner pointed out the street has an R-10 Zone and an R-15 Zone and 19 houses new houses constructed on the street in the R-10 zone. Staff went over the details of the plans originally approved in 2004.

The City Planner stated comments were received from the referral to the Water Department and the Board of Public Works. Staff mentioned there is a \$106,000 bond in place to complete the Subdivision. The City Planner stated Staff determined the maintenance bond to be \$60,000.

MOTION: Move to recommend to the City Council approval of the street acceptance of the westerly portion of Village Street, described as, fifty-feet in width and running from the west line of Silo Road from station right [25-feet] 16+74.94, in a westerly and northerly direction approximately 1,305.70 feet back to meet Silo Road again on its west side at station right [25-feet] 24+42.15 with all connecting curves and intersections as a public highway to be so named.

1. Final road acceptance is contingent upon the Department of Public Works – Engineering Division acceptance and the filing of mylars on the City of Bristol City Clerk Land Records.
2. The completion of Village Street is part of Subdivision Application #433 – Phase 4 (19 lots) Cold Springs Farm subdivision located in the R-10 Residential zone; Industrial Builders & Realty Co., LLC, owner/applicants.
3. The acceptance of this portion of Village Street is based on a memo dated January 8, 2026 from DPW Director Rogozinski stating that the street, storm drainage, sanitary sewers, water systems and all other improvements required by the Commission have been completed in conformance with the Subdivision Regulations of the City of Bristol.
4. The applicant is required to post and maintain a maintenance bond in the amount \$60,000 which is fifteen percent of the roadway construction cost, for a period of one year from the date of acceptance by the City Council.
5. Also, to authorize City Staff to release the existing subdivision performance bond in the amount of \$106,066.00 associated with Phase 4, and that those funds be returned to the applicant.

By: Bacchus

Seconded: Small.

For: Bacchus, Pose, Klimek, Small and Nardi.

Against: None.

Abstain: None.

The application is approved with stipulations.

8. New Business

- 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

Staff indicated Application #2555 would be heard at the next regular Planning Commission meeting because the applicant was unable to attend this evening. The City Planner confirmed this was a referral from the Zoning Commission to the Planning Commission. Staff reviewed there was 35 days in order to make a decision on the referral from Zoning

9. City Council and Other Referrals

- a. C.G.S. 8-24 Referral:
Map 43, Lot 22 - 81 Church Avenue

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on C.G.S. 8-24 Referral, Map 43, Lot 22 - 81 Church Avenue.

The City Planner specified this was a referral for the Fire Station #3 at 81 Church Avenue. Staff described a conversation with the resident that abuts the property was encroaching on 81 Church Avenue that may want to purchase the property.

The Commission thought if there was an interested buyer, the property should be sold to put it back on the tax roles.

MOTION: Motion to send a positive referral to the Real Estate Committee of the City Council for the C.G.S. 8-24 referral for:
81 Church Avenue - Map 43, Lot 22.

The Planning Commission finds that the C.G.S. 8-24 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. The Planning Commission is in favor of the sale of the property.

By: Klimek

Seconded: Bacchus.

For: Bacchus, Pose, Klimek, Small and Nardi.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

- b. C.G.S. 8-24 Referral:
Map 20, Lot 220 - 112 Ambler Road

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on C.G.S. 8-24 Referral, Map 20, Lot 220 - 112 Ambler Road.

The City Planner reported this was a referral from the City Council to the Planning Commission for 112 Ambler Rd. Staff clarified the Board of Park Commissioners may have some interest in this property.

MOTION: Motion to send a positive referral to the Real Estate Committee of the City Council for the C.G.S. 8-24 referral for:
112 Ambler Road - Map 20, Lot 220.

The Planning Commission finds that the C.G.S. 8-24 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. The Planning Commission is in favor of the sale of the property or if the Board of Park Commissioners wants to use the property.

By: Bacchus

Seconded: Klimek.

For: Bacchus, Pose, Klimek, Small and Nardi.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

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.

The City Planner informed the Commission that Staff was in the process of obtaining funding for the 2028 Bristol Plan of Conservation and Development (POCD.) Staff discussed that the update of the POCD would take 16-18 months with special meetings every month beginning in July 2026.

- b. H.B. 8002: An Act Concerning Housing Growth — Discussion on new legislation passed by the CT General Assembly.

The City Planner would keep this item on the agenda until the March 2026 meeting pertaining to housing. Staff noted the Zoning Commission was working on changes to the Zoning Regulations that would be referred to the Planning Commission.

- c. Subdivision Status Report — January 2026.

The City Planner confirmed there were no changes to the Subdivision Status Report. Staff stated the Laurentide Glen Subdivision bond for \$265,875 was going to expire in April 2026. The City Planner explained the prior expiration of the Subdivision but a letter was sent to the applicants to inform them of the recent pending expiration.

- d. New Commissioner Appointment — D. Wynn

The new alternate Commissioner DeWayne Wynn introduced himself to the Commission.
The Commission welcomed Commissioner Wynn to the Commission.

11. Adjournment

Acting Chairman Nardi designated regular Commissioners Bacchus, Pose and Nardi with alternate Commissioners Klimek and Small to vote on the adjournment.

Motion was made by Commissioner Klimek to adjourn.
Motion seconded by Commissioner Bacchus.
Motion carried 5-0.

The meeting adjourned at 8:00 P.M.

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

Respectfully submitted,
Nancy King

Chris Nardi
Acting Chairman
City Planning Commission

Application #2555

For Office Use Only	
APPLICATION NO.	<u>2555</u>
DATE FILED:	<u>1/15/26</u>
DECISION DATE:	_____
DECISION:	_____

**BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CHANGE OF ZONE**

The undersigned Applicant hereby petitions the Bristol Zoning Commission to hold a public hearing to hear and consider the proposed zone change requested herein for the Property described below.

Present zone of the Property: IP-3 Proposed zone of the Property: A

Address or Location of the Property: 625 Clark Avenue

Assessor's Map No.: 66 Assessor's Lot No.(s): 264

Size of the Property (in acres or square feet): 3.3 Extension of a like zone? ☒ yes [] no

Minimum lot area requirement of the proposed zone: 2 acres

Reason for the proposed zone change:
current use of the property are doctors offices have all been moved to the Pro Health building on Farmington Ave.

This request is an adaptive re use of the property for residential units within the existing building and also to
additional units to be built to the rear of the property.

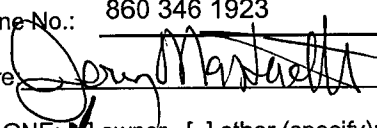
Other comments:

APPLICANT (If more than one, list on Page 2)

Name: Chippen's Hill Office Park LLC

Address: 234 Middle Street City: Middletown State: CT Zip: 06457

Telephone No.: 860 346 1923 E-Mail: _____

Signature:  Signature – (Printed/Typed) Jerry Martorelli

CHECK ONE: ☒ owner [] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

*not applicable for zone changes initiated by the Zoning Commission itself

**THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR
APPLICATION SUBMISSION – NO EXCEPTIONS!**

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. **2555**

Address or location of property: 625 Clark Avenue

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Jane Zogard

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Applicant Narrative

NARRATIVE

To: Bristol Zoning Commission

From: James Ziogas, Jr.

Date: January 12, 2026

Subject: Narrative for Zone Change from I-3 Industrial to an A zone for Property located at (Lot #264) 625 Clark Avenue

1. Introduction and Property Description

This narrative accompanies an application for a zone change for the property located at 625 (lot 264) Clark Ave. currently classified within the I-3 Industrial zoning district. The applicant seeks to reclassify the property to the Residential A zoning district. The property consists of 3.28 acres and currently features a vacant office building, which is no longer viable for an industrial use or the existing office use in the current market conditions.

2. Justification for Zone Change

The proposed zone change is necessary and appropriate for the following reasons:

- **Consistency with the Plan of Conservation and Development (POCD):** The existing I-3 zoning is inconsistent with the evolving land use patterns and goals for this specific area as articulated in the City of Bristol's POCD. The surrounding neighborhood has seen a transition toward mixed-use, residential development, making a residential A zone a more suitable and integrated use. This property borders an existing A zone across the street on Clark Ave.
- **The current office space has been vacant due to the recent development of Pro Health Physicians** currently located on Farmington Ave., in Bristol. There is a lack of demand for office space in the community. Re-purposing the site for residential use would prevent the building from falling into disrepair and contribute to the tax base and housing stock of the community.
- **Compatibility with Surrounding Area:** A residential zone would be compatible with adjacent properties located on Clark Avenue and on Matthews Street.
- **Public Need and Welfare:** The development of the property for residential purposes addresses a demonstrated need for housing in Bristol and promotes the public welfare by optimizing the use of existing infrastructure (water, sewer, utilities). The proposed use does not create a nuisance and aligns with the public health, safety, and property values of the surrounding area.

3. Impact Statement

The proposed zone change to an A zone is anticipated to have a positive impact:

- **Traffic:** Residential use is expected to generate less intensive, more predictable traffic patterns compared to potential heavy industrial uses, particularly during off-peak hours.
- **Environment:** The change from industrial to residential use will improve the environmental profile of the area, with appropriate landscaping and site features to enhance aesthetic considerations.
- **Infrastructure:** The proposed development will utilize existing public water and sewer facilities effectively.

4. Conclusion

The applicant respectfully requests that the Bristol Zoning Commission approve the proposed zone change. This change represents a logical and beneficial transition for the property, aligning with the community's evolving needs and the City's long-term planning objectives.

Referrals



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

Referral to Planning

DATE: February 9, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Section XII.E.3.a. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Map is hereby referred to the Planning Commission for a report:

Application #2555

Proposal: 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.

Initiated by: Chippens Hill Office Park, LLC,

Tentative Hearing Date: April 13, 2026

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

Referral to Town and City Clerk

DATE: February 9, 2026

TO: Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #2555

Proposal: 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.

Initiated by: Stephen O. Allaire, Trustee

Tentative Hearing Date: April 13, 2026

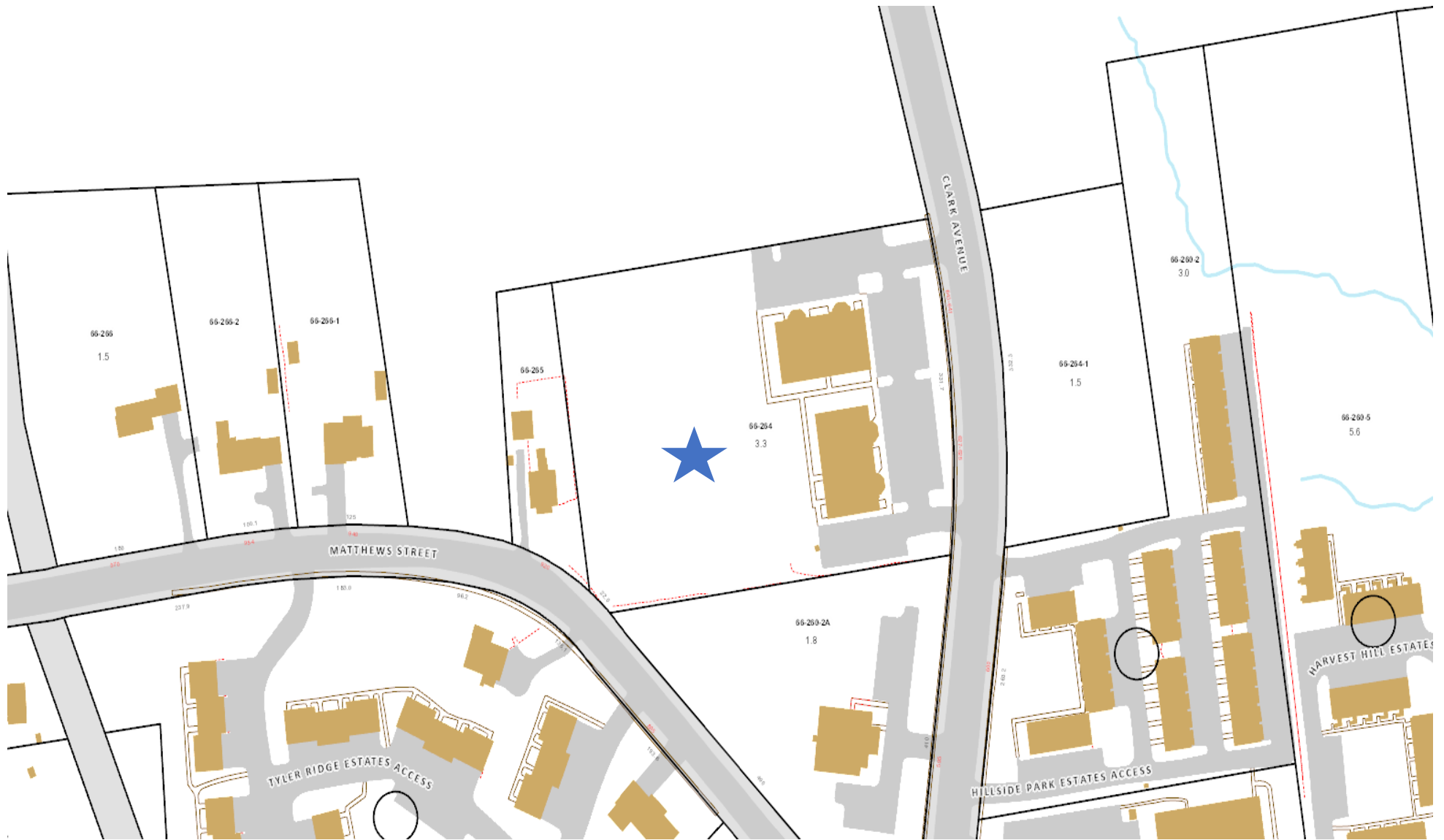
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure

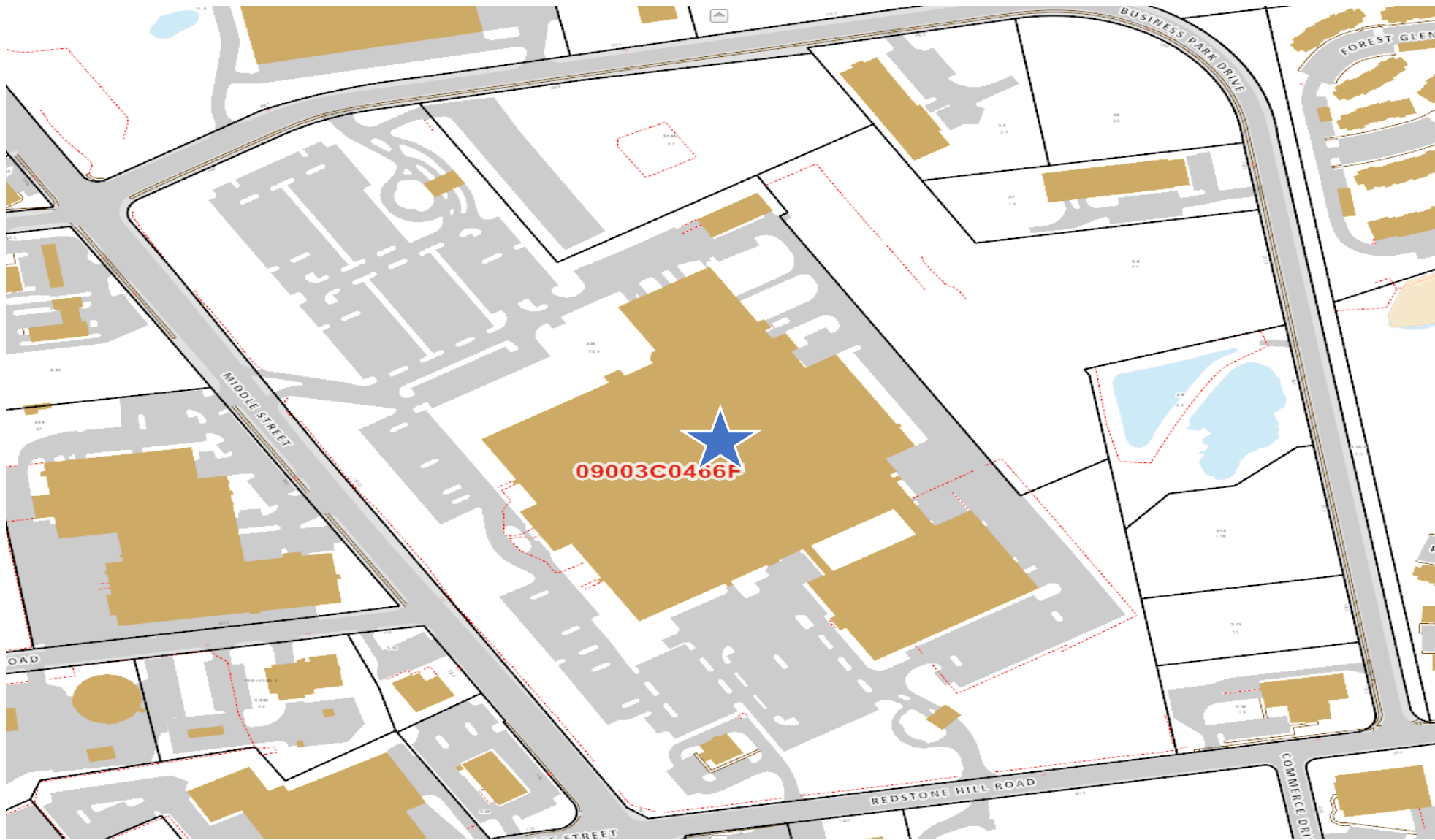
**Various
GIS
Maps**

and

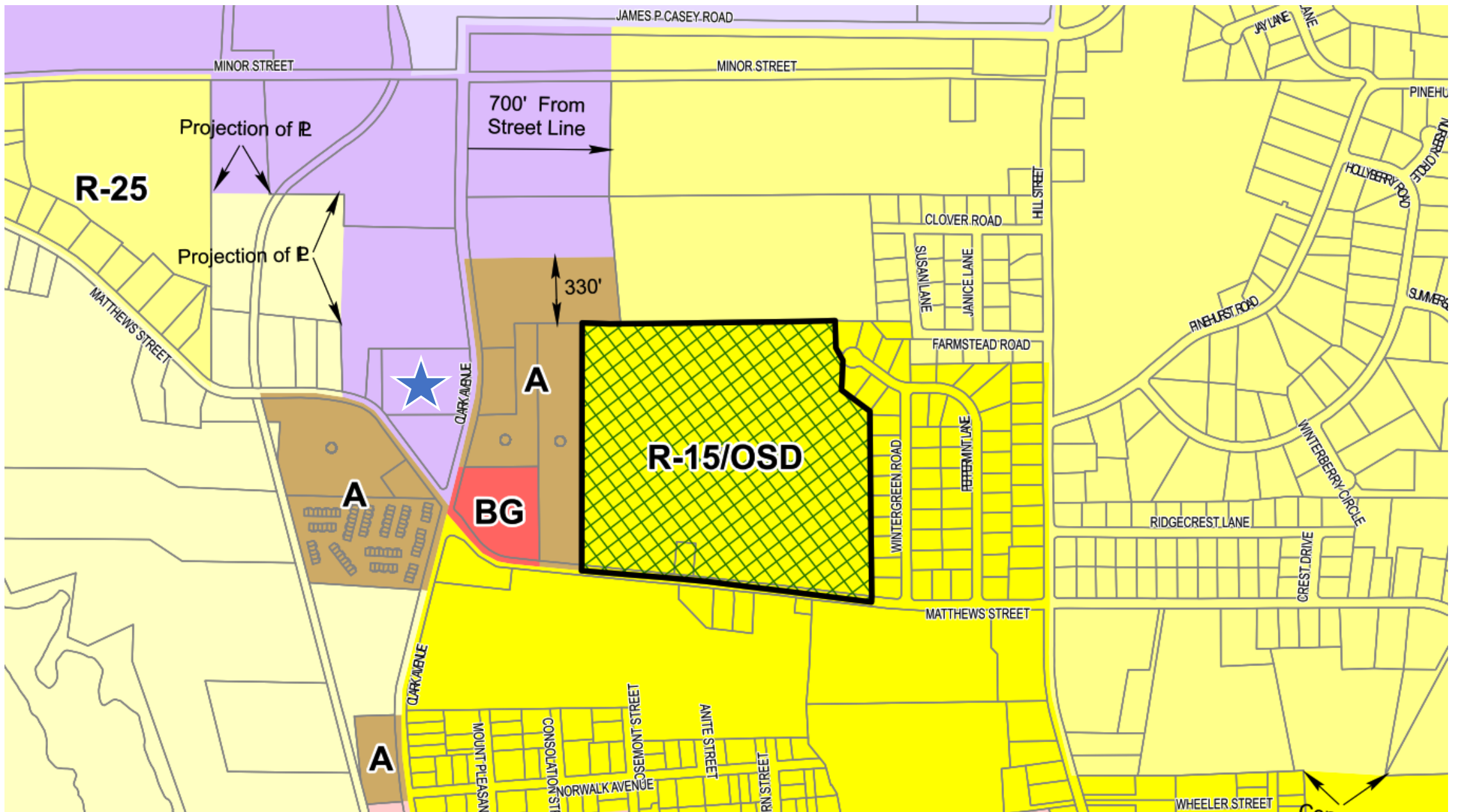
**Google
Aerials**



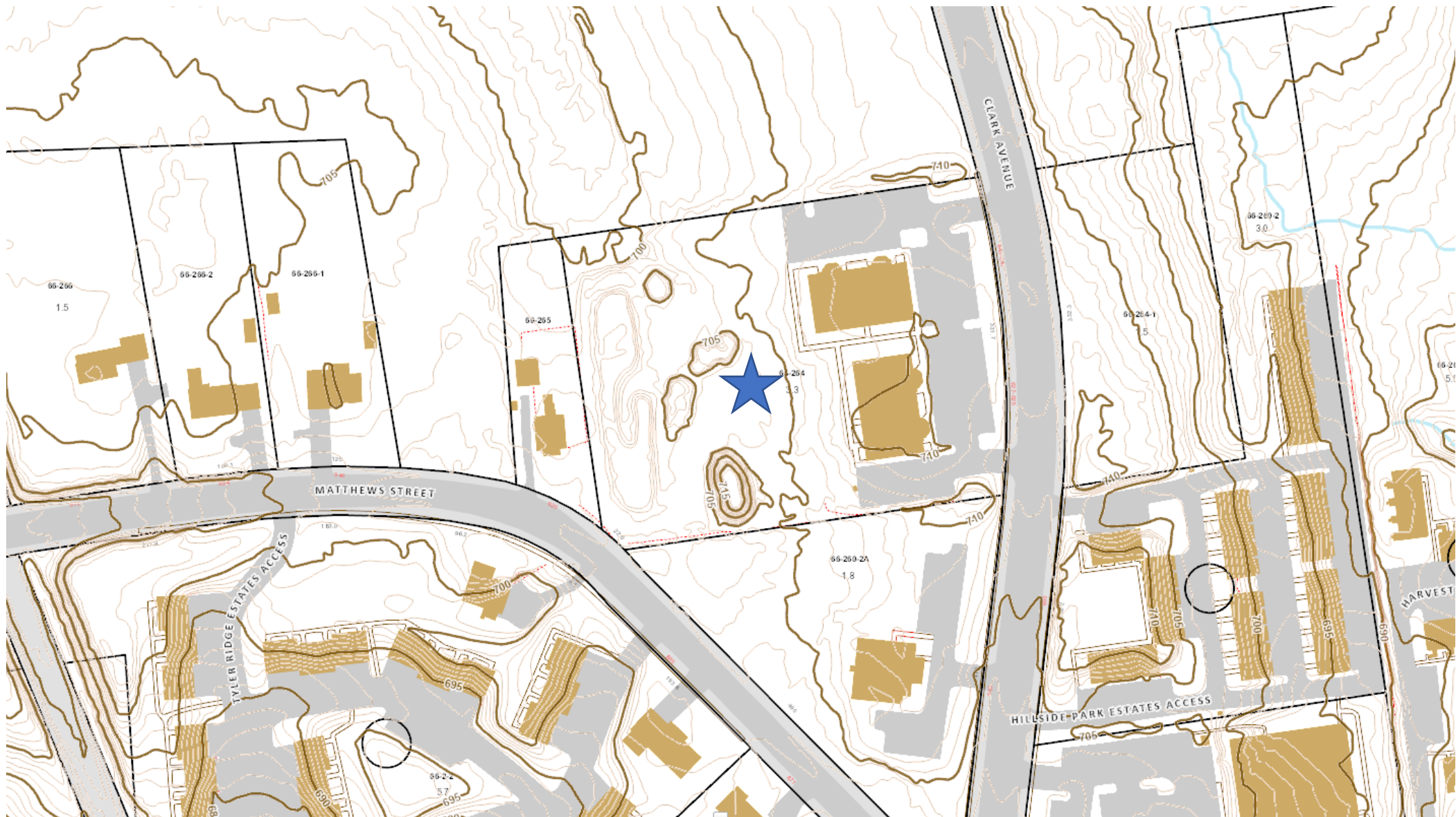
625 Clark Avenue – Location
Map 66, Lot 264



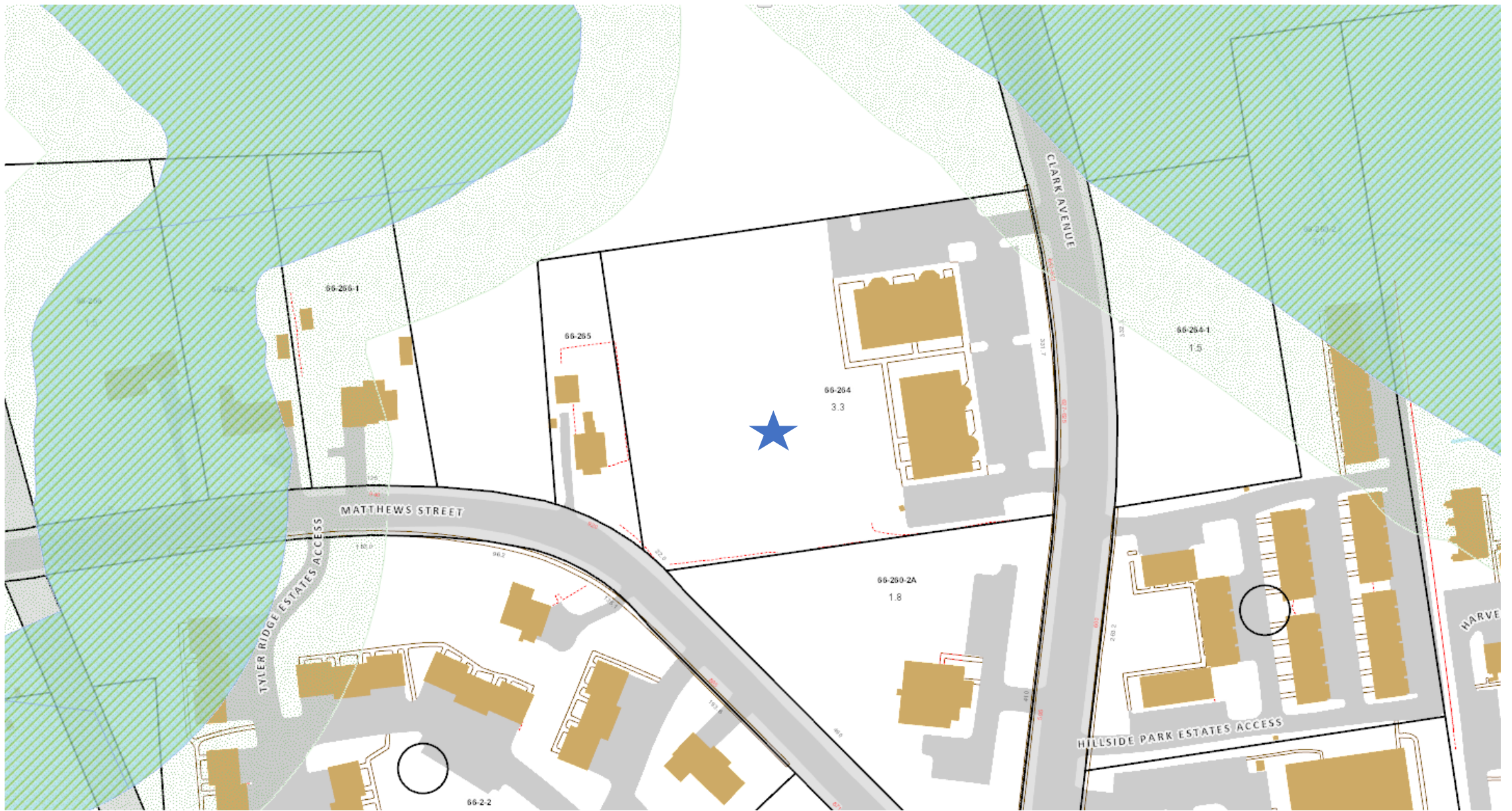
625 Clark Avenue – Floodplain
Map 66, Lot 264



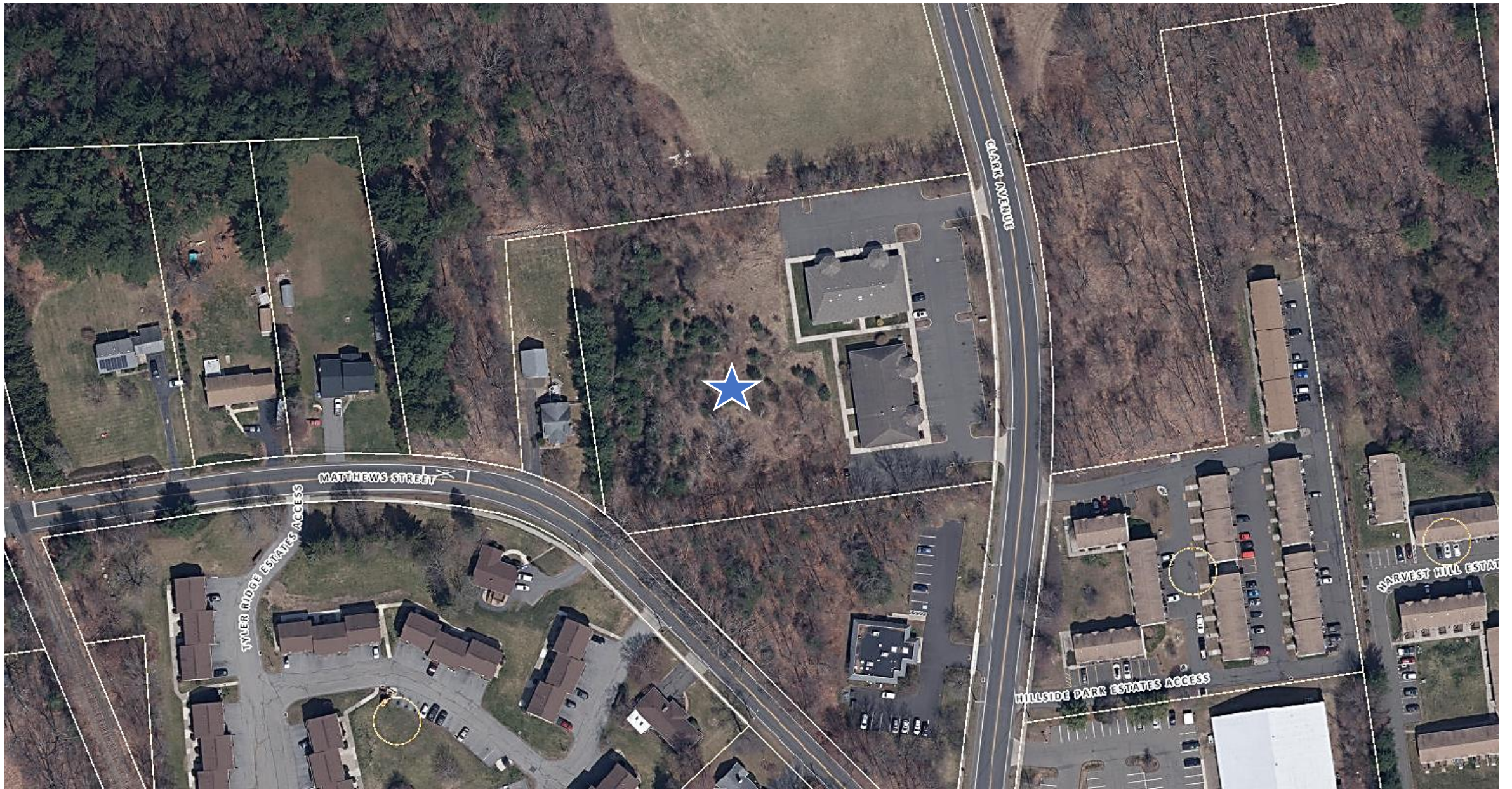
625 Clark Avenue – Location
Map 66, Lot 264



625 Clark Avenue – Topography
Map 66, Lot 264



625 Clark Avenue – Inland Wetlands and Upland Review
Map 66, Lot 264



625 Clark Avenue – Aerial
Map 66, Lot 264



625 Clark Avenue – Google Aerial
Map 66, Lot 264



625 Clark Avenue – Google Aerial
Map 66, Lot 264



625 Clark Avenue – Google Aerial
Map 66, Lot 264

Zone Change Map



SITE LOCATION PLAN
SCALE: 1" = 600'±

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. The type of survey performed is a Zone Change Map.
3. The map conforms to the Horizontal Accuracy of a Class 'D' Map.
4. Basis for North is Map Reference No. 1.

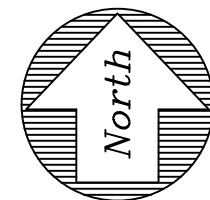
MAP REFERENCE:

1. "Improvement Location Survey, Existing Site Conditions, On Land n/f Landon Morris Sahlin, To Be Conveyed to Chippen's Hill Office Park, LLC, Located at #851 Matthews Street, Bristol, Connecticut, Scale 1"=40', Date: March 5, 2002." Prepared by Rosalind C. Page LS, Winterbourne Land Services.

N/F
SHANE BAILLARGEON &
EMILY SHAPCOTT
#920 MATTHEWS STREET
ZONE IP-3

N/F
STEPHAN ALLAIRE
LOT 261A-1 & 261A-2
CLARK AVENUE
ZONE IP-3

N/F
JON SAHLIN & HALLEY ALLAIRE
(CO-TRUSTEES)
LOT 261A CLARK AVENUE
ZONE A



EXISTING BUILDING
#641 CLARK AVE.

N/F
CHIPPEN'S HILL OFFICE PARK LLC
EXISTING ZONE IP-3
PROPOSED TO BE CHANGED
TO ZONE A
LOT AREA = 142,815 S.F.
(3.28 ACRES)

EXISTING BUILDING
#625 CLARK AVE.

CLARK AVENUE

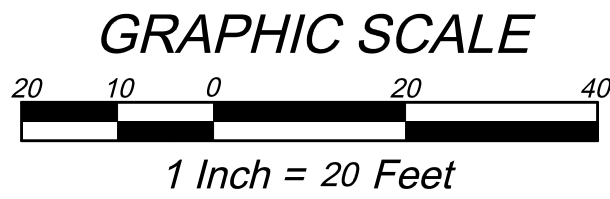
N/F
JON SAHLIN & HALLEY ALLAIRE
(CO-TRUSTEES)
LOT 264-1 CLARK AVENUE
ZONE A

N/F
JANETTE MOLIER
#600 CLARK AVENUE
ZONE A

N/F
LINNETZ REALTY LLC
#595 CLARK AVENUE
ZONE IP-3

N/F
THE SIDOTI IRREVOCABLE
TRUST
"TYLER RIDGE CONDOMINIUMS"
#895 MATTHEWS STREET
ZONE A

MATTHEWS ST.

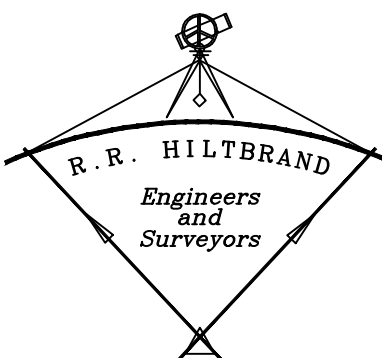


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS "D" SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

PREPARED FOR:

Chippen's Hill Office Park LLC
234 Middle Street
Middletown, CT 06457



ZONE CHANGE MAP
Lot #264
Clark Avenue
Bristol, Connecticut
November 12, 2023

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

*Riverside Avenue



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860) 584-6200

March 11, 2026

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on March 10, 2026 it was voted to refer the real property known as Lots 30-134-1 and 30-134 Riverside Avenue owned by Riverside Realty LLC, to the Planning Commission for a C.G.S. §8-24 report. Specifically, to address if the Bristol Water & Sewer Department should enter into a lease utilizing a portion of the aforementioned lots as additional parking.

Very truly yours,

A handwritten signature in cursive script that reads "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

cc: Jeffrey Steeg, Asst. Corporation Counsel
Greg Hahn, Chairman of Real Estate Comm.



Office of the Corporation Counsel | 860.584.6150

MEMORANDUM

TO: Robert Flanagan, City Planner

FROM: Thomas W. Conlin, Assistant Corporation Counsel *me*

DATE: March 16, 2026

RE: C.G.S. Section 8-24 referrals to Planning Commission

Robert, on March 10th the City Council moved to refer 3 matters to the Planning Commission for its consideration and report:

- 1.  A request by the Bristol Water Department to review its proposal to lease a portion of Lots known as Assessor's Map 30, Lot 134, and 134-1, Riverside Avenue which are privately owned by Riverside Realty LLC, the adjacent neighbor, specifically to be utilized by the Bristol Water Department to park motor vehicles during work hours.
- 2. A request by the City of Bristol, on behalf of the Mayor's office, to review Lots known as Assessor's Map 59, Lots 15; 16A1, 16A2 and 13, James P, Casey Road for acquisition by the City for continued use as a cemetery, and for possible future municipal purposes (Lot 16A1).
- 3. A request by the City of Bristol on behalf of the Mayor's office, to review Lots known as Assessor's Map 64, Lot 1-1; Map 64, Lot 1; Map 64, Lot 16-1, which properties comprise the Chippanee Golf Club, for acquisition by the City of Bristol and continued use for passive recreation including a municipal golf facility.



DESCRIPTION	DATE	BY

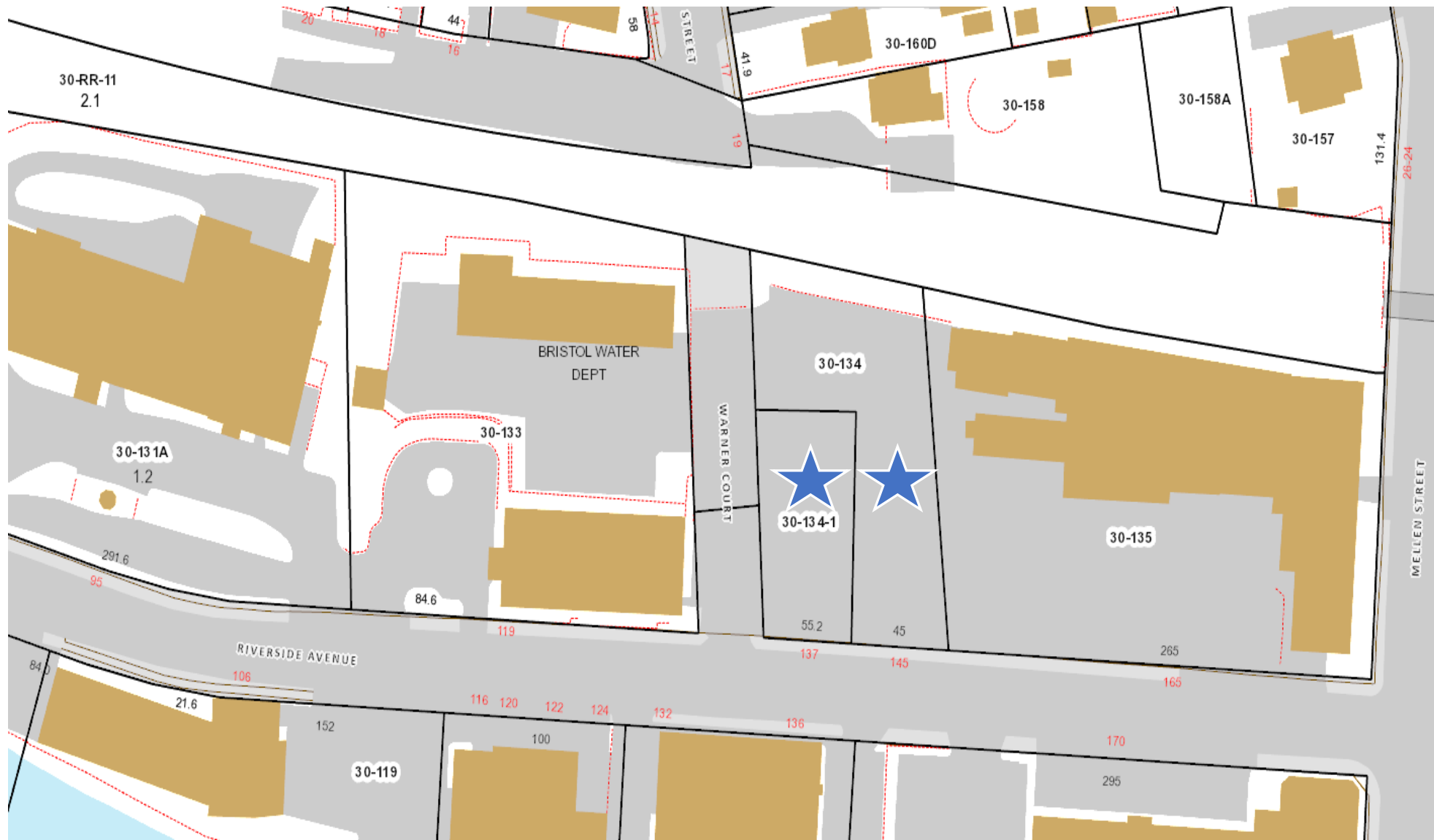
RIVERSIDE AVENUE LOTS 134 & 134-1

RIVERSIDE AVENUE AT WARNER COURT LOTS
FOR BRISTOL CORPORATION COUNSEL

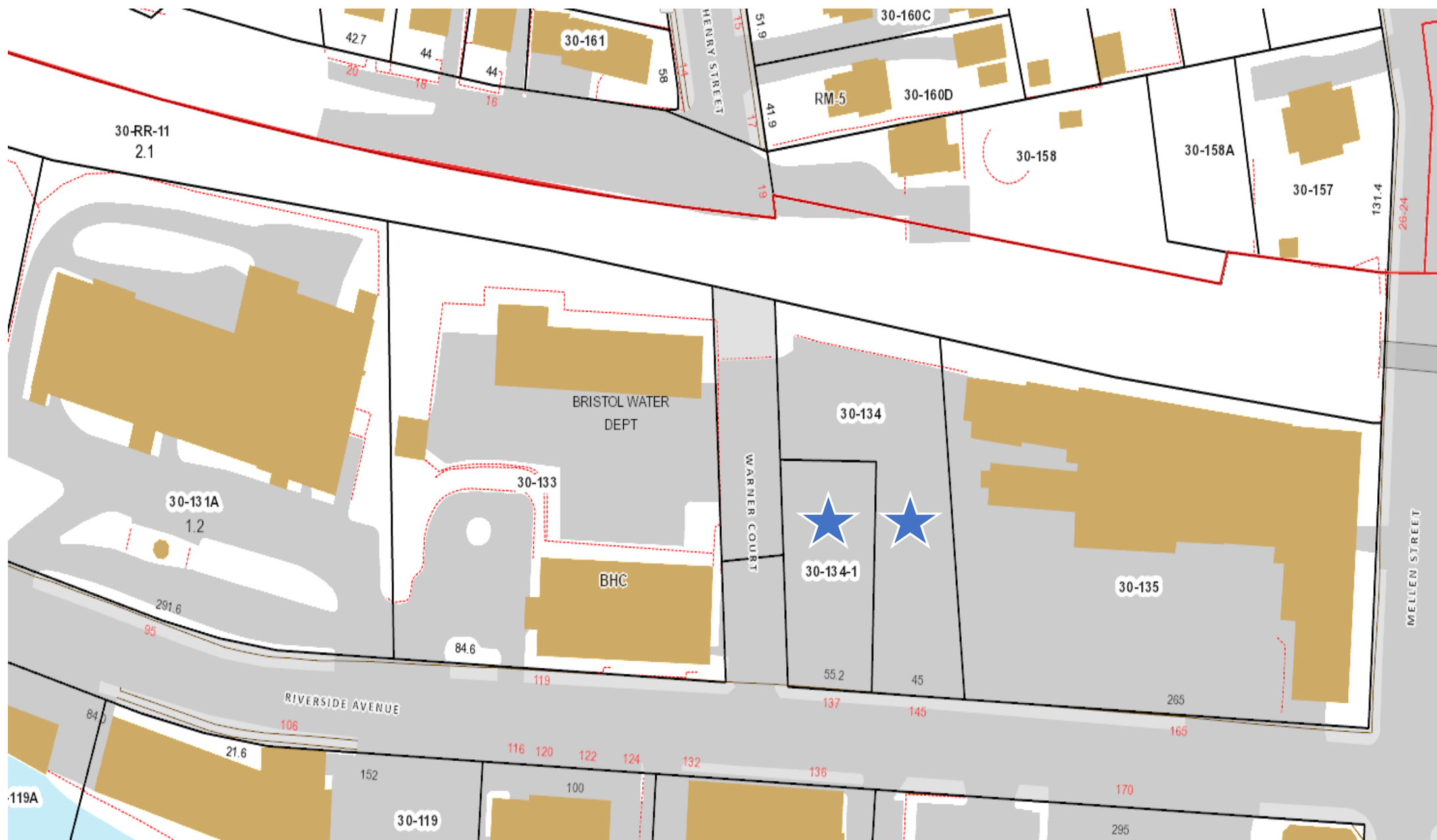
RIVERSIDE AVENUE
BRISTOL, CONNECTICUT

RJH DESIGNED	RJH DRAWN	RJH CHECKED
SCALE 1"=40'		
DATE MARCH 16, 2026		
PROJECT NO.		
SHEET NO. 1 OF 1		

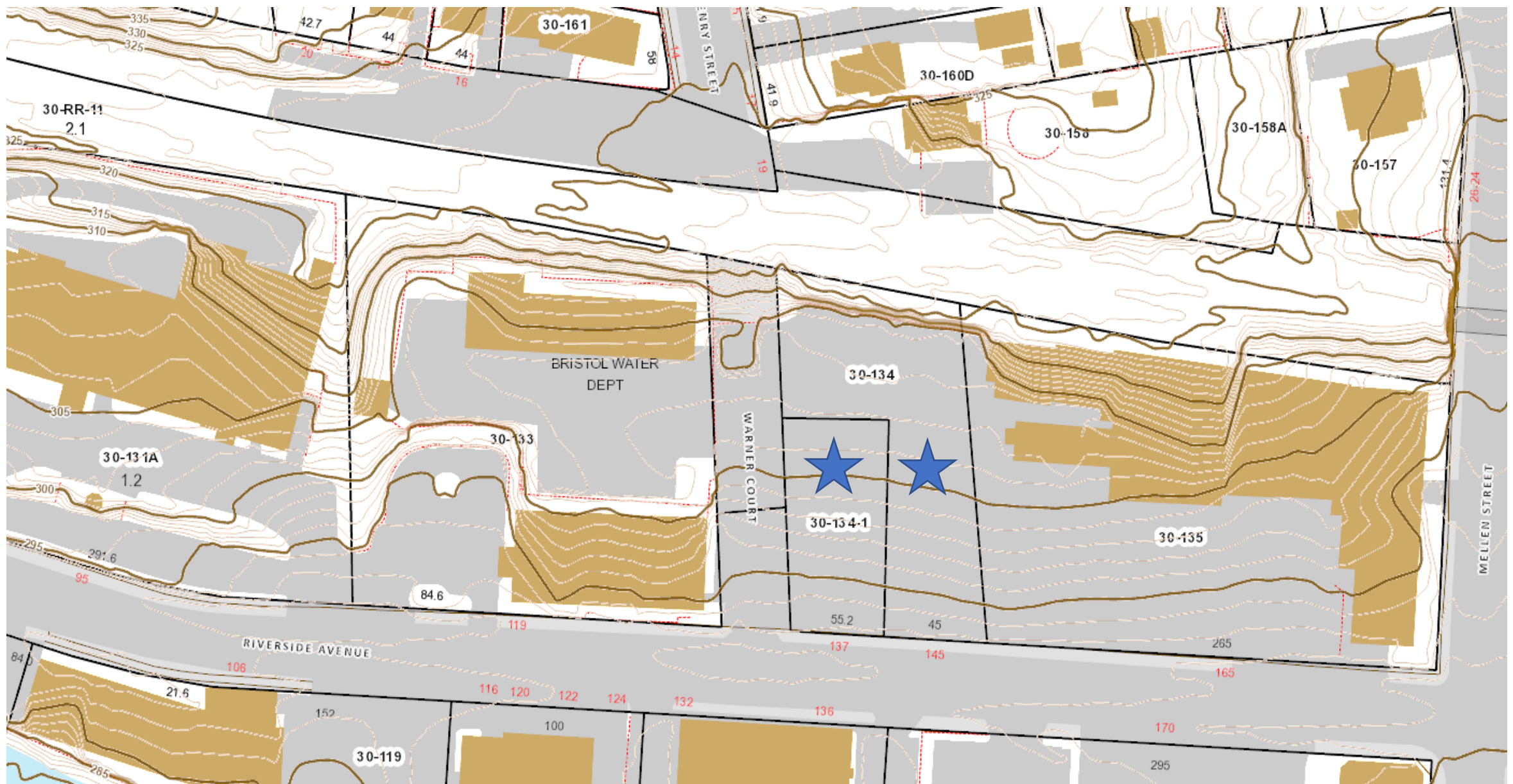
SK-2



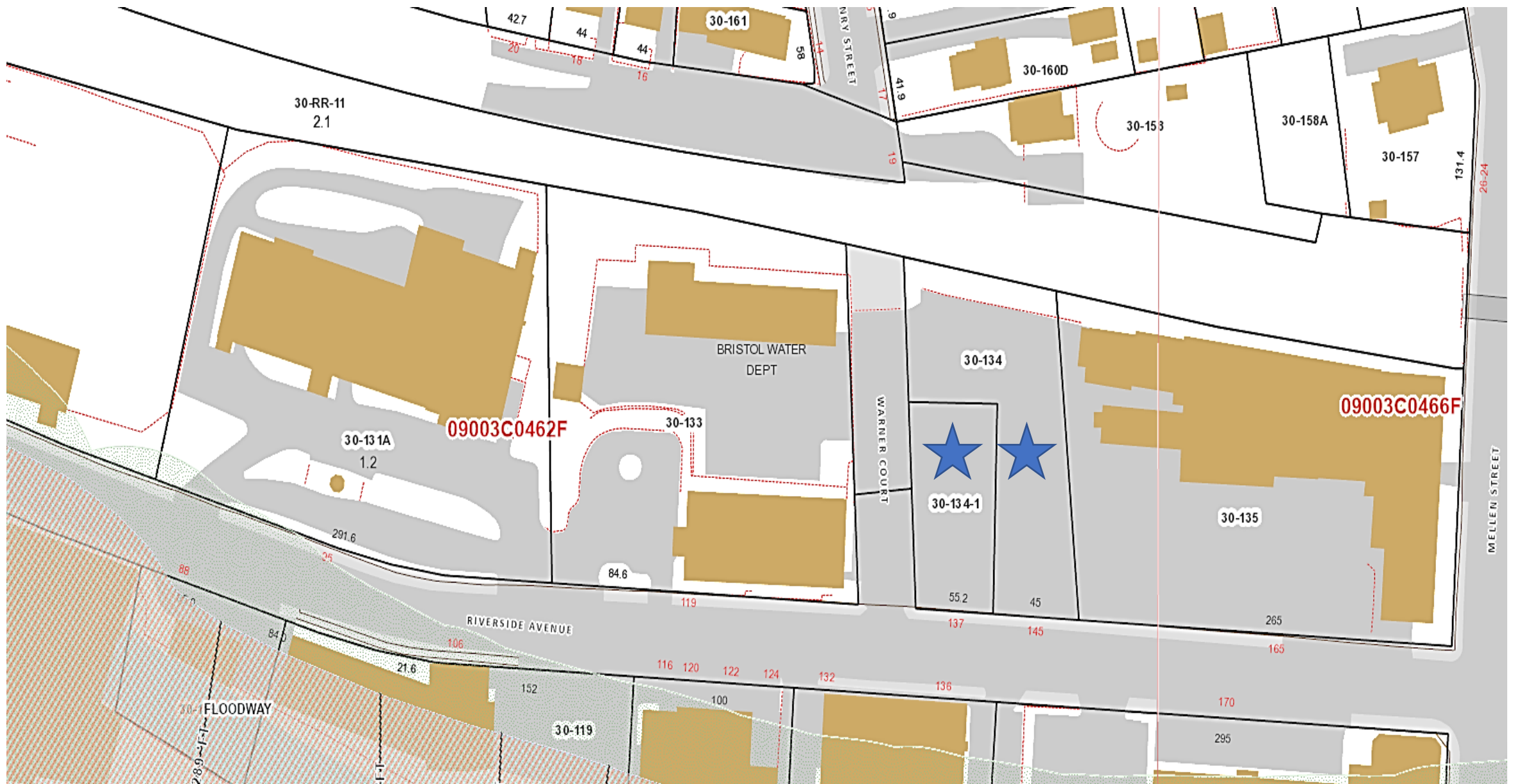
137 & 145 Riverside Ave.– Location
Map 30 Lot 134 & 134-1



137 & 145 Riverside Ave.– Zoning – BHC zone
Map 30 Lot 134 & 134-1



137 & 145 Riverside Ave.– Topography
Map 30 Lot 134 & 134-1



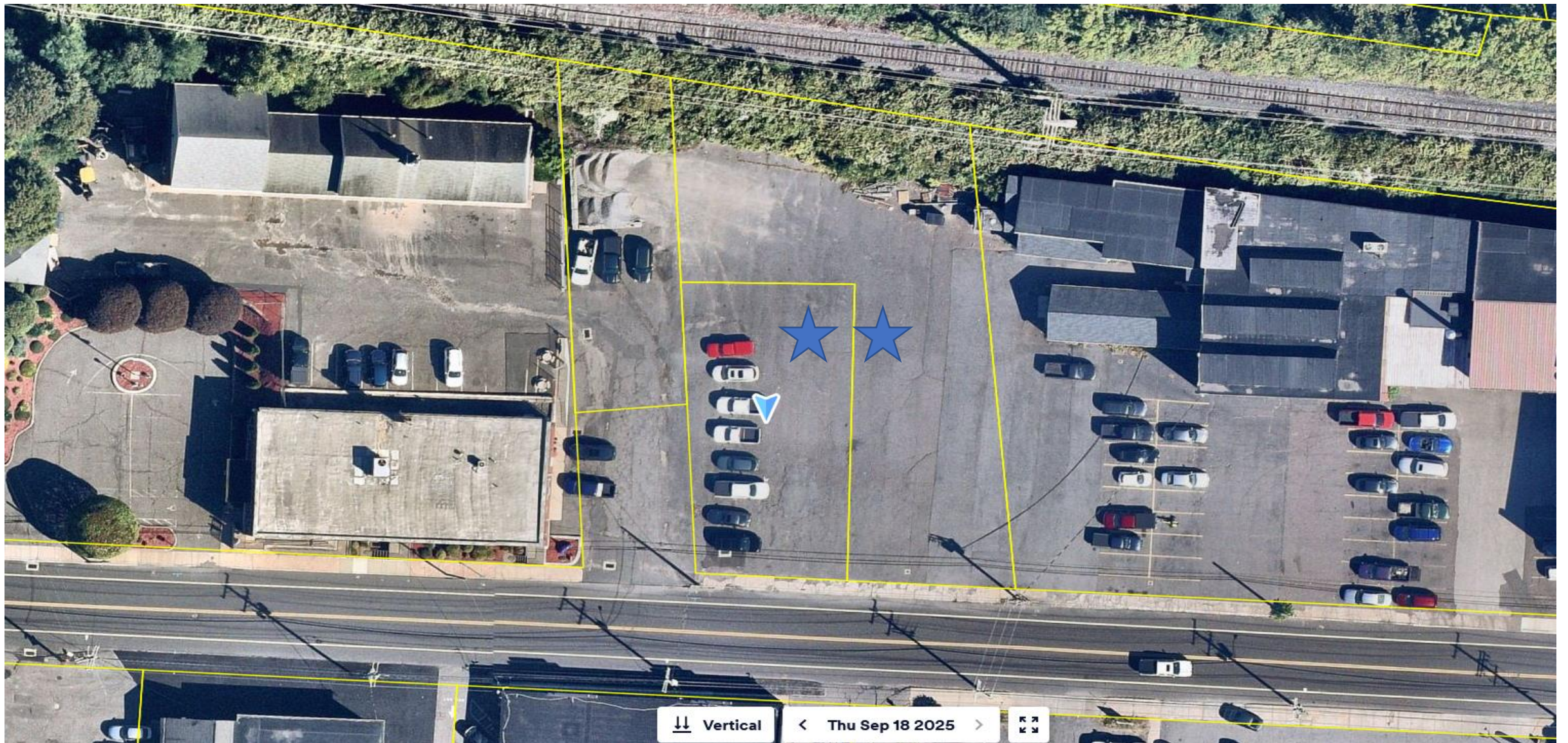
137 & 145 Riverside Ave.– Floodplain and Wetlands
Map 30 Lot 134 & 134-1



137 & 145 Riverside Ave.— Google Earth
Map 30 Lot 134 & 134-1



137 & 145 Riverside Ave.— Google Earth
Map 30 Lot 134 & 134-1



137 & 145 Riverside Ave.— Nearmap
Map 30 Lot 134 & 134-1



*Chippanee

City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860) 584-6200

March 11, 2026

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on March 10, 2026 it was voted to refer the real property known as "Chippanee Golf Course", Lots 64-1-1, 64-16-1 and 64-1 on Marsh Road, to the Planning Commission for a C.G.S. §8-24 report. Specifically, to address if the City should purchase this property.

Very truly yours,

A handwritten signature in cursive script that reads "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

cc: Jeffrey Steeg, Asst. Corporation Counsel
Greg Hahn, Chairman of Real Estate Comm.



Office of the Corporation Counsel | 860.584.6150

MEMORANDUM

TO: Robert Flanagan, City Planner

FROM: Thomas W. Conlin, Assistant Corporation Counsel *me*

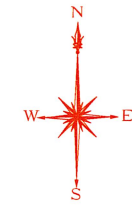
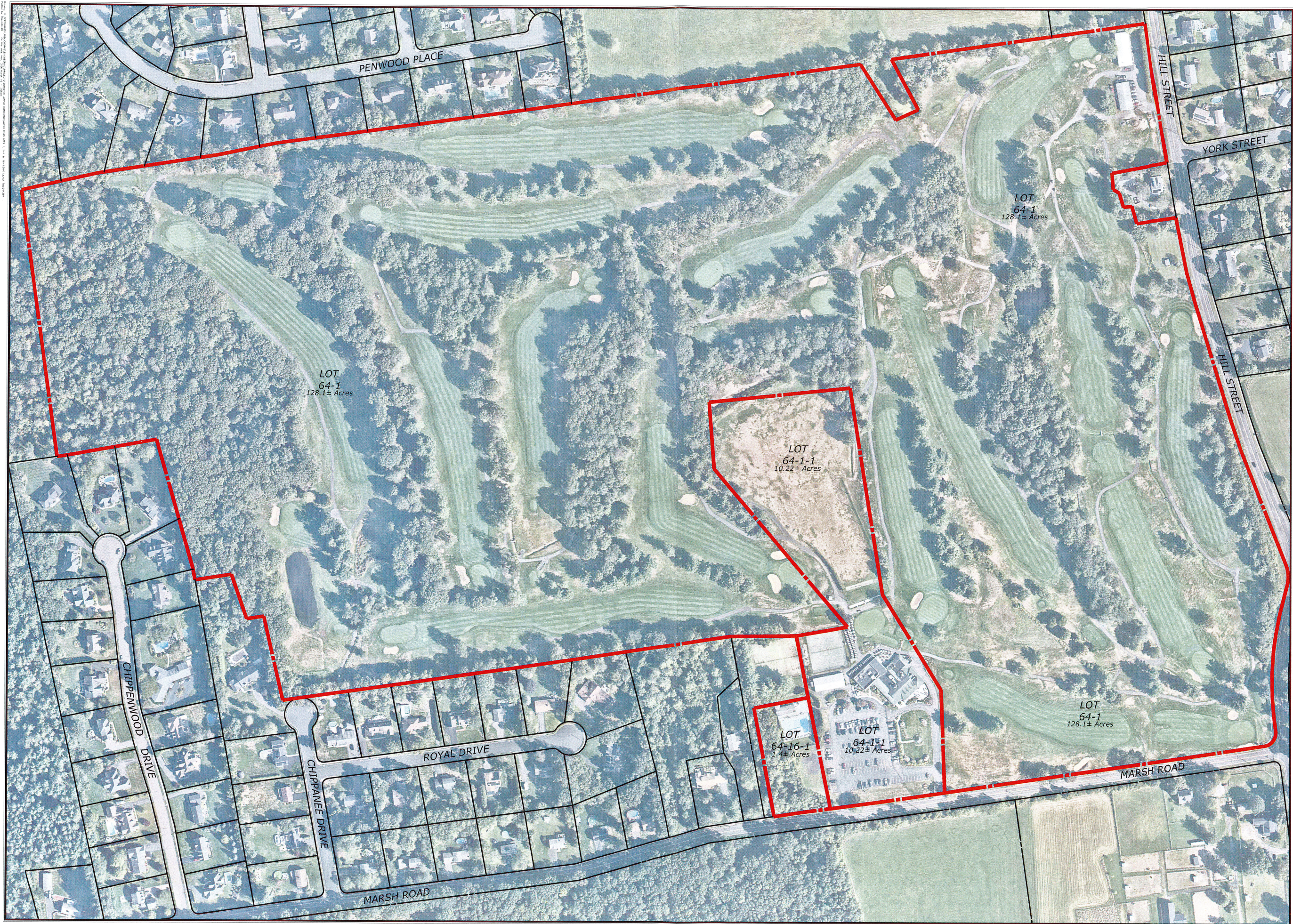
DATE: March 16, 2026

RE: C.G.S. Section 8-24 referrals to Planning Commission

Robert, on March 10th the City Council moved to refer 3 matters to the Planning Commission for its consideration and report:

1. A request by the Bristol Water Department to review its proposal to lease a portion of Lots known as Assessor's Map 30, Lot 134, and 134-1, Riverside Avenue which are privately owned by Riverside Realty LLC, the adjacent neighbor, specifically to be utilized by the Bristol Water Department to park motor vehicles during work hours.
2. A request by the City of Bristol, on behalf of the Mayor's office, to review Lots known as Assessor's Map 59, Lots 15; 16A1, 16A2 and 13, James P, Casey Road for acquisition by the City for continued use as a cemetery, and for possible future municipal purposes (Lot 16A1).
3. A request by the City of Bristol on behalf of the Mayor's office, to review Lots known as Assessor's Map 64, Lot 1-1; Map 64, Lot 1; Map 64, Lot 16-1, which properties comprise the Chippanee Golf Club, for acquisition by the City of Bristol and continued use for passive recreation including a municipal golf facility.





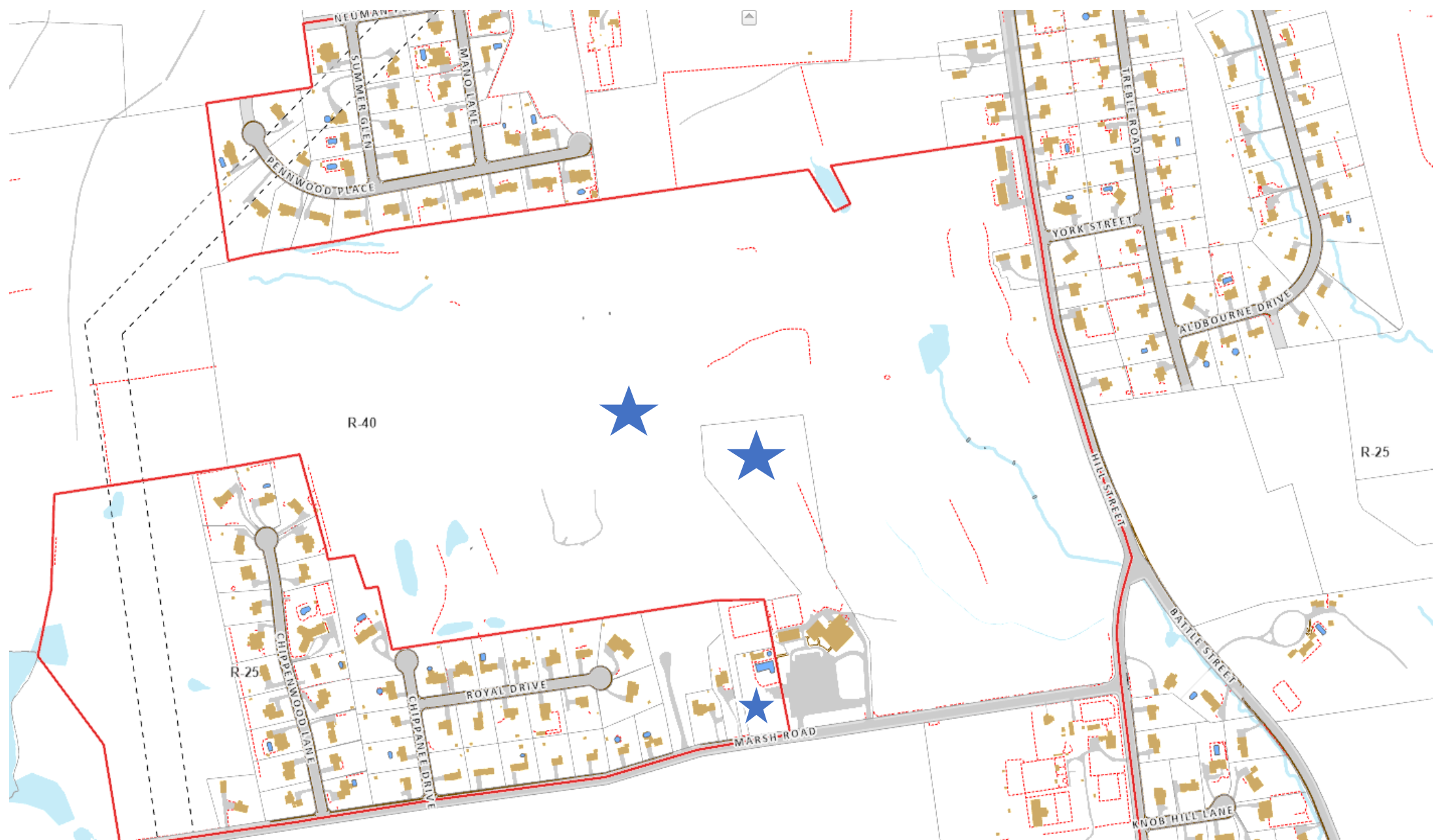
DESCRIPTION	DATE	BY

MARSH ROAD LOTS 1, 1-1 & 16-1
CHIPANEE GOLF COURSE - MARSH ROAD LOTS
FOR BRISTOL CORPORATION COUNSEL
116 MARSH ROAD
BRISTOL, CONNECTICUT

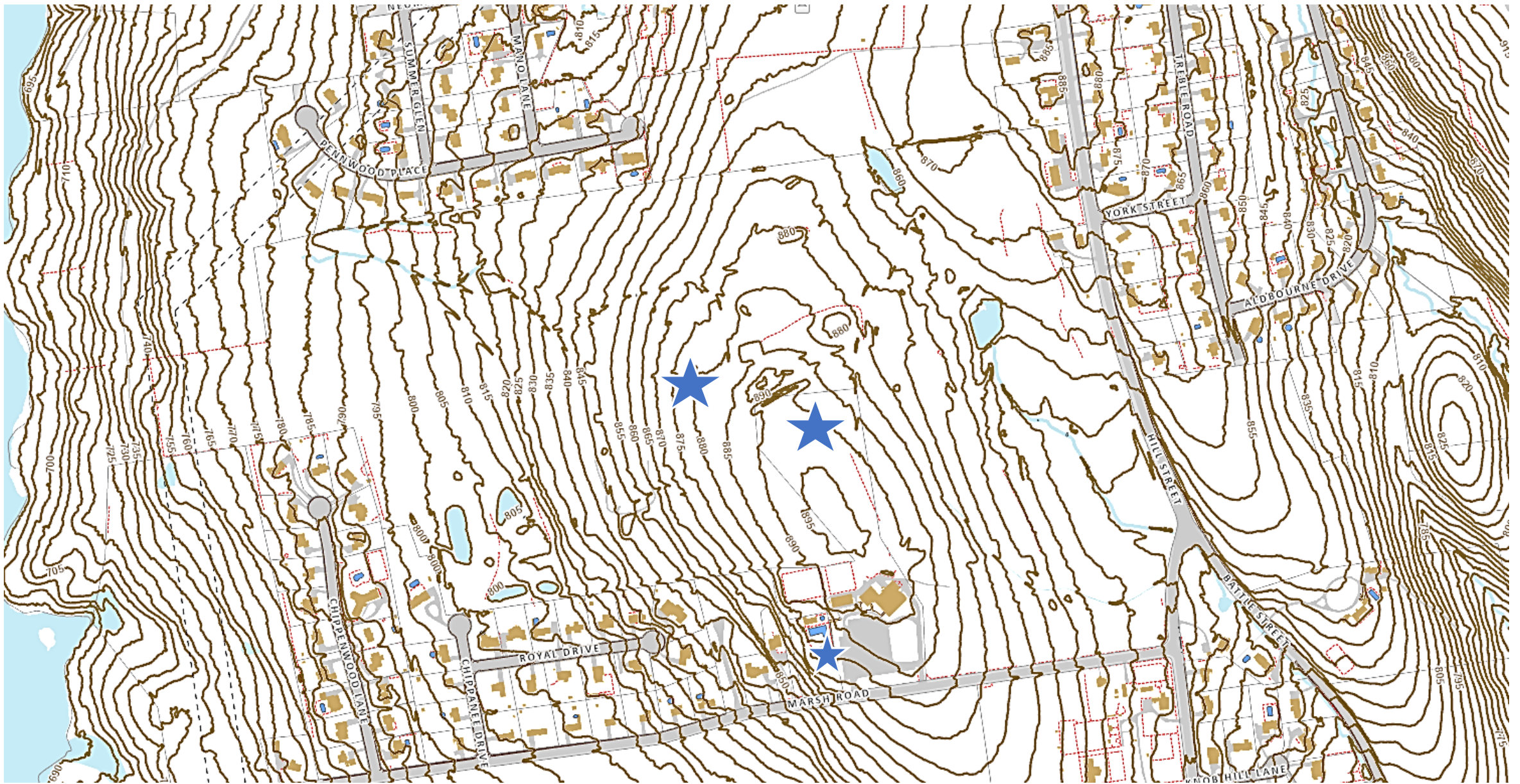
RJH DESIGNED	RJH DRAWN	RJH CHECKED
1"=120"		
SCALE		
MARCH 16, 2026		
DATE		
PROJECT NO.		
1 OF 1		
SHEET NO.		
SK-3		
SHEET NAME		



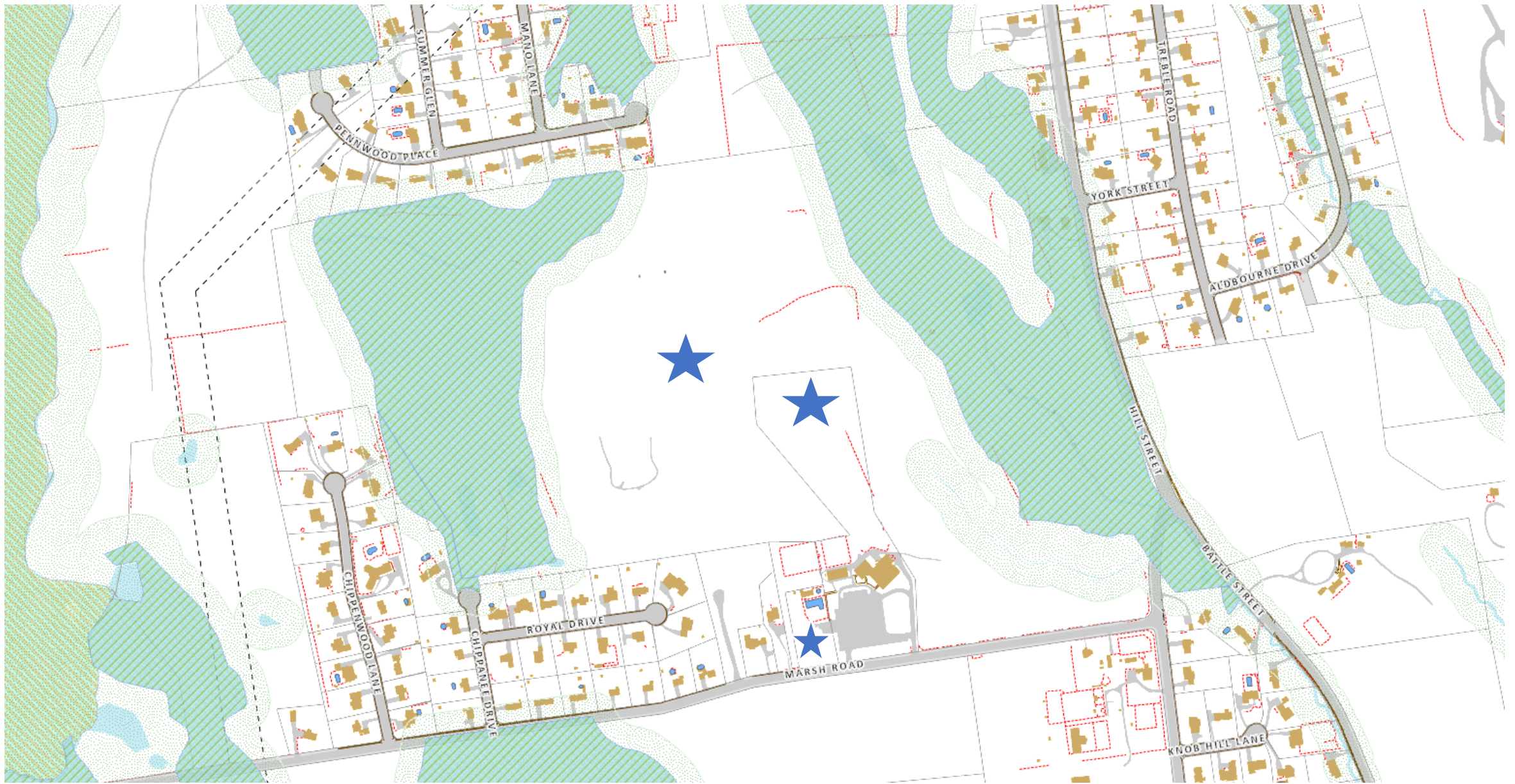
116 Marsh Road – Location
Map 64 Lots 1-1, 16 & 64-1



116 Marsh Road – Location
Map 64 Lots 1-1, 16 & 64-1



116 Marsh Road – Topography
Map 64 Lots 1-1, 16 & 64-1



116 Marsh Road – Floodplain and Wetlands
Map 64 Lots 1-1, 16 & 64-1



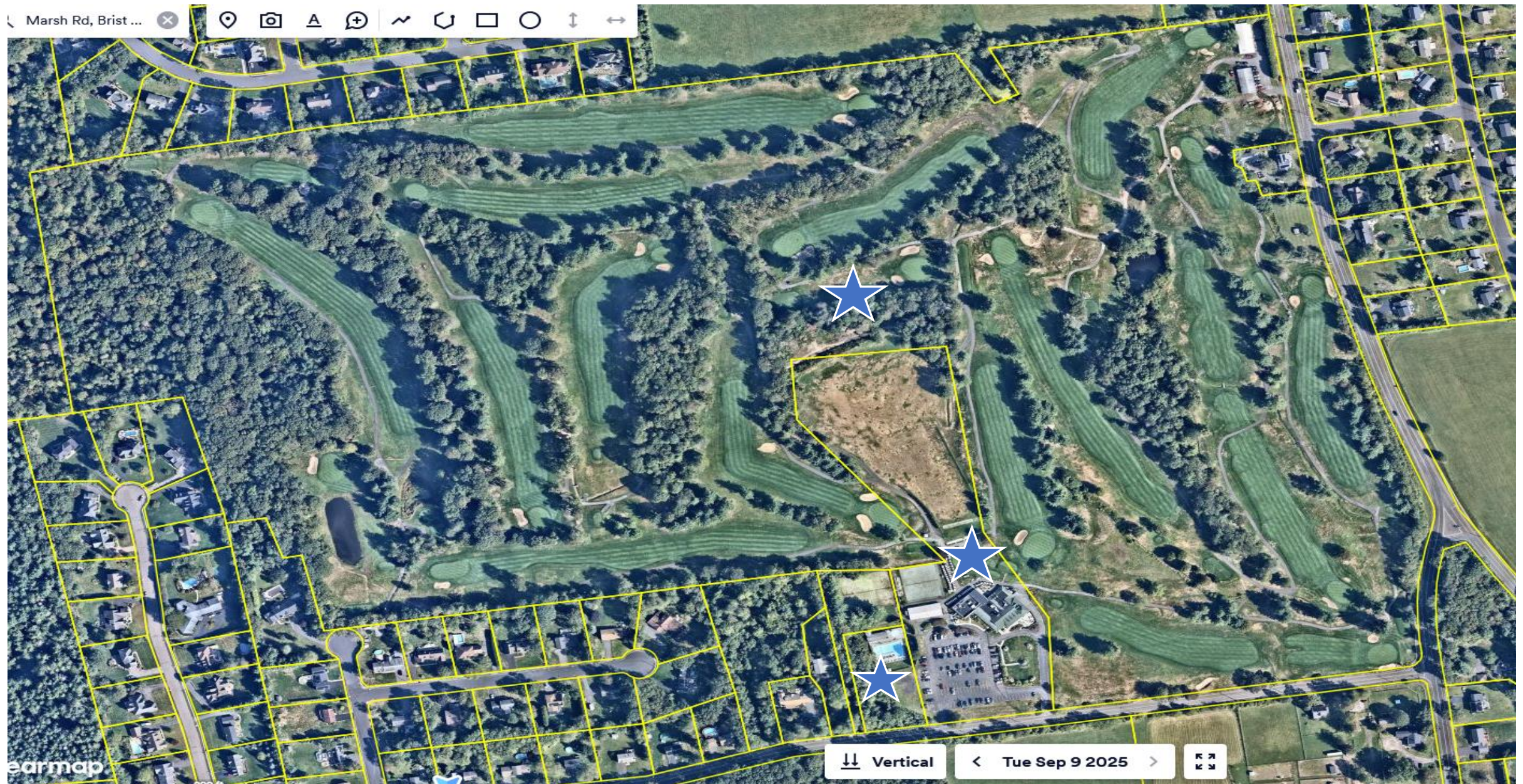
116 Marsh Road – Floodplain and Wetlands
Map 64 Lots 1-1, 16 & 64-1



116 Marsh Road – Floodplain and Wetlands
Map 64 Lots 1-1, 16 & 64-1



116 Marsh Road – Floodplain and Wetlands
Map 64 Lots 1-1, 16 & 64-1



116 Marsh Road – Nearmap
Map 59 Lots 15, 16A1 & 16A-2+13A



***Peacedale**

City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860) 584-6200

March 12, 2026

Planning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on March 10, 2026 it was voted to refer the City's potential acquisition of real property known as Peacedale Cemetery, Assessor's Map 59, Lots 15, 16A1, 16A2 and 13A located on James P. Casey Road, to the Planning Commission for a C.G.S. §8-24 report, and to provide its report to the City Council.

It was also voted that this matter be considered by the Real Estate Committee at its next regularly scheduled meeting on April 6, 2026.

It was further voted that this matter be considered by the Parks Commission at its next regularly scheduled meeting on March 18, 2026.

Very truly yours,

A handwritten signature in black ink that reads "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

cc: Jeffrey Steeg, Asst. Corporation Counsel
Greg Hahn, Chairman of Real Estate Comm.



Office of the Corporation Counsel | 860.584.6150

MEMORANDUM

TO: Robert Flanagan, City Planner

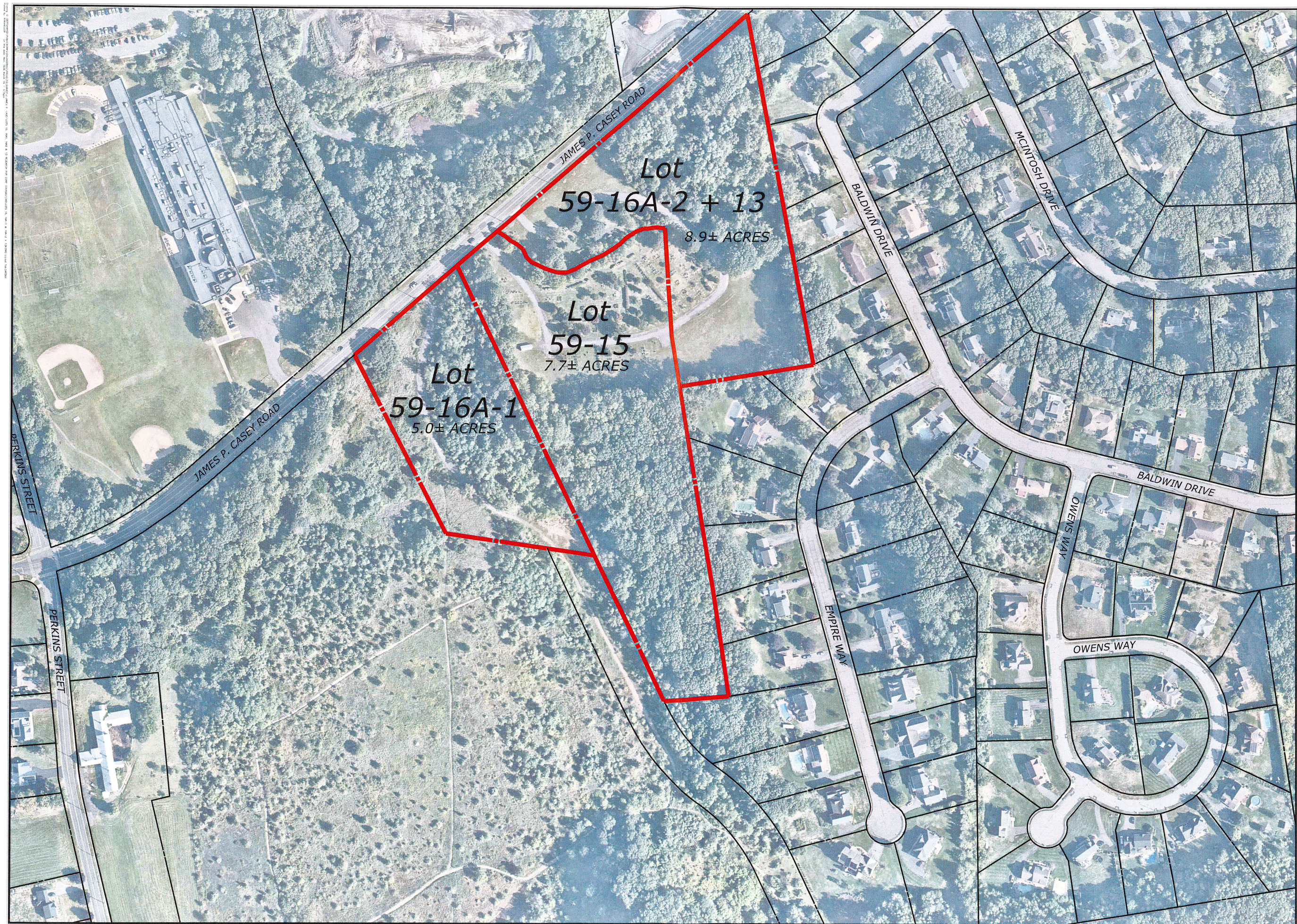
FROM: Thomas W. Conlin, Assistant Corporation Counsel *me*

DATE: March 16, 2026

RE: C.G.S. Section 8-24 referrals to Planning Commission

Robert, on March 10th the City Council moved to refer 3 matters to the Planning Commission for its consideration and report:

1. A request by the Bristol Water Department to review its proposal to lease a portion of Lots known as Assessor's Map 30, Lot 134, and 134-1, Riverside Avenue which are privately owned by Riverside Realty LLC, the adjacent neighbor, specifically to be utilized by the Bristol Water Department to park motor vehicles during work hours.
- * 2. A request by the City of Bristol, on behalf of the Mayor's office, to review Lots known as Assessor's Map 59, Lots 15; 16A1, 16A2 and 13, James P, Casey Road for acquisition by the City for continued use as a cemetery, and for possible future municipal purposes (Lot 16A1).
3. A request by the City of Bristol on behalf of the Mayor's office, to review Lots known as Assessor's Map 64, Lot 1-1; Map 64, Lot 1; Map 64, Lot 16-1, which properties comprise the Chippanee Golf Club, for acquisition by the City of Bristol and continued use for passive recreation including a municipal golf facility.



DESCRIPTION	DATE	BY

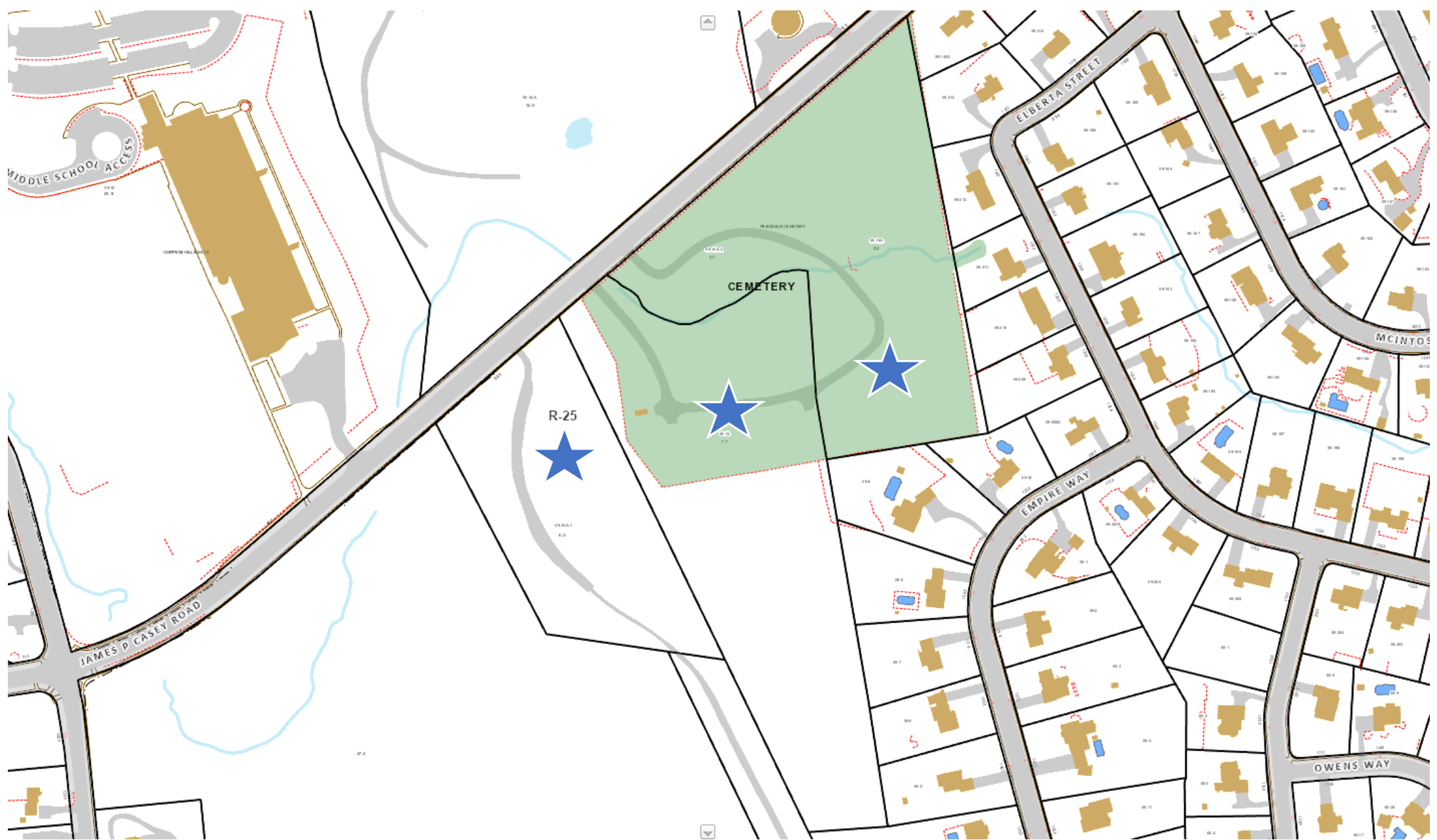
JAMES P. CASEY LOTS 15, 16A-1 & 16A-2 + 13A
WEST HILL CEMETARY LOTS
FOR BRISTOL CORPORATION COUNSEL
JAMES P. CASEY ROAD
BRISTOL, CONNECTICUT

RJH DESIGNED	RJH DRAWN	RJH CHECKED
1"=100'		
SCALE		
DATE		
MARCH 13, 2026		
PROJECT NO		
1 OF 1		
SHEET NO		

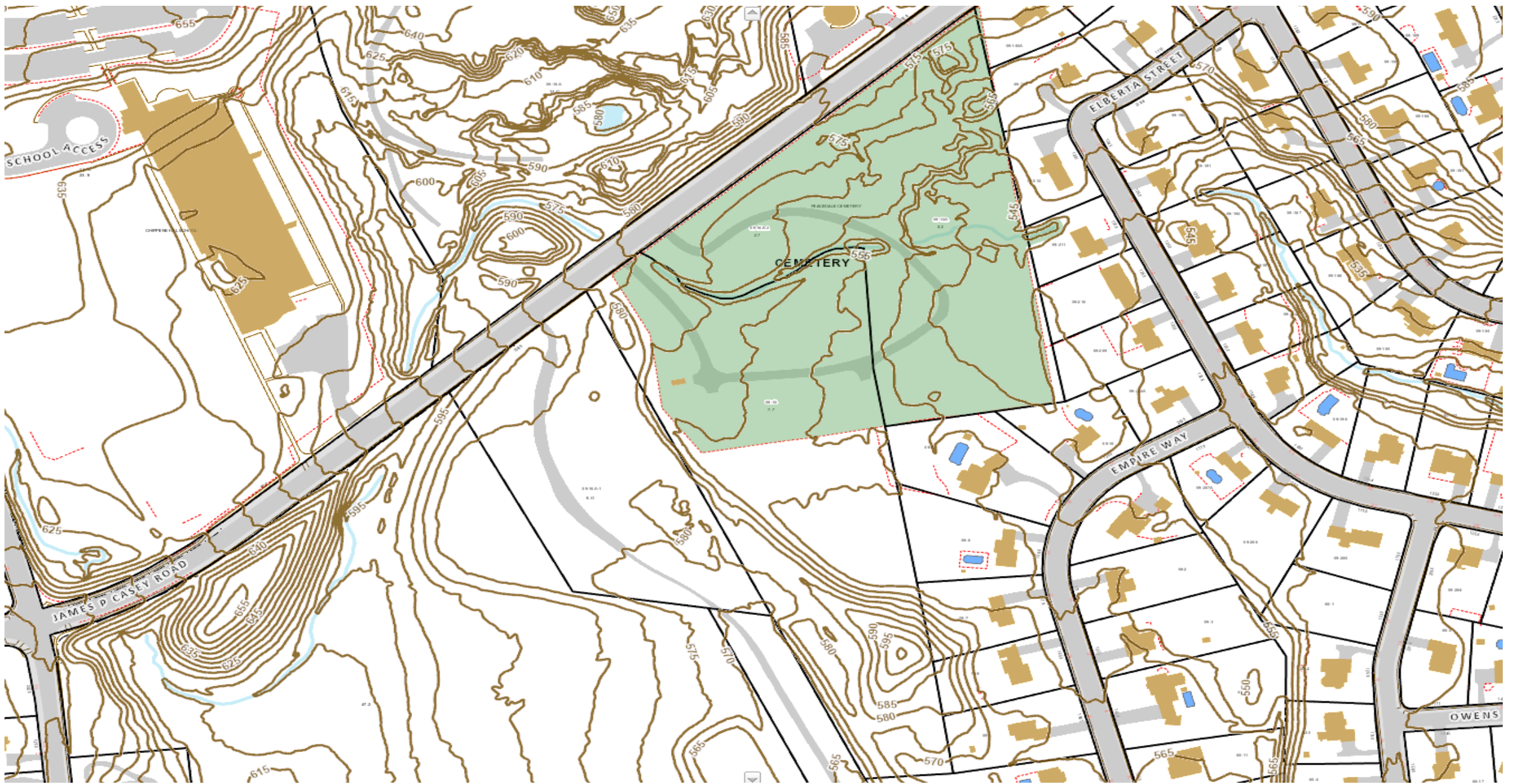
SK-1
SHEET NAME



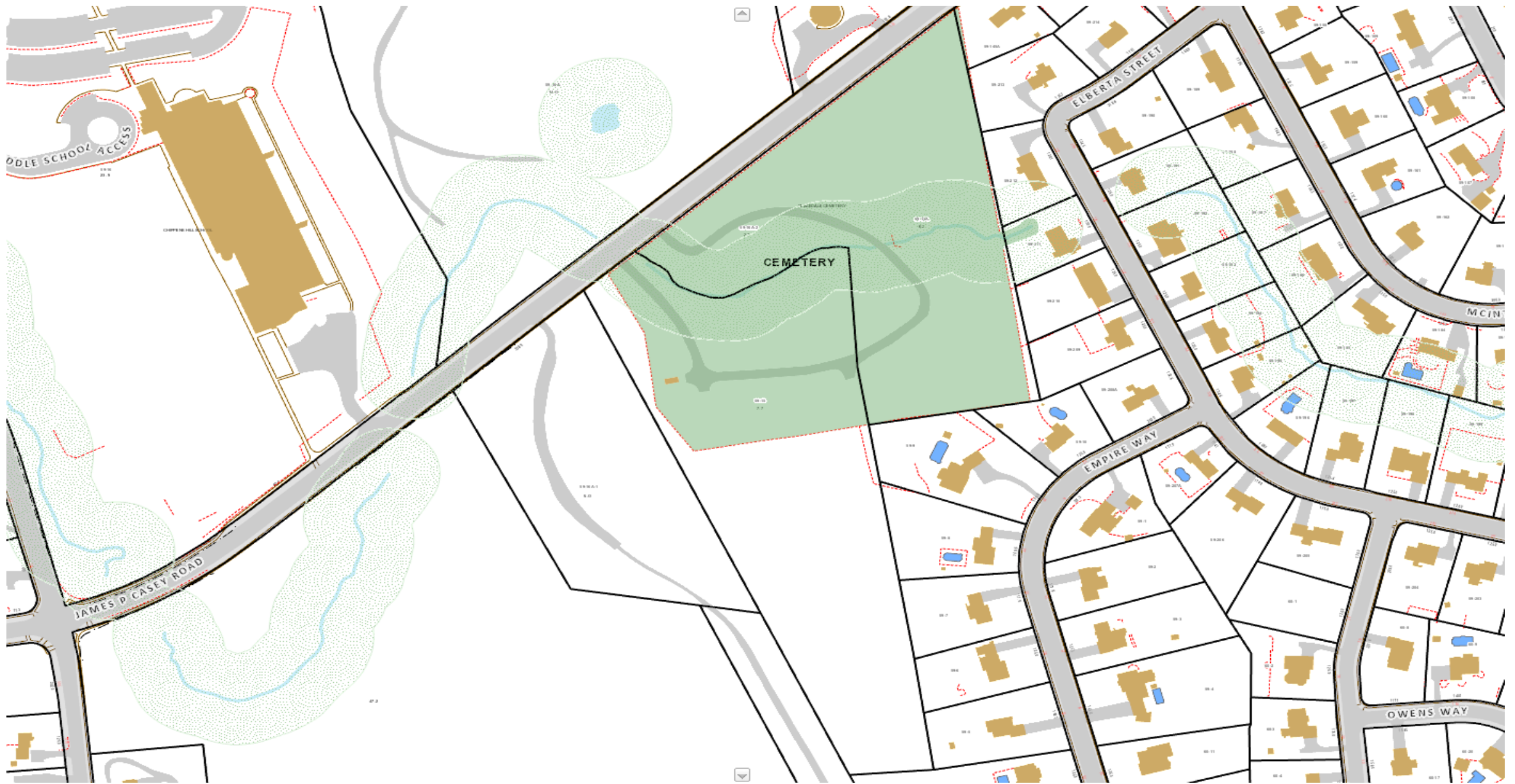
James P. Casey Road – Location
Map 59 Lots 15, 16A1 & 16A-2+13A



James P. Casey Road – Zoning – R-25
Map 59 Lots 15, 16A1 & 16A-2+13A



James P. Casey Road – Topography
Map 59 Lots 15, 16A1 & 16A-2+13A



James P. Casey Road – Floodplain and Wetlands
Map 59 Lots 15, 16A1 & 16A-2+13A



James P. Casey Road – Google Earth
Map 59 Lots 15, 16A1 & 16A-2+13A



James P. Casey Road – Google Earth
Map 59 Lots 15, 16A1 & 16A-2+13A



James P. Casey Road – Floodplain and Wetlands
Map 59 Lots 15, 16A1 & 16A-2+13A

BRISTOL

2015 Plan of Conservation and Development

Hyperlink For Full Plan:

<https://www.bristolct.gov/DocumentCenter/View/6668/Bristol-POCD-Effective-063015-RFS>

**Planning Commission
City of Bristol, CT**

Revised April 1, 2018

Follow this hyperlink for a full analysis from the Office of Legislative Research (OLR):

<https://www.bristolct.gov/DocumentCenter/View/50769/2025HB-08002-OLR>



Analysis of H.B. 8002—An Act Concerning Housing Growth

- [November 13, 2025](#)
- [Housing Affordability](#), [Housing Choice](#), [Housing Creation](#), [Housing Stability](#), [Session Updates](#)

Analysis of H.B. 8002—An Act Concerning Housing Growth

[**H.B. 8002—An Act Concerning Housing Growth**](#) lays out a framework for how Connecticut will plan for and support housing growth in the years ahead. Connecticut continues to face a deep housing shortage, rising costs, and widening disparities that require bold, sustained policy action. The bill recognizes that housing is central to Connecticut’s long-term affordability, economic strength, and community well-being.

This complete analysis is designed to help advocates, municipal leaders, policymakers, journalists, and residents understand what the bill does. Below, you will find a detailed summary of the bill’s provisions, with implementation timelines where specified.

Affordability

Initiatives for Homebuying Residents

- ***First-Time Homebuyers Savings Program.*** Creates new tax-benefited savings accounts for first-time homebuyers and their employers to save money for down payments and other home purchase costs. *Sec 1-3.*
- ***CHFA Smart Rate Pilot for Homebuyers.*** Instructs CHFA to reinstate the Smart Rate program, which allows for reduced mortgage interest rates for first-time homebuyers with student debt. The program will operate within existing bonding authorizations for homeownership loan programs. *Sec 36.*

Creates or Reestablishes Various Rental Assistance Programs

- ***Direct Rental Assistance Pilot.*** DOH and PHAs can, within existing appropriations, grant funds to nonprofits who will make cash payments for housing assistance to households eligible for state RAP vouchers or on a waitlist for federal Section 8 vouchers. *Sec 28.*
- ***Reestablishes Open Choice Voucher Pilot Program.*** DOH must re-establish this program which allows disadvantaged students across the state to be eligible for a state housing voucher; up to 20 vouchers from available appropriations may be used for this 2-year pilot. *Sec 29.*

New Housing Authority Reporting Requirements

- ***Public Housing Authority Annual Reporting.*** PHAs must post required annual reports sent to DOH on their websites. Starting in 2026, these reports must include additional information related to income-targeting of their units and housing waitlist counts. *Sec 44.*

Creation

New Housing Creation Incentive Programs

- ***Regional Planning Incentive Account Modifications.*** Effective immediately (pro-rated), COGs are eligible for an additional \$400K each – \$200K for housing planning and technical support, and \$200K for storm management/flood mitigation or waste/recycling management. *Sec 30.*
- ***Housing Growth Grant Program.*** Beginning in FY28, municipalities who (1) are making progress towards their housing growth plans; (2) have a transit-oriented district; or (3) have a housing growth zone under CMDA can apply for funds for housing-related public infrastructure projects, including water and sewer, roads, and pedestrian, bike, and transit infrastructure. The grant program does not yet have funding attached to it. *Sec 15.*
- ***New Water Quality Loan Program.*** Beginning in FY28, municipalities who have a population of <50,000 people and (1) are making progress towards their housing growth plans; (2) have a transit-oriented district; or (3) have a housing growth zone under CMDA are eligible for loans for wastewater system improvements. *47.*

- ***School Construction Reimbursement Rate.*** Beginning in FY27, municipalities who (1) are making progress towards their housing growth plans; (2) have a transit-oriented district; or (3) have a housing growth zone under CMDA may receive a 5% increase to their state school construction grant reimbursement rate. *Sec 46.*
- ***New COG Transit Infrastructure Grant.*** OPM may establish a grant program for COGs for public transit, bicycle, or pedestrian infrastructure projects, within available appropriations. *Sec 25.*
- ***Greyfield Revitalization Program Modification.*** DECD will prioritize towns who have already adopted zoning regulations for conversion of commercial to residential as of right for funding from the Greyfield Revitalization Program. *Sec 49.*

Creates or Reestablishes Various Housing Development Programs

- ***Middle Housing Development Grant Program.*** Public Housing Authorities (PHAs) can receive grants to develop middle housing (duplexes, triplexes, quads, cottage clusters, or townhomes) in towns with fewer than 50,000 people. Bonding of \$50M annually already authorized in PA 25-174. *Sec 27.*
- ***Affordable Housing Program for Construction Industry Employment Program.*** DOH will create a program to fund proposed affordable housing development projects that are creating employment opportunities in the construction industry; projects must include workforce training programs, have a project labor agreement, and be co-funded by a union pension fund. Bonding of \$12.5M annually through FY29 has already been authorized in PA 25-174. *Sec 34.*
- ***Affordable Housing Real Estate Investment Trust Pilot Program.*** DOH will provide grants for CHFA, PHAs, or nonprofits to buy existing homes and impose deed-restrictions on the units of up to 80% AMI. Bonding of \$2M already authorized in PA 25-174. *Sec 43.*

Parking

- ***Minimum Parking Requirements Applicability.*** Prohibits towns from enforcing minimum parking requirements for residential developments with less than 16 homes. For residential development with at least 16 units, applicants must submit a parking needs assessment. *Sec 18, 19, 53.*
- ***Conservation and Traffic Mitigation Districts.*** A municipality may create up to two “conservation and traffic mitigation districts” where a town can extend parking minimums to development of less than 16 units. These districts may cover a combined total of no more than 8 percent of the municipality’s land area. *Sec 19.*
- ***Fees in Lieu of Parking Changes.*** Planning and zoning commissions may adopt regulations allowing applicants subject to a minimum parking requirement to pay a fee instead of providing the required parking spaces in commercial developments and residential or mixed-use developments with at least 16 dwelling units. *Sec 21.*

Streamlining Housing Development

- **Middle Housing Development As of Right.** Middle housing developments (2-9 units) are allowed by summary process (similar to as of right approval) on any area zoned for commercial or mixed-use developments; towns may also opt in to allow middle housing by summary process in any area zoned for residential use for points towards their 8-30g moratorium (see 8-30g updates below). *Sec 16-17.*
- **Tiny Home Protections.** Prohibits manufactured homes from being treated differently under municipal zoning than other similar residential developments, regardless of size – potentially adding additional flexibility to the use of tiny homes. *Sec 18.*
- **Protest Petition Modifications.** Limits ability of protest petitions to prevent housing development by requiring changes to be opposed by at least half of impacted residents and neighbors, up from 20%. *Sec 24.*
- **Zoning Under a Special Act.** Zoning updates in bill apply to all towns, both those zoning under GS 8-2 and those zoning under special actions. *Sec 20.*
- **DOH as Statewide Housing Authority.** DOH may, with approval from the Council on Housing Development, develop housing projects on state land. It may also sell or lease land for housing projects, while giving right of first refusal to that jurisdiction's PHA. *Sec 48.*
- **Statewide Wastewater Study.** Requires OPM, DEEP, and the Council on Housing Development to conduct a statewide wastewater capacity study, which must be completed by July 1, 2026. *Sec 33.*
- **Connecticut Municipal Development Authority.** Technical changes to CMDA law. *Sec 50.*

Choice

Housing Growth Planning

- **Housing Growth Planning.** Municipalities must create their own housing growth plan, or participate in a Council of Government (COG)-directed regional housing growth plan, that provides detailed information on how a town will increase the number of affordable (deed-restricted) units. *Sec 4-6, 41, 51-53.*
- **Council on Housing Development.** Establishes the Council on Housing Development, which together with the Secretary of the Office of Policy and Management (OPM), will evaluate and enforce towns' housing growth plans and coordinate housing growth policies statewide. *Sec 5-6, 14.*
- **Regional Housing Needs.** Assigns COGs the responsibility to set affordable housing unit goals for each town in its planning region, informed by OPM housing needs assessments and technical support. *Sec 7, 53.*
- **Housing Growth Grant Program.** Creates the Housing Growth Grant Program, beginning FY28, where municipalities making progress towards their housing growth plans can apply for funds to build necessary public infrastructure. The grant program does not yet have funding attached to it. *Sec 15.*

Transit-Oriented Development

- ***Zoning for Transit Oriented Development.*** Towns with rail or regular bus service can create a transit-oriented district (TOD) that allows for denser housing development as of right within ½ mile of the transit station. *Sec 11, 13, 22.*
- ***Transit Oriented Development Funding Incentives.*** Towns with TODs automatically qualify for additional financial incentives, including the new Housing Growth Grant Program, funding from the CT Municipal Development Authority (CMDA), higher reimbursement rates for school construction projects, and loans for sewer projects. *Sec 13, 15, 45, 46.*

8-30g Updates

- ***Easier Path Towards 8-30g Moratoriums.*** Towns will have an easier path to an 8-30g moratorium if they zone for additional 8-30g-eligible housing by creating “priority housing development zones,” which require as-of-right construction. The threshold to achieve a moratorium is reduced from 2% to 1¾% of the town’s housing stock. *Sec 8-10 and 41.* Towns can also gain additional ¼ unit points toward an 8-30g moratorium by allowing neighboring municipality housing authorities to build within their town boundaries. *Sec 41.*
- ***Moratorium Points for Middle Housing.*** Clarifies the applicability of 1/4 HUE moratorium point incentive for middle housing (2-9 units) built through a process of summary review in transit communities. *Sec. 16.*
- ***Evaluate Exemption Methods.*** Initiates a study to evaluate other state methodologies of calculating exemptions under 8-30g in place of the current 10% standard. *Sec 42.*

Stability

Fair Rent Commissions

- ***Fair Rent Commission Expansion.*** All municipalities with populations above 15,000 must create a Fair Rent Commission (FRC) before 2028 (up from 25,000 threshold requirement). Smaller municipalities are still permitted to create an FRC but are not required. Municipalities may also choose to join a regional FRC or create a joint FRC with a neighboring municipality. *Sec 35.*

Tenant Protections and Housing Quality

- ***Ban on Algorithmic Rent Setting.*** Prevents companies to use a revenue management device to set rental rates or occupancy levels for residential buildings, subject to \$100K penalty for individuals and \$1M penalty for businesses. *Sec 32.*
- ***Eviction Protections Due to Landlord Error.*** Prevents landlords from beginning eviction for nonpayment of rent if nonpayment is due to problems using the online rental payment system. If online system is down, the grace period to pay rent is extended. *Sec 37-39.*
- ***Increased Elevator Inspections for Elderly Housing Projects.*** All multifamily housing developments that contain age-restricted apartments and are >15 stories must have their elevators inspected at least once a year (currently, these types of private housing projects have no inspection requirements). In PA 25-168, the FY26-27 budget already authorized 2 new Department of Administrative Services staff positions for elevator inspectors to comply with these requirements at \$205K annually.
- ***Fire Hydrant Reporting for Mobile Manufactured Home Parks.*** Park owners must annually report on fire hydrant capacity and flow levels to local fire marshals, who will assess for safety and, if needed, file a complaint to the Department of Consumer Protection. *Sec 45.*
- ***Housing Discrimination Relief.*** The Attorney General may seek injunctive relief, punitive damages, or civil penalties in housing discrimination cases; previously, these remedies were only available to cases filed with the Commission on Human Rights and Opportunities. *Sec 31.*
- ***Expands Use of Healthy Homes Fund.*** Expands use of Health Homes Fund to abate any contaminants (radon, asbestos); repealed law required at least 15% of funds to be used for lead-removal activities. *Sec 53.*

Initiatives for Homeless Residents

- ***Portable Showers and Laundry Facilities Pilot Program.*** Funding of \$150K annually was already appropriated in PA 25-168. *Sec 23.*
- ***Hostile Architecture Prevention.*** Beginning January 2026, prohibits municipalities from constructing “hostile architecture,” or structures designed to prevent homeless individuals from sitting or lying down. *Sec 26.*

Subdivision Status Report																														
Identifying Information						Open Space		Approvals			Bonding			Construction Status**												Notes				
											Performance Bond ⁽⁴⁾		Maintenance Bond																	
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval ⁽²⁾	Not Required (x)	Original Bond Amount (\$)	Date Bond Expires	Maintenance Bond Amount (\$)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other		
324 ⁽⁶⁾	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008	Feb 20, 2009	Mar 08, 2019		\$583,660	May 18, 2026								x								
									Jun 25, 2027				\$583,660																	
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018	Aug 06, 2018	May 30, 2020		\$59,370	Apr 01, 2026		x	x	x		x	x	x	x	x						
									May 30, 2028				\$59,370																	
413	Laurentide Glen Phase 1	12 lots – Assessor's Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018	Aug 06, 2019	Apr 01, 2021		\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x			x	x		
									Oct 24, 2028				\$127,075																	
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018	Aug 06, 2019	Oct 27, 2021		\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x				x		
									Oct 24, 2028				\$1,725																	
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018	Aug 06, 2019	Mar 24, 2022		\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x						
									Oct 24, 2028				\$4,025																	
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018	Aug 06, 2019	Sep 26, 2022		\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x					Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24	
									Oct 24, 2028				\$34,500																	
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018	Aug 06, 2019																				
									Oct 24, 2025																					
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018	Jun 11, 2019	Aug 26, 2020		\$202,075	n/a															x	
									Aug 29, 2028				\$202,075																	
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021	May 04, 2022	Jul 18, 2022		\$9,600						x	x										
									Aug 25, 2026				\$9,600																	
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021	May 04, 2022	Feb 24, 2025		\$175,052			x	x	x	x		x	x	x							
									Aug 25, 2026				\$175,052																	
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022	Apr 05, 2022	Feb 23, 2022		n/a	n/a																
									Feb 23, 2027				n/a	n/a																
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022	May 25, 2022	Apr 27, 2024		n/a	n/a																
									Apr 27, 2027				n/a	n/a																
433	Cold Spring Phase 4	19 lots - West of Village St. &Silo Rd.	19	19					Aug 28, 2023	May 09, 2024	Jan 29, 2025					x	x	x		x	x	x	x	x						
									Aug 28, 2028				\$106,066																	

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved.
L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable