

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY OCTOBER 27, 2025**

CALL TO ORDER:

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
111 North Main Street
Room 3-1 (Third Floor)

ROLL CALL:

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

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose to vote this evening.

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.

Against: None.

Abstain: None.

Chairman Veits called the meeting to order at 6:00 P.M.

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, November 24, 2025.

1. Call to Order
2. Pledge of Allegiance
3. Public Participation – None.
4. Approval of Minutes

- a. Regular Meeting - September 22, 2025

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose to vote on the September 22, 2025, regular minutes.

MOTION: Move to approve the minutes of the September 22, 2025, regular meeting.

By: Pose

Seconded: Bacchus

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.

Against: None.

Abstain: None.

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose to vote this evening.

- a. 8-24 City Council Referral: Map 41, Lot 10 - 135 East Main Street

MOTION: Move to send a positive referral to the Real Estate Committee. The Planning Commission finds that the 8-24 referral as presented is generally consistent with the goals and policies of the 2015 Plan of Conservation of Development, amended to April 21, 2018.

By: Pose

Seconded: Nardi

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.

Against: None.

Abstain: None.

5. Public Hearings

- a. Application #440 — Site Plan for Multi-Family Residential Dwellings (30 Units) at Wolcott Street and Old Wolcott Road; Assessor's Map 7, Lot 45; A (Multi-Family Residential) zone; Crown Estates, LLC, applicant - PUBLIC HEARING CONTINUED FROM SEPTEMBER 22, 2025.

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose to vote on Application #440.

Staff explained that the application was continued from last meeting. City staff continues to work with the applicant which has been a pleasant process.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained there was a change of zone approximately one year ago, they developed a site plan that is consistent with the plan shown at the rezoning meeting. He highlighted the Engineering site plan review comment regarding sightline view and explained they have obtained Scott Hesketh to investigate the sightline concern. He asked Green & Associates to do topographic surveying. He has provided a supplemental report verifying the sightline is safe and adequate. He reviewed the report with the Commission. He then reviewed various review comments including handicap parking location and proximity to handicap units, landscaping, potential for conservation area and state approval for access on a State roadway is pending, limits of clearing and EV chargers.

Staff noted that due to the regulation changes for lighting it would help the developer provide a more appropriate lighting plan and also the regulations were refined to allow this development proposal as a site plan rather than a special permit.

Charles Talmadge of Development Planning Solutions, 225 North Main St., reviewed the layout of the proposed floor plans. There would be 2 ADA spaces per building for a total of 4. Mr. Talmadge confirmed the requirement for ADA was 10% of parking spaces. If the units would be apartments or condos has not yet been determined but could be either. He did not expect any phasing, a 12-14 month construction project they expect to start in the Spring of 2026.

Kim Doucet, 47 Old Wolcott, inquired if the entrance shown on Wolcott Street is waiting on the State to make a decision.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, replied that based on the plans and reviews that they expect to take access in this location on Route 69. Though, if for some reason the State disagrees with this location then they would have to return to this Commission for additional review to evaluate and approve.

The applicant does not want or intend to take access off Old Wolcott as it would be a change to all the work and plans prepared.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: To close the public hearing for Application #440.

By: Pose

Seconded: Nardi

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.

Against: None.

Abstain: None.

The hearing is closed.

MOTION: Move to approve Application #440 — Site Plan for Multi-Family Residential Dwellings (30 Units) at Wolcott Street and Old Wolcott Road; Assessor's Map 7, Lot 45; A (Multi-Family Residential) zone; Crown Estates, LLC, applicant, with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Crown Estates 525 Wolcott Street (CT. Route 69) & Old Wolcott Road Bristol, Connecticut Assessor's Map/Lot: 7/45."
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 Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Pose

Seconded: Bacchus

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.

Against: None.

Abstain: None.

The application is approved.

7. New Business

- a. Application #413 – Subdivision - Lauretide Glen - Phase 5 & 6 - south of Arcadia Road and Martin Road, north of Farrell Avenue (26 lots); Assessor's Map 67, Lot 85 and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/ Open Space Development) zone. Request for: A two-year extension from October 24, 2025 to October 24, 2027 for the conditional approvals for Phases 5 & 6. Trademark Acquisitions, LLC, applicants/owners.

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose with alternate Commissioner Rasmussen-Tuller to vote on Application #413.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, explained the project has been going for a few years now. At this point, approximately 56 lots have been completed and had 4 to be completed in Phase 1, 2 and 3. Phases 5 and 6 had only a 2-year extension period and has been completing the necessary earth removal during that time.

He expects that after the earth removal is completed, estimated to be in July and based on the market, they can begin the buildout of Phases 5 and 6. He explained they have begun the process working with the City to get the roads accepted for Phases 1-3.

Staff explained the roads targeted for acceptance. A referral to the Board of Water Commissioners was forwarded for review. He recommended a two-year extension to 2027 leaving one year left on the timeline. The conditional approval would be to complete 30 lots total.

Commissioner Klimek inquired about the standard period for extensions. A discussion ensued with Staff. Commissioner Pose stated he would be comfortable with a 2-year extension. Attorney Ziogas explained the contractor has done a good job with earth removal work.

MOTION: Move to approve a two-year extension of Application #413 – Subdivision - Laurentide Glen - Phase 5 & 6 - south of Arcadia Road and Martin Road, north of Farrell Avenue (26 lots); Assessor's Map 67, Lot 85 and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/ Open Space Development) zone. Request for: A two-year extension from October 24, 2025 to October 24, 2027 for the conditional approvals for Phases 5 & 6. Trademark Acquisitions, LLC, applicants/owners.

By: Bacchus

Seconded: Rasmussen-Tuller

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.

Against: None.

Abstain: None.

The extension of the application is approved.

MOTION: To send a referral to the Board of Water Commissioners & the Board of Public Works for the study and report of street acceptances of Application #413 – Laurentide Glen subdivision for the following:

1. Pequabuck Street from the intersection with Barlow Street to the intersection with Gino Drive (approximately STA 30+15 – STA 40+50).
2. Wiegert Way from the intersection with Barlow Street to the intersection with Pequabuck Street (approximately STA 50+00 – STA 56+26).
3. Stellas Way from the intersection with Pequabuck Street to the limits of finish paving near the intersection with Gino Drive (approximately STA 60+00 – STA 68+00).
4. Gino Drive from the limits of finish paving near the intersection with Stellas Way through the cul-de-sac at the north end of Gino Drive (approximately STA 11+55 – STA 21+60).

The report can be sent to the Land Use Office at City Hall.

The next Planning Commission meeting is: November 24, 2025 at 6:00 PM in the Council Chambers.

By: Bacchus

Seconded: Pose

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.

Against: None.

Abstain: None.

There was a discussion of the on-going phishing scam emails and the efforts taken by the City to alert the public.

A discussion of a new agenda item ensued for Application #431.

Request to amend the Subdivision Map for Application #431 – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant.

MOTION: Add new item to the agenda, Application #431 — – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant, to remove the turf paver access depicted on Lot 9.

By: Pose

Seconded: Bacchus

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.

The new agenda item was added to the agenda.

Rich Green, Robert Green Associates, 6 Old Waterbury Road, Terryville, representing the applicant, explained the plans and request. When the subdivision was approved the and was not part of Lot 2 but is now being merged and maintained with Lot 2. It was determined that Lot 2 has been sold and deeded to maintain it. The easement language will need to be amended and re-recorded on the land records to become effective.

MOTION: To approve an amendment for Application #431 — – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant, to remove the turf paver access depicted on Lot 9. In order for the change to become effective:

1. A revised map shall be filed on the City of Bristol Land Records, showing the removal of the turf paver area.

By: Pose

Seconded: Bacchus

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.

The amended application change was approved.

8. Zoning Commission Referrals

- a. Referral of Zoning Applications 2547 & 2548 — Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - THIS ITEM WILL BE REVIEWED BY THE PLANNING COMMISSION AT THE NOVEMBER 24th PLANNING MEETING.

Staff explained this item is a referral that will be heard at the November 24th meeting. There is not vote this evening it is an informational item only.

MOTION: Add new item to the agenda, Application #AZR-25-08 — Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: August 1, 2025, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

By: Nardi

Seconded: Rasmussen-Tuller

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.
Against: None.
Abstain: None.

Staff explained the request to amend the zoning map. The amendment removes the access management corridor and adds it across the entire city. It is a voluntary program that promotes the reduction of the number of curb cuts on properties. This access management option could occur within any zone.

MOTION: To send a positive referral to the Zoning Commission, Application #AZR-25-08 — Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol. The Planning Commission finds that the Zoning Map Amendments, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Pose

Seconded: Bacchus

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.

Against: None.

Abstain: None.

No one else spoke in favor of the application.

No one spoke against the application.

A positive referral was sent to the Zoning Commission for Application #AZR-25-08.

9. Old Business

10. Staff Reports

a. Subdivision Status Report - October 2025.

Staff reviewed the monthly Subdivision Status report for October 2025 and noted there were no changes since last month.

MOTION: To accept the October 2025 subdivision report.

By: Pose

Seconded: Nardi

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Veits.

Against: None.

Abstain: None.

12. Adjournment

Chairman Veits designated himself, regular Commissioners Nardi, Bacchus and Pose with alternate Commissioners Rasmussen-Tuller to vote on the adjournment.

Motion was made by Commissioner Nardi to adjourn.

Motion seconded by Commissioner Pose.

Motion carried 6-0.

The meeting adjourned at 7:04 P.M.

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

Respectfully submitted,
Andrew Armstrong

William Veits
Chairman
City Planning Commission