



City of Bristol  
Zoning Board of Appeals

REGULAR MEETING — TUESDAY, APRIL 7, 2026  
CITY HALL — COUNCIL CHAMBERS — FIRST FLOOR  
111 NORTH MAIN STREET  
6:00 P.M.

**INFORMATION TO ACCESS THIS MEETING:**

**Zoom Meeting link:**

<https://bristolct-gov.zoom.us/j/84890647423?pwd=bLLwX2jXKjaTKKwt5rL1jF5DxNMOKR.1>

**Meeting I.D. Number:**

848 9064 7423

**Meeting Passcode:**

123456

**Join by phone**

1-929-205-6099

**AGENDA**

1. Call to Order
2. Public Hearings
  - a. Application #3828 – Request for variances from Article II, Section 7.1.C. and Section 7.1.F. of the Zoning Regulations: 1. to reduce the 40' ft. minimum front yard to 24.1' ft. and 2. to reduce the 40' ft. minimum rear yard to 29.1' ft. for the construction of a single-family home with an attached two-car garage at the corner of Witches Rock Road and Donovan Court; Map 8, Lot 18; R-25 (Single-Family Residential) zone; Alan Morelli, applicant; Quality Contracting, LLC, owner.
  - b. Application #3829 – Request for a variance from Article III, Section 13.2 of the Zoning Regulations to reduce the minimum number of parking spaces required from 120 spaces to 52 spaces for a Fitness Club at 231 Century Drive; Assessor's Map 4, Lot 13 & 14; IP-1 (Industrial Park) zone; Bristol Boys and Girls Club Association, Inc., applicant; Tomed Enterprises, LLC, owner.
3. Receipt of New Applications
  - a. Application #3830 – Request to discuss the following pursuant to C.G.S. 14-321: 1. Certificate of Approval for the sale of gasoline; 2. Reduction of the 1966 zoning buffer requirement from 60' feet to 25' feet at 1462 Farmington Avenue; Assessor's Map 46, Lot 75-8; BG (General Business) zone; Atlantis Real Estate, LLC/AMG PUB II, LLC (AMG), applicant/owner.

4. Approval of Minutes
  - a. Regular Meeting — March 3, 2026
5. Communications
6. Adjournment

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, May 5, 2026