

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

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	
	Richard Goodwin (Vice Chairman)	X	
	Richard Harlow	X	
	John LaFreniere (Secretary)	X	
	Sara Mangiafico	X	
ALTERNATE MEMBERS:	Peter Caruso	X	
	Morris Patton		X
	Jeffrey Hayden	X	
STAFF:	Robert M. Flanagan, AICP, Staff	X	
	Brandon Peate	X	

1. Call to Order

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, April 13, 2026.

2. Pledge of Allegiance

3. Approval of Minutes

a. Regular Meeting - February 9, 2026

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the February 9, 2026, Regular minutes.

Commissioner LaFreniere indicated a correction was needed on Pg. 5 for the motion of Application # 2527 is continued to the March 9, 2026, regular meeting, but this should be Application #2547 is continued to the March 9, 2026 regular meeting.

MOTION: Move to approve the minutes of the February 9, 2026, regular meeting, as amended.

By: Harlow

Seconded: Goodwin.

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

Against: None.

Abstained: None.

4. Receipt of New Applications

- a. Application #2557 — Special Permit for a Religious Organization at 912 Terryville Avenue; Assessor's Map 66, Lot 16; BN (Neighborhood Business) zone; Elohé Casa De Promesa, Inc., applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2557.

Staff explained the applicant had a church at the location for 16-months and did not realize a Special Permit was required. The Staff noted the applicant promptly filed a Special Permit for the purpose of celebrating their religious services. Staff suggested the application be filed for the April 13th meeting.

MOTION: Move that Application #2557 be accepted and scheduled for a Public Hearing for the April 13, 2026, Regular meeting of the Zoning Commission.

By: Goodwin

Seconded: Harlow.

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

Against: None

Abstained: None.

The application is scheduled for public hearing.

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 FEBRUARY 9, 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 FEBRUARY 9, 2026.

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

Chairman White explained that Applications #2547 and #2548 would be heard concurrently but voted on separately.

The following item was received in the Commission electronic packet: a letter dated March 6, 2026, from Attorney James Ziogas, regarding the withdrawal of Applications #2547 and #2548, on behalf of the applicants.

MOTION: Move to accept the withdrawal of Applications #2547 and #2548.

By: Goodwin

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

The applications #2547 and #2548 were accepted for withdrawal.

- 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. applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2549.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reminded the Commission there was a long discussion at the February meeting regarding the zone change from R-40 zone to the IP-3 zone for 8.6 acres. The attorney said the zone change would be for the interior of the lot to the frontage of the lots.

Attorney Ziogas verified the frontages on Clark Ave., Matthews St. and Minor St. are all IP-3 Zone. The attorney specified the interior of the property was difficult to develop with a residential zone, railroad track and an Eversource utility easement. Attorney Ziogas indicated this area may be used for parking but may not be constructed on that made the lot void if it may not be constructed on. Because of the discussion last month, the attorney said an amended map was filed to reduce the request to 7.4 acres with a large buffer along Matthew St. for neighbors.

Staff inquiries: Attorney Ziogas indicated the revised area was 50,584 sq. ft., so it would not create a non-conforming lot. Commission inquiries: Attorney Ziogas explained a conservation easement would be created near the inland wetlands area.

No one else spoke in favor of the application.

The following persons spoke against the application: Rosario Soriano, 970 Matthew St., representing her family and her neighbors; Cheri Duquette, 2014 Matthews St.; Erica Jacquemin, 1001 Matthews St. and Ronald Jacquemin, 1001 Matthews St.

Ms. Soriano was against the application because it would change the area significantly including the environment and residential rights. Ms. Soriano thought it was not a coincidence 2 of 3 houses effected were houses with persons of color that were excluded from the conversations of the plans.

Ms. Soriano thought the applicant was counting on the community, disabled and elderly having to watch their air and water being openly attacked. Ms. Soriano was concerned the plan would increase the neighbor's taxes. Ms. Soriano thought the community has taught the residents to care about the neighbors and that these situations may be changed. Ms. Soriano began a petition but she did not bring a copy of the petition for the meeting this evening.

Ms. Duquette had concerns of Matthews St. to Terryville Ave. needed to remain a residential zone. Ms. Duquette read into the record a statement from the POCD to discourage business uses onto residential side streets if it would negatively affect residential neighborhoods.

Ms. Duquette said she and her handicapped husband bought their house because her husband knew this area. Ms. Duquette was worried about an increase in traffic with existing busy traffic would impede her husband. Ms. Duquette stated the conservation easement was not a guarantee. Ms. Duquette has noticed an increase in storm water at her property in the past 10 years but the plan would likely increase the storm water on her property.

Ms. Jacquemin, an herbalist, stated the importance of saving the herbs in this area from the increase of traffic. Ms. Jacquemin agreed with Ms. Soriano and her comments. Ms. Jacquemin had concerns of the wildlife losing their habitat.

Attorney Ziogas verified the property owners had owned the property since the 1940's to current so the owners wanted to develop this portion of the property. The attorney did not categorize the application as silly.

Attorney Ziogas reviewed the purpose of Clark Ave. to provide an industrial base for employment for the City of Bristol with access to RT 72. If denied or approved, the attorney described how the parcel would be developed as an industrial zone site. Attorney Ziogas understood the neighbors' concerns but there were necessities to provide economics/recreation to residents.

At the request of the Commission, Attorney Ziogas was unsure of the traffic impacts but there may be up to 25 additional vehicles. The following person spoke again: Ronald Jacquemin added the West Bristol School was down the street.

Staff reviewed the documents for the application.

The hearing is closed.

By: Goodwin

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

Staff indicated the Commission has 65 days to vote on the application to vote at next month's meeting.

MOTION: Move that 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. applicant, be approved.

The effective date of the Zoning Map Amendment will be May 1, 2026.

By: Goodwin

Seconded: Mangiafico.

For: Mangiafico and Goodwin,

Against: LaFreniere, Harlow and White.

Abstained: None.

The application is denied.

Chairman White explained the difficulties the Commission had to be fair to the Commission and the surrounding neighbors. The Chairman said the Commission does not always make decisions to make all parties happy.

- a. Application #2552 — Special Permit for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.
- b. Application #2553 — Site Plan for a 1. motor vehicle repair or service facility and 2. motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.
- c. Application #2554 — Special Permit for motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

Chairman White explained that Applications #2552, #2553 and #2554 would be heard concurrently but voted on separately.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2552, #2553 and #2554.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicants, presented the requests for two Special Permits and one Site Plan for motor vehicle repair or service facility and motor vehicle sales at 16 Andrews St. The attorney indicated the site was in an I-Zone with the permitted uses with the same uses at the site since 2016 of vehicle repair motor vehicle sales. Attorney Ziogas stated the request was brought to the Commission because the site was over burdened by the applicant; the building use was not permitted; and the approved zone change needed a Special Permit for a property merge to allow parking on the north side of site.

The attorney reviewed the 3 Variances approved for the site. Attorney Ziogas said a Variance was approved last week to allow 2 driveways on Andrews St. to be within 100 ft. of each other on with entrances at 16 Andrews St. and on the north side of the parking lot. The attorney added that the driveway entrance on Frederick St. would be removed.

Attorney Ziogas indicated a Site Plan was filed for the property and comments were received. The attorney specified the applicant is working with the Zoning Enforcement Officer. Attorney Ziogas agreed a Special Permits were required from the changes to the site. The attorney stated this Site Plan would be revised for the Site Plan to be reviewed next month.

Commission inquiries: The Staff noted from the rear of the house to the plantings was not in compliance but the lot line has been removed. Staff would get the application amended to be 61/5 versus Lots 62 and 84.

Attorney Ziogas noted the arborvitaes were on the adjoining property that had to be relocated or add more arborvitaes for the north buffer. The attorney said 24 parking spaces may be angled to reduce the accessway to 15 ft. versus 24 ft.

Staff informed the Commission that comments were needed from the applicants engineer. The Staff suggested the application be continued to the April meeting to get the property into compliance. Staff pointed out that the Building Official had recent comments for the applicant to resolve.

MOTION: Move to continue the Public Hearing on Applications #2552, #2553 and #2554 to the April 13, 2026, Regular Meeting of the Commission.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The applications #2552, #2553 and #2554 are continued.

6. Old Business

There was no old business.

7. New Business

There was no new business.

8. Staff Reports

Item #8.a. Staff Reports, was taken out of order.

b. Zoning Enforcement Officers Report

Mr. Peate reviewed his report for February dated March 5, 2026. The ZEO described a recent inspection to a house where he was accompanied by a police officer. The ZEO said he has been extremely busy with violations.

Item #8.a. Staff Reports

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

Staff went over the General Assembly Bill H.B. 8002 approved in the Fall 2025.

Staff added that the Zoning Regulations needed some refining that included an amendment to be discussed at a later meeting. The Staff requested the Commission to review the link he provided to the Commission.

9. Adjournment

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the adjournment.

MOTION: Move to adjourn at 7:16 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