

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MARCH 23, 2026**

By: Acting Chairman Soares

Time: 6:00 P.M.

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

ROLL CALL:

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

1. Call to Order

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

Acting Chairman Soares designated regular Commissioners Pose, Nardi, Bacchus and Soares with alternate Commissioner Small to vote as voting Commissioners this evening.

Acting Chairman Soares reminded the Commission the next Regular Meeting of the Planning Commission is Monday, April 27, 2026.

2. Public Participation

There was no public participation.

3. Approval of Minutes

a. Special Meeting - February 26, 2026

Acting Chairman Soares designated regular Commissioners Pose, Nardi, Bacchus and Soares with alternate Commissioner Small to vote on the special meeting of February 26, 2026.

MOTION: Move to approve the minutes of the February 26, 2026, special meeting.

By: Pose

Seconded: Nardi.

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

Against: None. Abstain: None.

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.

Acting Chairman Soares designated regular Commissioners Pose, Nardi, Bacchus and Soares with alternate Commissioner Small to vote on Application #2555.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, gave a presentation to change the zone from IP-3-zone to A-zone for 625 Clark Ave. on a 3.28-acre site. Attorney Ziogas verified the plan would have City sewer and water services. The attorney described the prior medical office approval that was not built with 4 buildings with 2 buildings near the street and 2 buildings to the rear of the property. Attorney Ziogas said since that time with ongoing health care consolidations facilities, these types of buildings were difficult to lease or sell.

The attorney indicated the applicant wanted to extend the A-Zone from the surrounding area to the requested property. Attorney Ziogas commented that the neighbors would be somewhat pleased with the plans. Attorney Ziogas noted the plan was to construct condominiums and additional buildings to the rear of the property. Attorney Ziogas said the applicant required an approval on the Zone Change application before the next steps in the process.

Commissioner inquiries: The attorney clarified the condominiums would have 4 buildings with up to 1,400 sq. ft. town houses similar to the Clark Avenue condominiums. Attorney Ziogas made clear the units at market rate for a variety of persons not affordable housing units.

MOTION: Move to send a positive referral to the Zoning Commission for: 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 because the Planning Commission finds that the proposed Amendment to the Zoning Map, as presented, is consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018.

By: Nardi

Seconded: Bacchus

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

Against: None.

Abstain: None.

The Application #2555 was sent a positive referral.

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

Acting Chairman Soares designated regular Commissioners Pose, Nardi, Bacchus and Soares with alternate Commissioner Small to vote on C.G.S. 8-24, 137 Riverside Avenue, Map 30, Lot 134 and 145 Riverside Avenue, Map 30, Lot 134-1.

Staff outlined the basis for the C.G.S. 8-24 Referral with the Commission that was to allow employees of the Water Dept. to park on adjoining private property.

The Commission had stated no concerns with the request.

- MOTION:** Move to send a positive referral to the City Council for the C.G.S. 8-24 referral for:
1. 137 Riverside Avenue, Map 30, Lot 134
 2. 145 Riverside Avenue, Map 30, Lot 134-1.

The Planning Commission finds that the C.G.S. 8-24 referral, to allow the Bristol Water Department to park motor vehicles during work hours on abutting property, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Small

Seconded: Nardi.

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

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral was sent a positive referral.

- 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

Acting Chairman Soares designated regular Commissioners Pose, Nardi, Bacchus and Soares with alternate Commissioner Small to vote on C.G.S. 8-24, 116 Marsh Road — Map 64, Lot 1; Marsh Road — Map 64, Lot 1-1 and Marsh Road — Map 64, Lot 16-1.

The City Planner stated that the City wants to purchase this privately owned golf course located on the subject property. Staff indicated that there are a number of municipalities (36) that own golf courses in Connecticut.

Staff supports the proposed acquisition noting that the land associated with the club would essentially be used as open space. The City Planner noted that comments were received from the Bristol Burlington Health District that the swimming pool is in disrepair and would be demolished. Staff was unsure of the specific entity that would maintain and run the operation of the facility.

Most of the Commission was in favor of the plan with no concerns. Commissioner Pose had a lot of questions before he voted on the item including financial aspects. Commissioner Nardi agreed with Commissioner Pose's questions but the Commission had to trust the Board of Finance and City Council's judgements. Commissioner Nardi thought the open space was sensible. Commissioner Klimek preferred the site be kept as open space or as the golf course. Commissioner Klimek commented the New Britain Golf Course is used for activities that was a source of income.

Commission inquiries: Staff was not aware of the appraisal amounts nor the potential sale price of the property. The City Planner clarified that the matter before the Commission this evening was to focus on the referral as presented under 8-24, and not on the various financial aspects of a potential acquisition.

- MOTION:** To send a positive referral to the City Council for the C.G.S. 8-24 referral for:
1. 116 Marsh Road — Map 64, Lot 1 Marsh Road,
 2. Map 64, Lot 1-1 Marsh Road
 3. Map 64, Lot 16-1 Marsh Road

The Planning Commission finds that the C.G.S. 8-24 referral, for the proposed acquisition by the City of Bristol of the Chippanee Golf Club, for the continued use of the property as passive recreation and a municipal golf facility, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Nardi

Seconded: Small.

For: Small, Nardi, Bacchus and Soares.

Against: Pose.

Abstain: None.

The CT General Statute 8-24 Referral was sent a positive referral.

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

Acting Chairman Soares designated regular Commissioners Pose, Nardi, Bacchus and Soares with alternate Commissioner Small to vote on C.G.S. 8-24, James P. Casey Road, Map 59, Lot 15; James P. Casey Road, Map 59, Lot 16A1 and James P. Casey Road, Map 59, Lot 16A2 +13A.

Staff indicated that this was a CT Gen. Statute 8-24 Referral from the City Council for the Peacedale Cemetery on James P. Casey Road. The City Planner noted that there may be the possibility of a future municipal building on the adjacent parcel.

By: Small

Seconded: Nardi.

For: Small, Nardi, Bacchus and Soares.

Against: Pose.

Abstain: None.

MOTION: To send a positive referral to the City Council for the C.G.S. 8-24 referral for:

1. James P. Casey Road — Map 59, Lot 15
2. James P. Casey Road — Map 59, Lot 16A1
3. James P. Casey Road — Map 59, Lot 16A2 +13A

The Planning Commission finds that the C.G.S. 8-24 referral, for the proposed acquisition by the City of Bristol of the Peacedale Cemetery, for the continued use as a cemetery, and for possible future municipal purposes on Lot 16A1 only, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The CT General Statute 8-24 Referral was sent a positive referral.

6. New Business

There was no new business.

7. Old Business

There was no 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.

The City Planner indicated the city would be beginning the process to update the Plan of Conservation and Development by July 1, 2026. The Commission will go through a selection process for the consultant. The City Planner noted the POCD would be worked on for approximately 18 to 20 months. Staff requested the Commission to review the current POCD.

b. H.B. 8002 — Discussion on new housing legislation passed by the CT General Assembly.

The City Planner explained the H.B. 8002 was an Act passed by the CT General Assembly last year. The City Planner pointed out the changes to the Zoning Regulations and Zoning Map needed to comply with H.B. 8002, will be referred to the Planning Commission prior to July 1, 2026.

c. Subdivision Status Report — March 2026

Staff indicated there was a bond getting ready to expire on April 3, 2026 but the bond was replaced and renewed with the bond company.

9. Communications

10. Adjournment

Motion was made by Commissioner Pose to adjourn.
Motion seconded by Commissioner Nardi.
Motion carried 5-0.

The meeting adjourned at 6:45 P.M.

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

Respectfully submitted,
Nancy King

John Soares
Acting Chairman
City Planning Commission