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 was 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.

<u>The CT General Statute 8-24 Referral is recommended for approval.</u>

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