



City of Bristol
Zoning Board of Appeals

REGULAR MEETING — TUESDAY, MAY 5, 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/82322575118?pwd=kiAvXQMvBsHKL2M6JCPRoLnInFYMr.1>

Meeting I.D. Number:

823 2257 5118

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Hearings
 - a. Application #3831 — Request for a variance from Article III, Section 10.2.5.B. to reduce the required front yard setback line for a rear lot from 60' feet to 40.5' feet for the construction of a single-family home with an accessory dwelling unit at 176 Southdown Drive; Map 58, Lot 16-1H; R-25 (Single-Family Residential) zone; Paul Cotter, applicant/owner.
 - b. Application #3830 – Pursuant to C.G.S. 14-321: 1. Request for a Certificate of Approval for the sale of gasoline; 2. Request for the removal of the 1966 zoning buffer requirement of 60' 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.
3. Approval of Minutes
 - a. Regular Meeting - April 7, 2026
4. Adjournment

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, June 2, 2026

Application
#3831

176
Southdown Dr.

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

For Office Use Only	
APPLICATION NO.	<u>3831</u>
DATE FILED:	<u>4/9/26</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 176 Southdown Drive

Assessor's Map No.: 58 Assessor's Lot No.(s): 58-16 1H Zone of the Property: R-25

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

<u>Type of Variance</u>	<u>Section of the Zoning Regulations</u>
<u>Front Yard setback (rear lot)</u>	<u>Article III 10.2.5.B.</u>
_____	_____
_____	_____

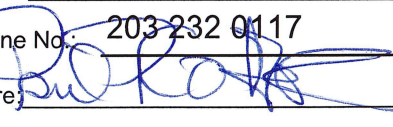
Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): _____
To build a single family home with an in-law apartment

Briefly state the specific hardship which causes the need for the proposed variance: _____
wetlands are located on the property, so the house is located as far away as possible.

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: none

Other comments: _____

APPLICANT (If more than one, list on Page 2)

Name: Paul Cotter
Address: 7Brookdale Street suite 2 City: Wolcott State: CT Zip: 06716
Telephone No.: 203-232 0117 E-Mail: _____
Signature:  Signature – (Printed/Typed) Paul P.Cotter

CHECK ONE: ☐ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: same
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

Narrative

We're asking for a very small variance to build a single-family home with an attached in-law suite on our interior lot. We designed this project around the wetlands from the very beginning, and our goal is to protect the land exactly as it is while still being able to make reasonable use of the property.

At the requested 40-foot setback, our home would sit 100 feet away from our neighbor's house and 160 feet from the road, which is consistent with the character and alignment of the rest of South Down Drive. However, because this is an interior lot, the regulation requires a 60-foot setback. If we were forced to move the house back to 60 feet, the structure would be pushed over 120 linear feet away from our neighbor, but more importantly, it would push the home closer to the wetlands and much deeper into the natural slope of the land.

The back half of the property drops off drastically. Moving the house back to the 60-foot line would place us 6 to 8 feet lower into the slope, creating more disturbance, more excavation, and more environmental impact. It would also bring the construction closer to the wetlands, which is exactly what we are trying to avoid. We would need to bring in more fill which will continue to effect the land.

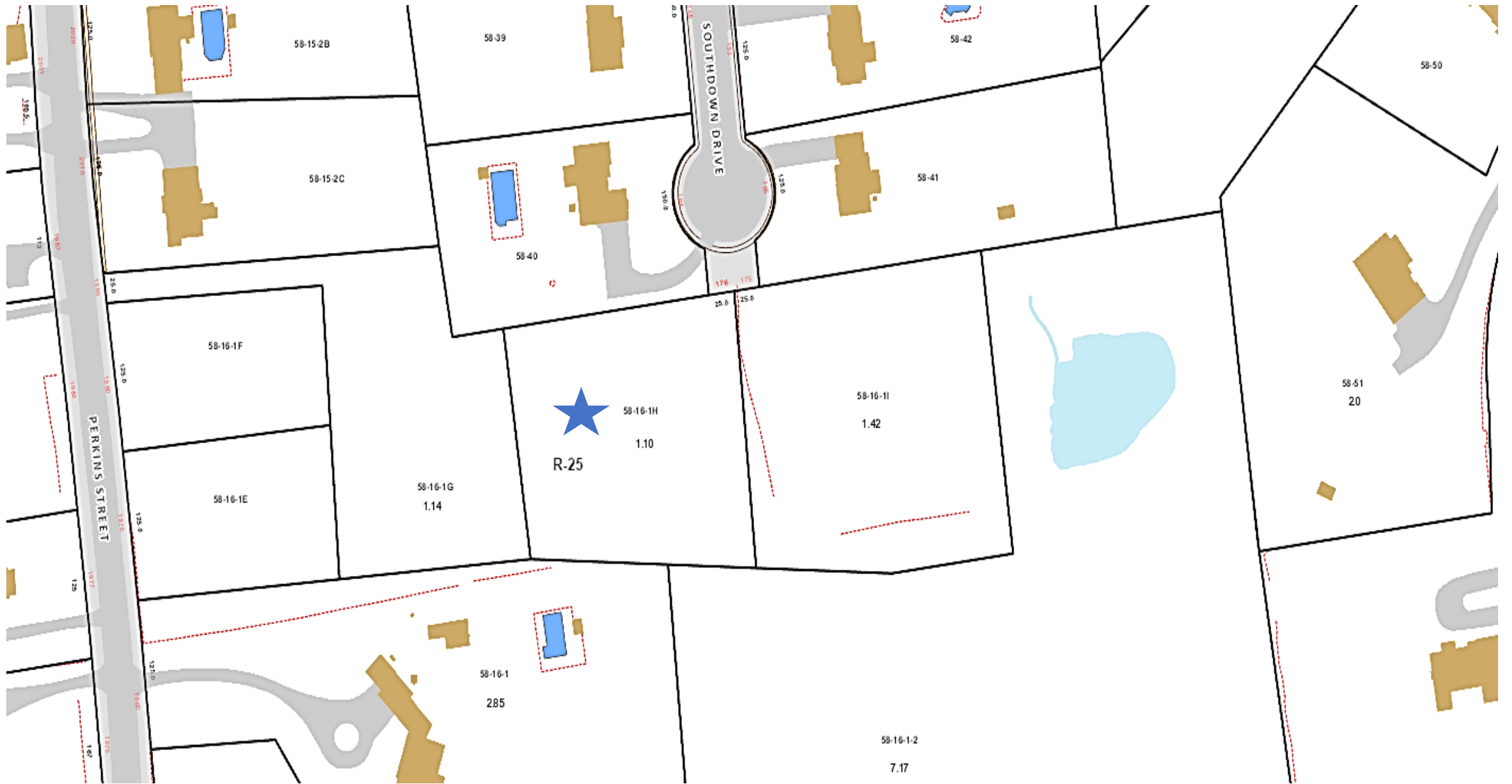
There is also a drainage system on the side yard that benefits the homes above us on Perkins, as well as our own lot. Because of an easement, we cannot build within 10 feet of that drainage area. Combined with the required 15-foot side setback, this pushes us to a 25-foot side setback, further limiting where the home can reasonably be placed.

We also followed the town's rules for an in-law apartment, which require the in-law to be connected to the main home. To further benefit the land, we designed a breezeway connection exactly as the guidelines require.

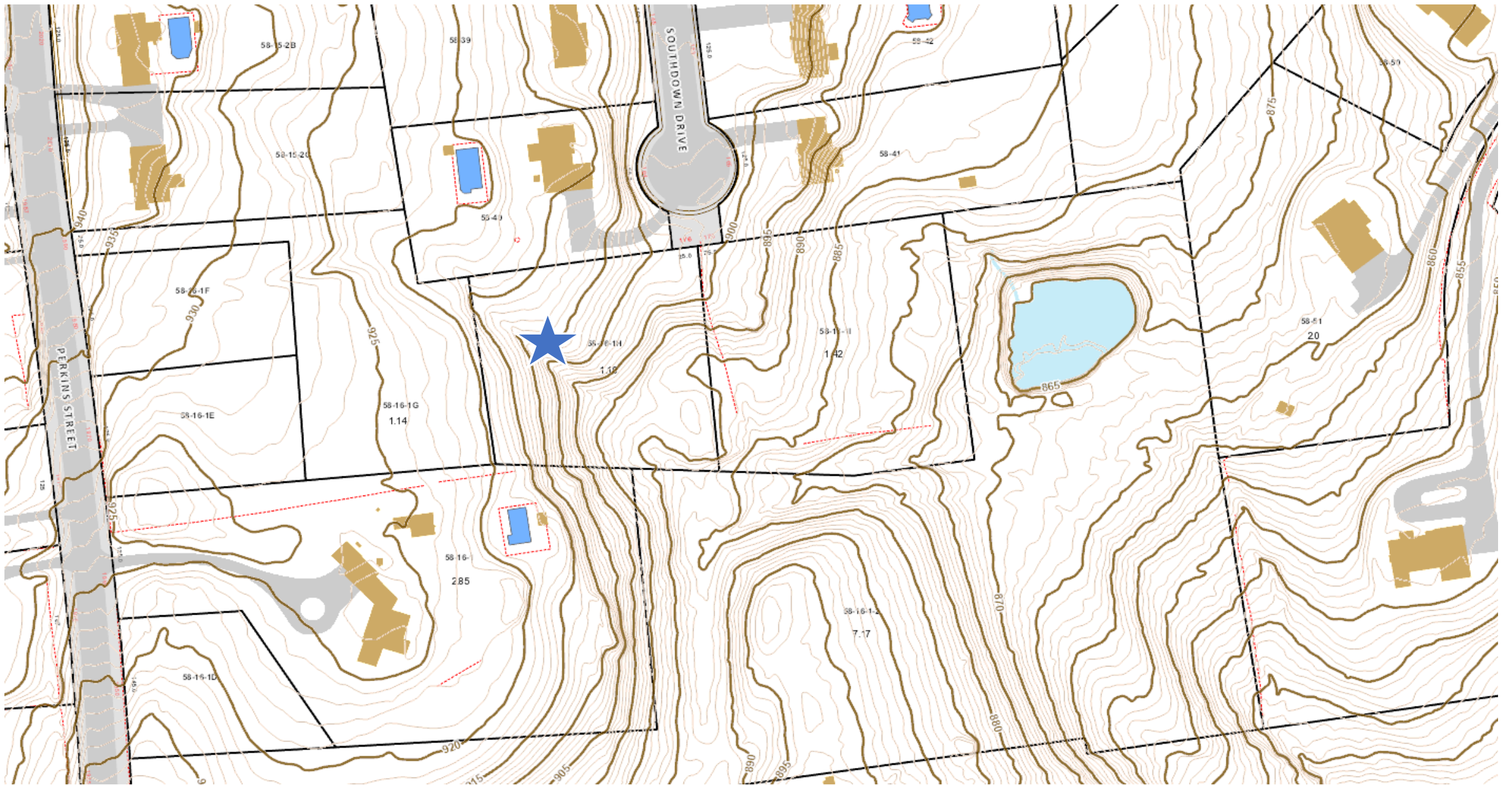
Only a very small portion of the home which is the corner of the in-law, (less than 500 square feet which is visualized in our presented plans) would extend beyond the 60-foot setback, and the rest of the structure remains well behind that line. This is why we feel this is truly a minimal request that avoids unnecessary environmental disturbance.

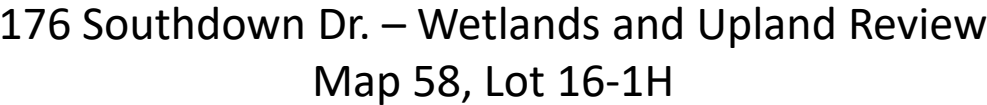
Our plan keeps all construction outside the wetlands, protects the natural drainage patterns, avoids excessive excavation, and places the home in the most responsible and least impactful location.

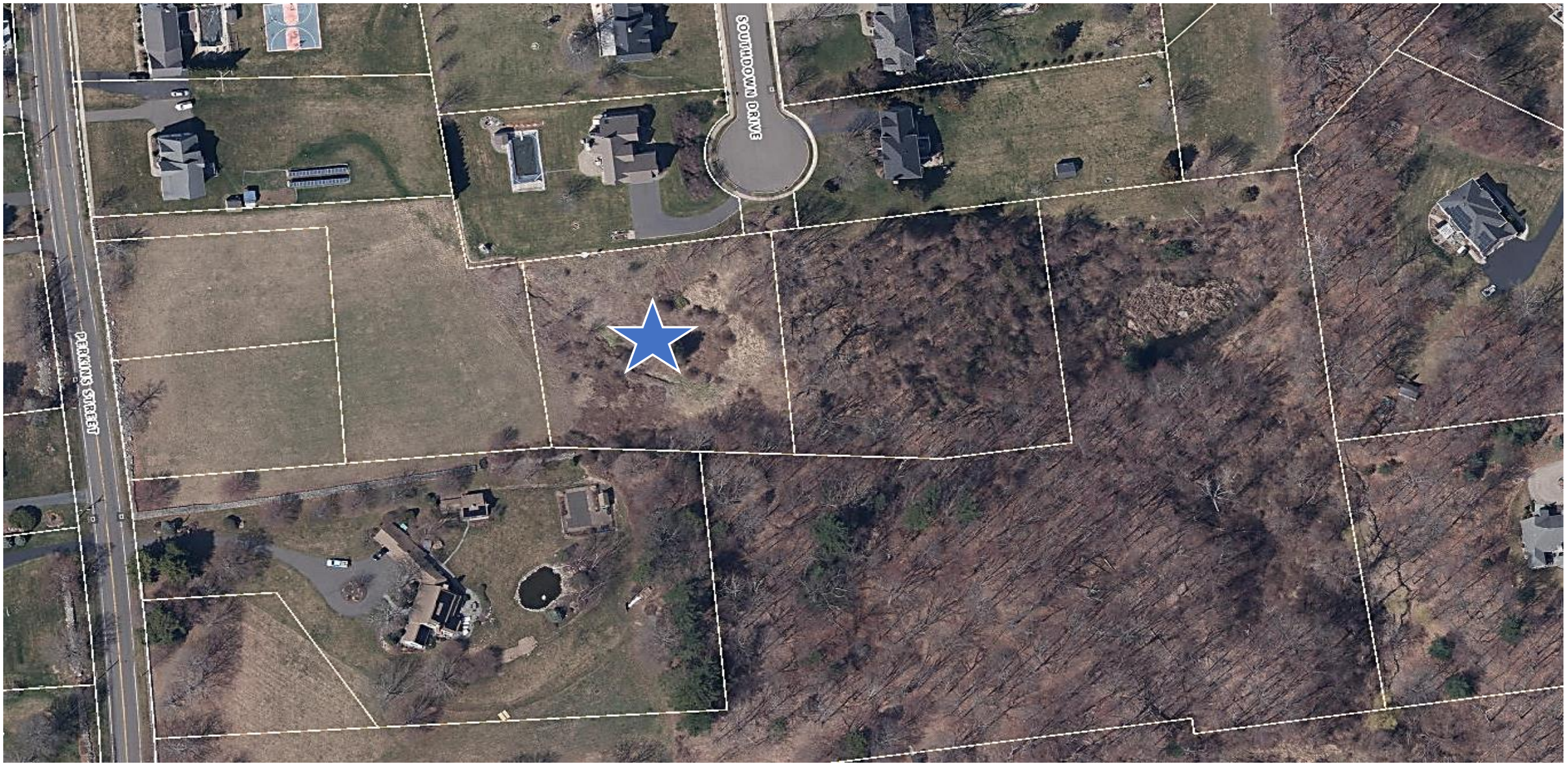
Various GIS and Google Maps



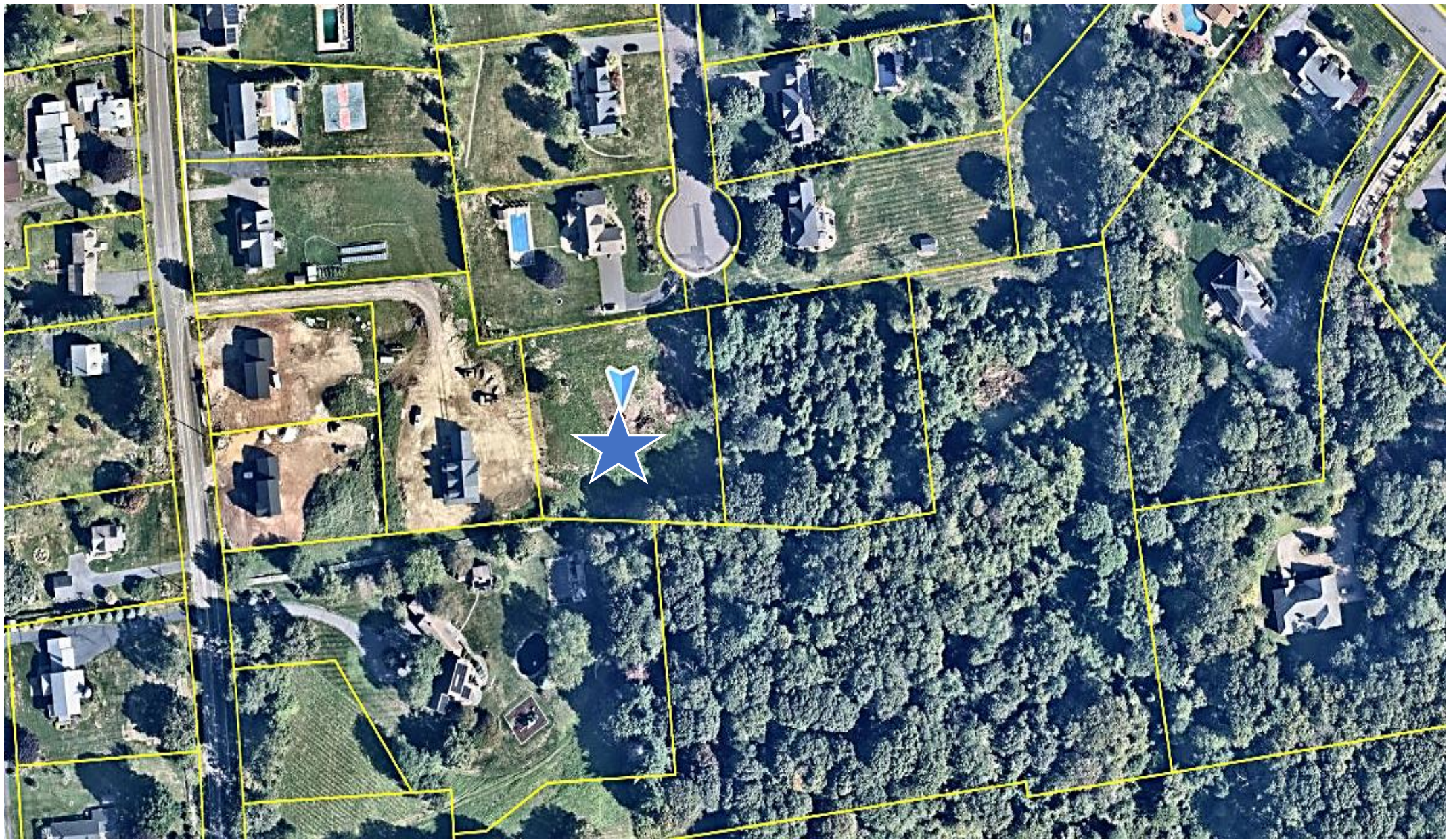
176 Southdown Dr. – R-25 Zone
Map 58, Lot 16-1H







176 Southdown Dr. – Aerial
Map 58, Lot 16-1H



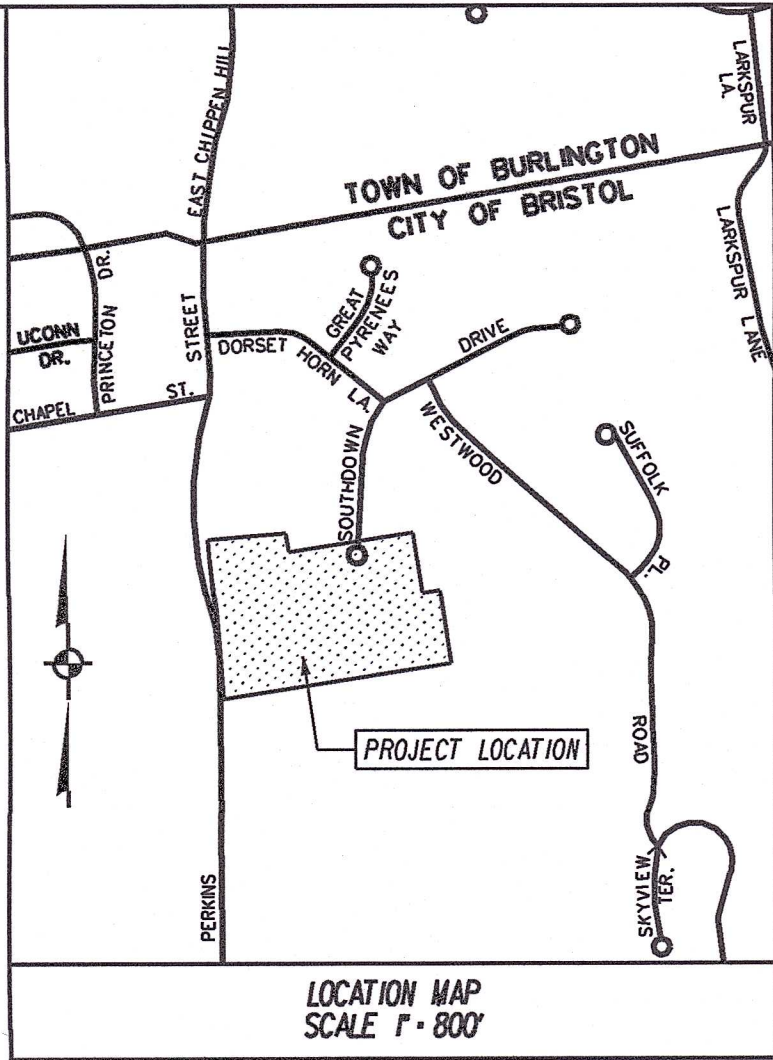
176 Southdown Dr. – Aerial – 2025
Map 58, Lot 16-1H

Approved Subdivision Plan

GENERAL EASEMENT NOTE

LOT NUMBERS 1,3,4,5,6,7,8,9 & 10 ARE SUBJECT TO AND TOGETHER WITH TEMPORARY GRADING RIGHTS FOR SITE DEVELOPMENT AND SHALL NOT EXTEND GREATER THAN 12' BEYOND ADJACENT PROPERTY LINE. ALL DISTURBED AREAS SHALL BE RESTORED EQUAL TO OR BETTER THAN ORIGINAL CONDITION.

LINE DATA TABLE		
LINE	DISTANCE	BEARING
L1	25.66'	N03°24'54"W
L2	125.00'	N03°24'54"W
L3	143.93'	N04°20'44"W
L4	90.58'	N04°20'44"W
L5	34.44'	N07°03'56"W
L6	125.00'	N07°03'56"W
L7	63.34'	N07°03'56"W
L8	61.66'	N04°50'52"W
L9	25.00'	N04°50'52"W
L10	60.39'	N04°50'52"W
L11	25.06'	N04°50'52"W
L12	26.70'	N00°58'39"E
L18	56.60'	S76°27'28"W
L19	25.06'	S81°11'23"W
L20	15.00'	S81°09'36"W
L21	20.00'	N81°11'23"E
L22	25.03'	N06°12'52"W
L23	25.00'	S08°50'24"E
L24	21.02'	N04°10'00"W
L25	7.80'	N04°50'52"W
L26	15.54'	S04°50'52"E
L27	20.00'	N15°10'39"E
L28	17.82'	N15°10'39"E
L29	25.00'	N81°11'23"E
L30	20.00'	N81°11'23"E



- TOGETHER WITH A SANITARY SEWER EASEMENT AS SHOWN HEREON AND AN EXISTING UTILITY R.O.W. ACROSS LOT'S 8 & 9
- UNDEFINED EASEMENT TO DISCHARGE WATER ON TO LOT 4
- SUBJECT TO AN UNDEFINED EASEMENT TO ACCEPT WATER FROM LOT'S 1 AND 5
- UNDEFINED EASEMENT TO DISCHARGE WATER ON TO LOT 1 AND 4
- SUBJECT TO AN EXISTING 20' UTILITY R.O.W.
- SUBJECT TO AN EXISTING 20' STORM WATER R.O.W.
- SUBJECT TO AN DRAINAGE EASEMENT IN FAVOR OF LOT 7
- UNDEFINED EASEMENT TO DISCHARGE WATER ON TO LOT'S 7, 8, 9 AND LAND OF N/F GEORGE WHITEFIELD BETTS, III AND JARRE BARNES BETTS
- UNDEFINED EASEMENT TO DISCHARGE WATER ON TO LOT'S 8, 9 AND LAND OF N/F GEORGE WHITEFIELD BETTS, III AND JARRE BARNES BETTS
- UNDEFINED EASEMENT TO DISCHARGE WATER ON TO LOT 9 AND LAND OF N/F GEORGE WHITEFIELD BETTS, III AND JARRE BARNES BETTS
- UNDEFINED EASEMENT TO DISCHARGE WATER ON TO LAND OF N/F GEORGE WHITEFIELD BETTS, III AND JARRE BARNES BETTS

Surveyors Notes:

- This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
- Boundary Determination Category: Resurvey (Perimeter) New Lot Lines (Original Survey)
- Horizontal Accuracy Class: A-2
- Topographic Accuracy Class: T-2
- Vertical Datum: City of Bristol Sewer Datum
- Zone: R-25
- Tract Assessors Map: 58 Lot: 16-1
- Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.
- Wetlands Identified in the field by JMW Wetland Consulting Services, LLC 23 Horseshoe Ridge Road, Newtown, Connecticut 06462
- Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 455 of 675, Map Number 09003C0455F, Effective Date: September 26, 2008 the parcel lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
- The property is not located within a Level "A" Aquifer Protection Area.

ZONING COMPLIANCE CHART										
	Zoning Requirement (R-25)	Tract	Lot 1	Lot 2*	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7*	Lot 8*
Lot Area	25,000 s.f. (37,500 s.f. Rear Lot)	541,861 s.f.	124,084 s.f.	146,383 s.f.	25,323 s.f.	25,038 s.f.	26,178 s.f.	25,444 s.f.	44,282 s.f.	61,841 s.f.
Accessory Area			6,825 s.f.						5,275 s.f.	
Total Lot Area		541,861 s.f.	124,084 s.f.	153,208 s.f.	25,323 s.f.	25,038 s.f.	26,178 s.f.	25,444 s.f.	49,557 s.f.	67,116 s.f.
Minimum Lot Frontage	125' (25' Rear Lot)		125.00'	125.00'	125.00'	143.93'	125.00'	125.00'	25.00'	25.02'
Minimum Front Yard	40' (60' Rear Lot)		220.1'	159.7'	71.6'	71.2'	60.0'	61.7'	70.8'	61.0'
Minimum Side Yard (each)	15'		61.7'	216.1'	18.1'	19.7'	27.5'	26.9'	21.3'	80.4'
Minimum Rear Yard	40'		239.6'	52.4'	157.1'	52.8'	110.7'	114.3'	72.7'	120.2'
Maximum Building Height	35'		13'	35'	30'	30'	35'	35'	35'	35'
Maximum Building Coverage	25%		3.3%	1.8%	7.8%		7.9%	6.1%	5.70%	4.40%
Sewer Easement Area		31,972 s.f.	3,768 s.f.			3,356 s.f.		1,403 s.f.	4,402 s.f.	5,703 s.f.
Drainage Easement Area		15,067 s.f.							4,959 s.f.	5,312 s.f.
Conservation Easement Area		70,836 s.f.		46,494 s.f.						7,343 s.f.
Minimum Open Space/Conservation Easement Area	15%	13.1%								16,999 s.f.

* Rear Lot

Map References:

- Property/Boundary Survey, Map Showing Revision of Lot Lines, Lots 16 & 16-1, 196 Perkins Street Bristol, Connecticut, Prepared For: Frederick R. Downs, Jr., Scale: 1"=100', Date: Nov. 6, 1997 Prepared by: Lepore Associates, Inc., Civil Engineering and Land Surveying.
- Southdown Drive, Department of Public Works, Division of Engineering, City of Bristol, Connecticut Scale: Horizontal 1"=40', Vertical 1"=8', Sewer Laid 1994.
- Perkins Street (Streetline Mapping), Bristol, Conn., Dec. 1932, Scale 1"=50'
- Property Survey, Map Showing Lot Line Revision Lot 16-1 Owned by LED, LLC 1960 Perkins Street & Lot 17-2 Owned by George Whitefield Betts, III & Jarre Barnes Betts 1930 Perkins Street Bristol, Connecticut, Scale: 1"=40', Date: April 29, 2022 Prepared By: Robert Green Associates LLC Surveyors and Engineers

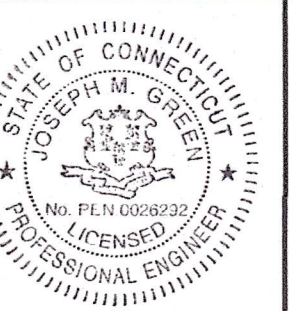
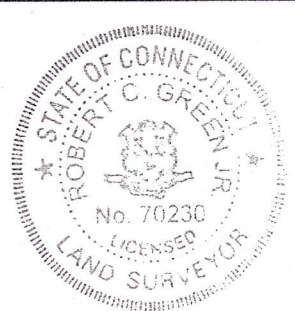
DATE: DECEMBER 22, 2021

SCALE: SCALE IN FEET SCALE 1"=40'

SURVEYOR SIGNATURE/BLOCK:

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C.



ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

MEADOW VIEW FARMS
SUBDIVISION
1960 PERKINS STREET
BRISTOL, CONNECTICUT

APPROVED

OWNER/APPLICANT:

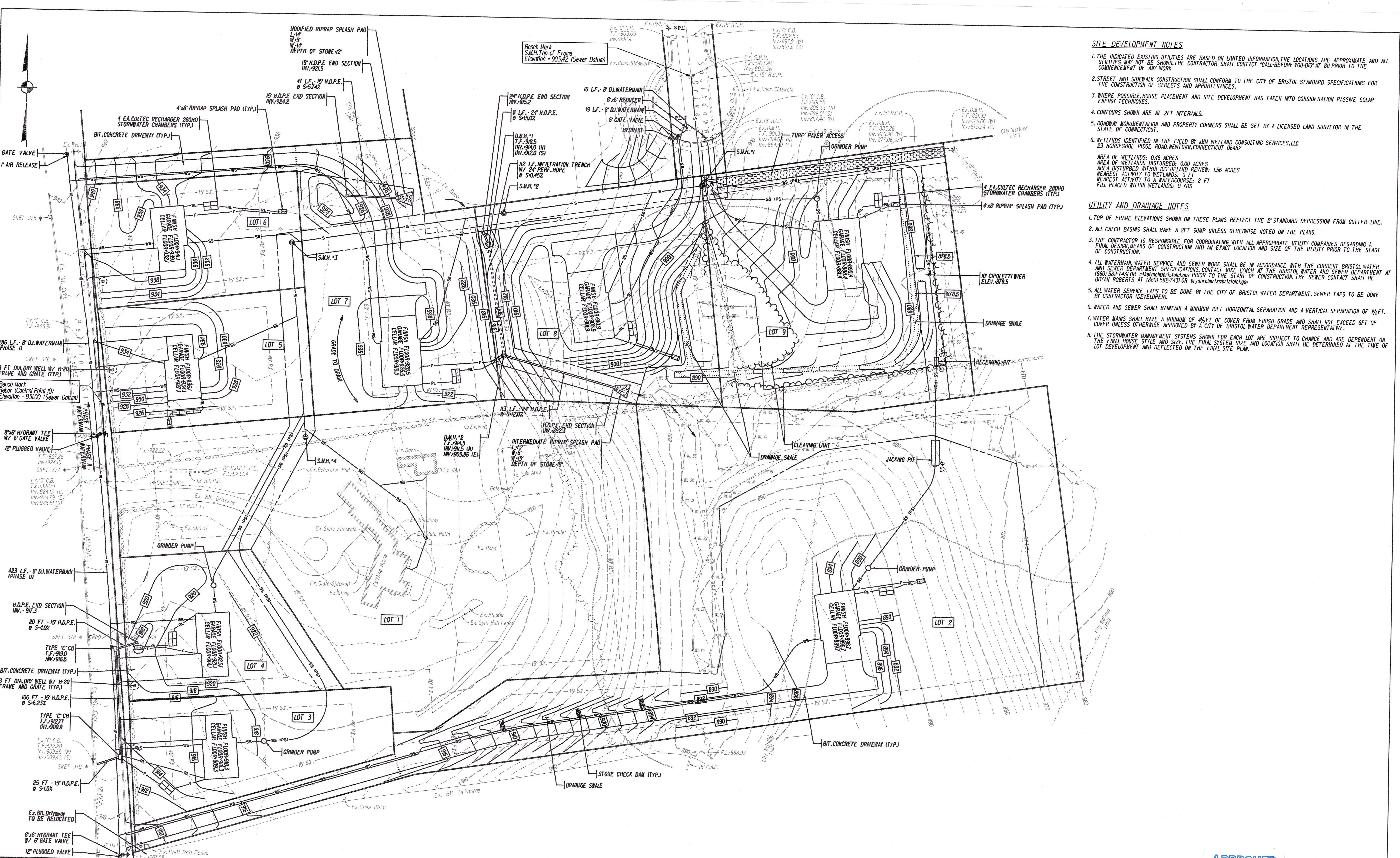
LED, LLC

DRAWING TITLE:

RECORD SUBDIVISION MAP

SHEET NO.

2



SITE DEVELOPMENT NOTES

1. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION, THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. STREET AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE CITY OF BRISTOL STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF STREETS AND APPURTENANCES.
3. WHERE POSSIBLE, HOUSE PLACEMENT AND SITE DEVELOPMENT HAS TAKEN INTO CONSIDERATION PASSIVE SOLAR ENERGY TECHNIQUES.
4. CONTOURS SHOWN ARE AT 2 FT INTERVALS.
5. ROADWAY MONUMENTATION AND PROPERTY CORNERS SHALL BE SET BY A LICENSED LAND SURVEYOR IN THE STATE OF CONNECTICUT.
6. WETLANDS IDENTIFIED IN THE FIELD BY JWH WETLAND CONSULTING SERVICES, LLC
23 HORSESHOE RIDGE ROAD, NEWTOWN, CONNECTICUT 06462
AREA OF WETLANDS: 0.46 ACRES
AREA OF WETLANDS DISTURBED: 0.00 ACRES
AREA DISTURBED WITHIN 100' UPLAND REVIEW: 1.56 ACRES
NEAREST ACTIVITY TO WETLANDS: 0 FT
NEAREST ACTIVITY TO A WATERCOURSE: 2 FT
FILL PLACED WITHIN WETLANDS: 0 YDS

UTILITY AND DRAINAGE NOTES

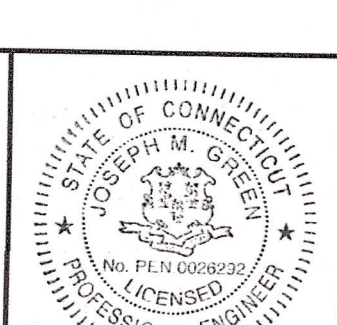
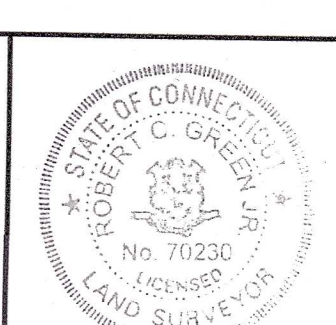
1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.
2. ALL CATCH BASINS SHALL HAVE A 2 FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
4. ALL WATERMAIN, WATER SERVICE AND SEWER WORK SHALL BE IN ACCORDANCE WITH THE CURRENT BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS. CONTACT MIKE LYNCH AT THE BRISTOL WATER AND SEWER DEPARTMENT AT (860) 582-7431 OR mike@bristolct.gov PRIOR TO THE START OF CONSTRUCTION. THE SEWER CONTRACT SHALL BE BYRON ROBERTS AT (860) 582-7431 OR bryanroberts@bristolct.gov
5. ALL WATER SERVICE TAPS TO BE DONE BY THE CITY OF BRISTOL WATER DEPARTMENT. SEWER TAPS TO BE DONE BY CONTRACTOR (DEVELOPER).
6. WATER AND SEWER SHALL MAINTAIN A MINIMUM 10 FT HORIZONTAL SEPARATION AND A VERTICAL SEPARATION OF 1/2 FT.
7. WATER MAINS SHALL HAVE A MINIMUM OF 4 1/2 FT OF COVER FROM FINISH GRADE AND SHALL NOT EXCEED 6 FT OF COVER UNLESS OTHERWISE APPROVED BY A CITY OF BRISTOL WATER DEPARTMENT REPRESENTATIVE.
8. THE STORMWATER MANAGEMENT SYSTEMS SHOWN FOR EACH LOT ARE SUBJECT TO CHANGE AND ARE DEPENDENT ON THE FINAL HOUSE STYLE AND SIZE. THE FINAL SYSTEM SIZE AND LOCATION SHALL BE DETERMINED AT THE TIME OF LOT DEVELOPMENT AND REFLECTED ON THE FINAL SITE PLAN.

APPROVED

DATE	REVISION DESCRIPTION
5-16-22	STAFF REVIEW COMMENTS: 2ND PLAN REVIEW 5/13/22
4-20-22	STAFF REVIEW COMMENTS: 1ST REVIEW REVISED (NEW PLAN) 4/19/22
3-24-22	ELIMINATED SOUTHDOWN DRIVE EXT. AND REDUCED NO. OF LOTS TO NINE.
2-21-22	STAFF REVIEW COMMENTS

DATE:	DECEMBER 22, 2021
SCALE:	SCALE IN FEET SCALE 1"=40'

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Robert Green

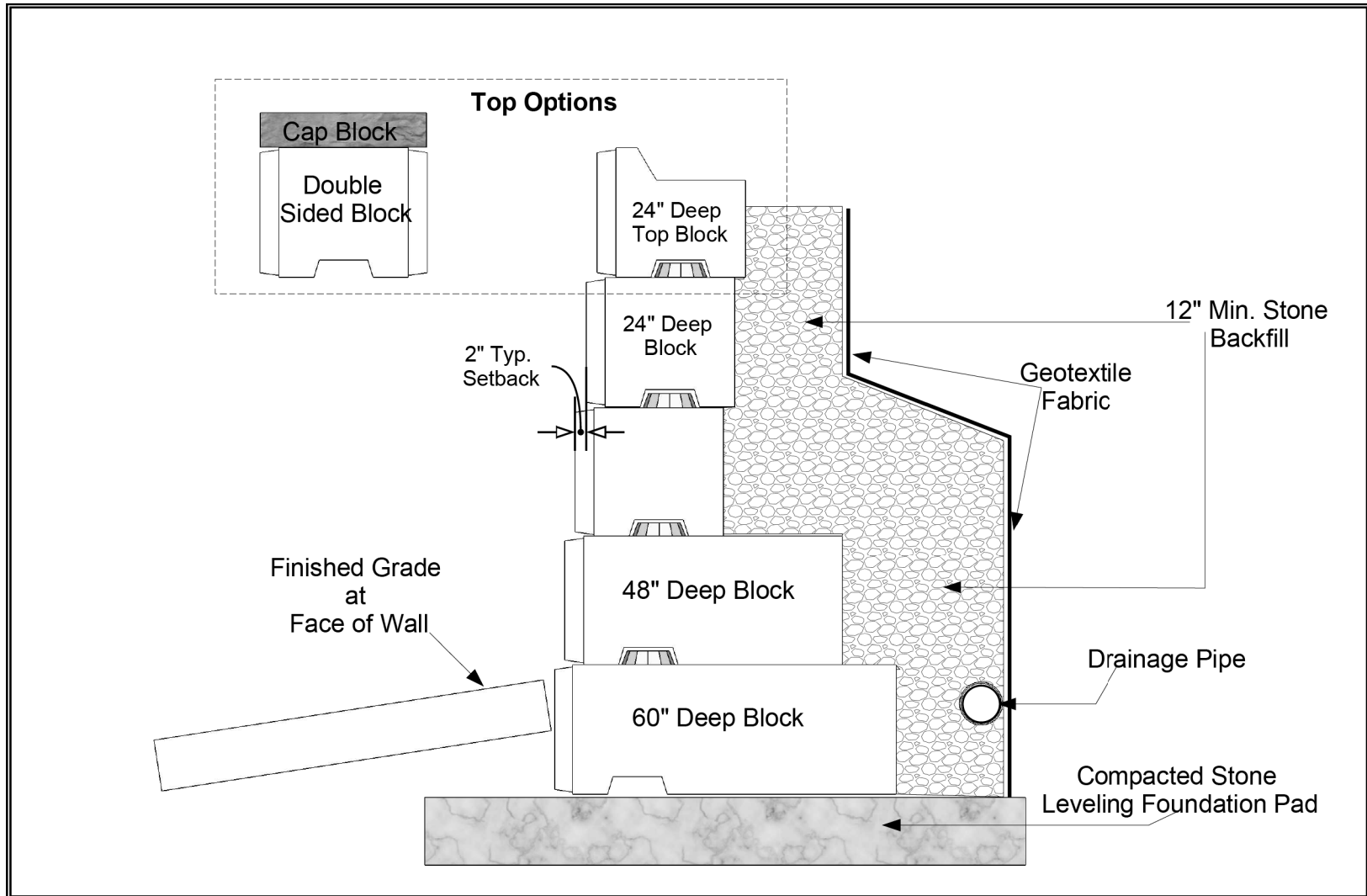


ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

PROJECT TITLE:
MEADOW VIEW FARMS
SUBDIVISION
1960 PERKINS STREET
BRISTOL, CONNECTICUT

OWNER/APPLICANT: LED, LLC	SHEET NO. 3
DRAWING TITLE: SITE DEVELOPMENT PLAN	

Survey

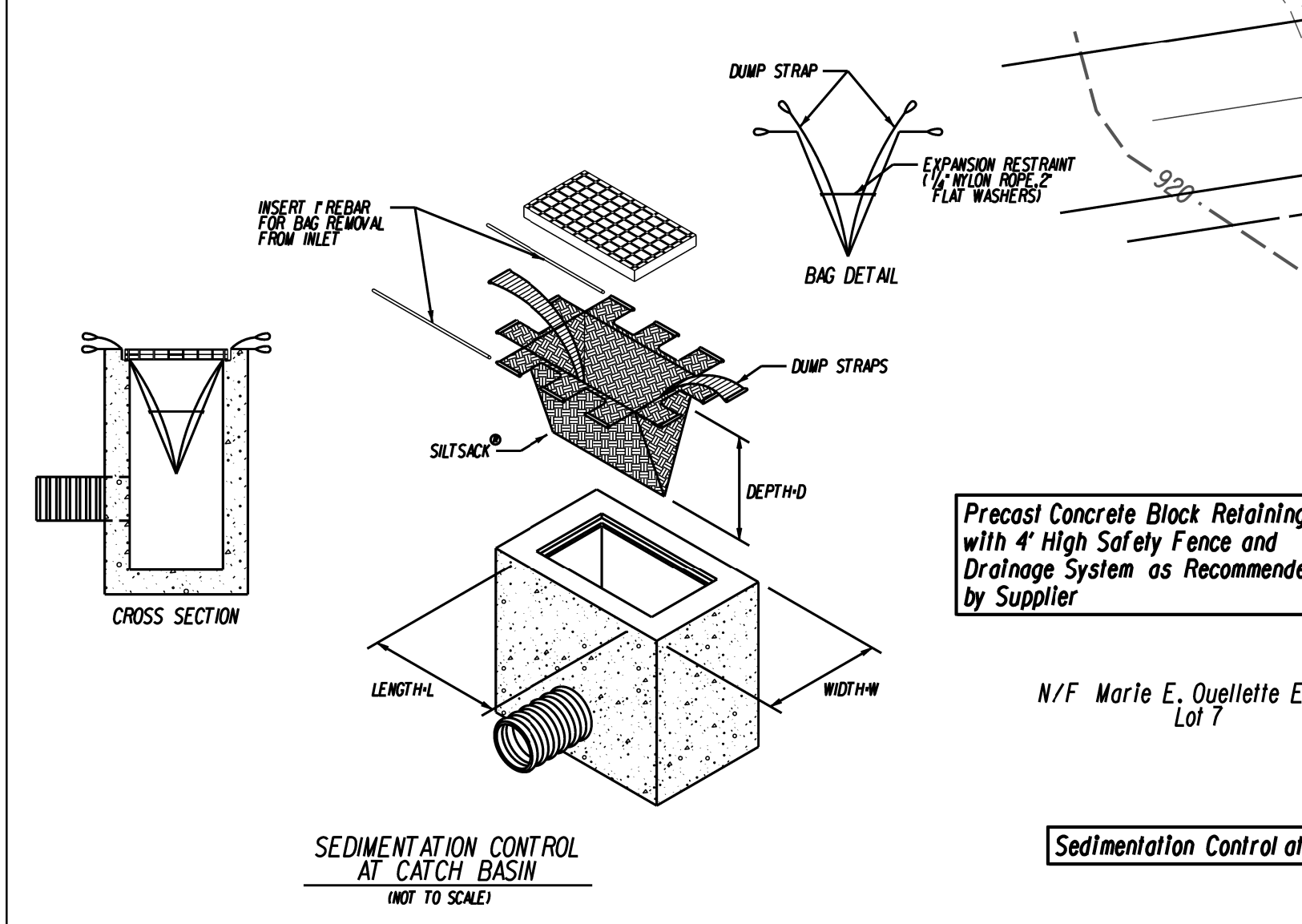


ATLAS CONCRETE PRODUCTS
 www.AtlasConcrete.com
 65 Burrill St.
 New Britain CT 06053

800-774-1112
 860-224-2244
 860-224-2255 Fax

ATLAS
 CONCRETE PRODUCTS

Atlas Retaining Wall
 Typical Section
 10' Height Wall



Technical Information

CULTEC Recharger® 280HD

The Recharger® 280HD is a 26.5" (673 mm) tall, mid-size chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required. The Recharger® 280HD has the side portal internal manifold feature. HVLV™ FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.

Size (L x W x H)	8' x 4' x 26.5"
Installed Length	2.44 m x 1194 mm x 673 mm
Length Adjustment per Run	7"
Chamber Storage	0.36 m³
1'	0.09 ft³
1.21 m³/unit	0.56 m³/m
Min. Installed Storage	9.21 ft³
64.46 ft³/unit	1.83 m³/unit
Min. Area Required	30.33 ft²
2.82 m²	4.32'
Min. Center to Center Spacing	1.32 m
Max. Allowable Cover	12"
Max. Inlet Opening in Endwall	18"
450 mm	
Side Portal Dimensions (H x W)	12" x 12"
305 mm x 305 mm	
Max. Allowable Pipe Size in Side Portal	10"
250 mm	
Compatible Feed Connector	HVLV™ FC-24 Feed Connector
Stone Foundation Depth	6"
152 mm	305 mm
457 mm	
Chamber and Stone Storage	64.46 m³ - 70.53 m³ - 76.59 m³
Per Chamber	1.83 m³ - 2.00 m³ - 2.17 m³
Min. Effective Depth	3.21' - 3.71' - 4.21'
0.98 m - 1.13 m - 1.28 m	
2.03 yd - 2.59 yd - 3.15 yd	
Stone Required Per Chamber	1.55 m³ - 1.98 m³ - 2.41 m³

Calculations are based on installed chamber length.
 Includes 1" (25 mm) space above crown of chamber and typical stone placement.
 Stone void calculated at 40%.

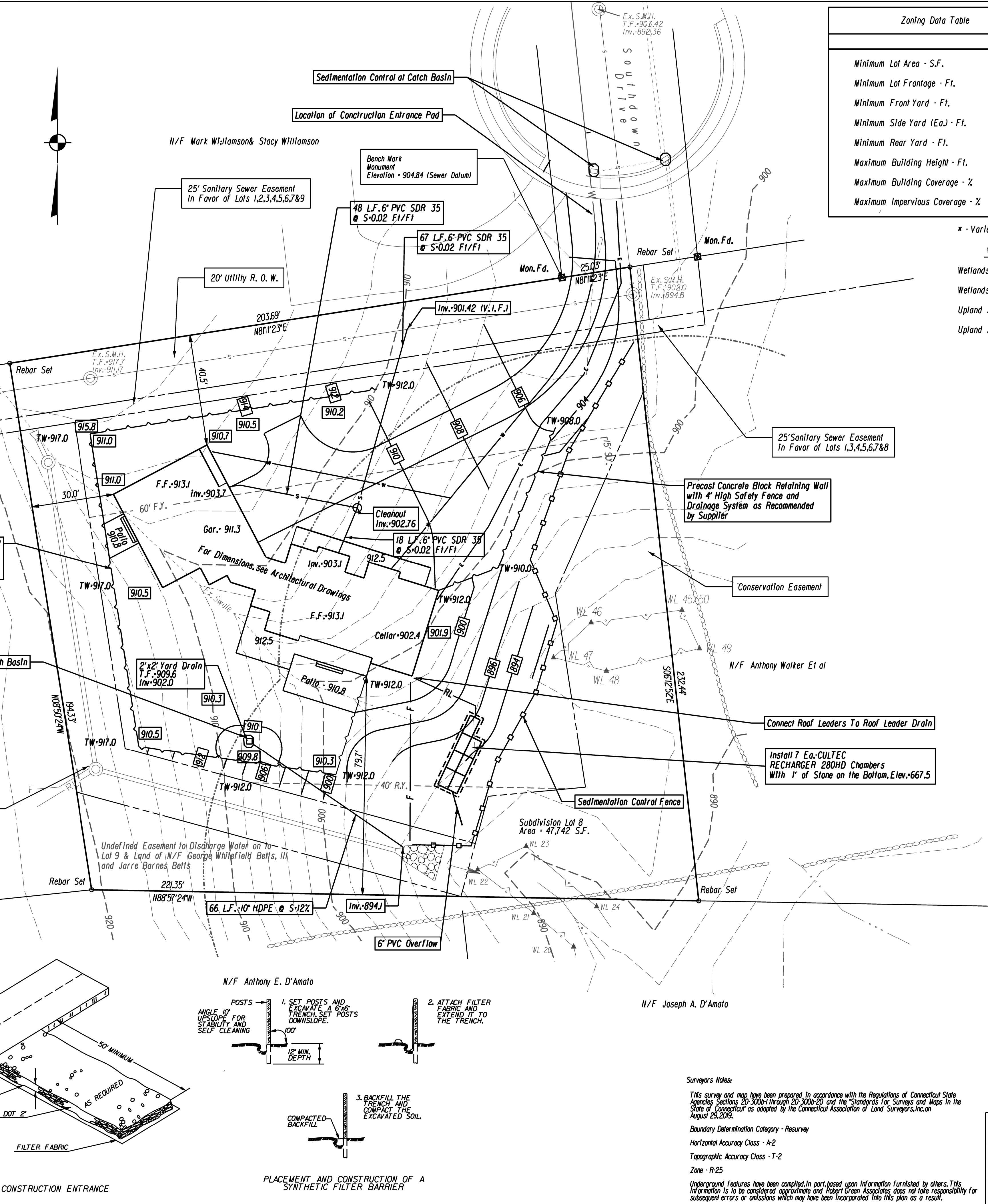
48 For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

DRAINAGE CALCULATIONS FOR ROOF RUNOFF DETENTION:

Roof Area • 4,500 S.F. X 1.3/12'/Ft • 444.2 C.F.

No. of Chambers • 444.2/70.53 C.F. /Chamber • 6.3 Chambers Say 7 Chambers

CONSTRUCTION ENTRANCE



Zoning Data Table

	Zone R-25	
	Required	Provided
Minimum Lot Area - S.F.	25,000	47,742
Minimum Lot Frontage - Ft.	25 (Int. Lot)	25.03
Minimum Front Yard - Ft.	60 (Int. Lot)	40.5 *
Minimum Side Yard (Ea.) - Ft.	15	30.0
Minimum Rear Yard - Ft.	40	79.7
Maximum Building Height - Ft.	35	See Arch. Dwg.
Maximum Building Coverage - %	25	8.6
Maximum Impervious Coverage - %	65	15.1

* - Variance Required

Wetland Notes

Wetlands on Property • 0.009 Ac.
 Wetlands Disturbed • 0.0 Ac.
 Upland Area on Property • 0.61 Ac.
 Upland Area Disturbed • 0.28 Ac.

LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Existing Sewer Main
- Proposed Sewer Lot. w/Backflow Preventer
- Approx. Loc. Existing Water Main
- Proposed Water Service
- Existing Electric
- Proposed Electric Service
- Proposed Sedimentation Control Fence
- Building Setback Line
- Roof Leader Drain
- Foundation Drain

Location Map
 Scale 1" = 1000'

Zoning Location Survey

Assessors Lot 58-16-1H
 Subdivision Lot 8

Owned by
 Paul P. Cotter

176 Southdown Dr.
 Bristol, Conn.

Scale 1" = 20' April 1, 2026

Surveyors Notes

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2005.

Boundary Determination Category - Resurvey
 Horizontal Accuracy Class - A-2
 Topographic Accuracy Class - T-2
 Zone - R-25

Underground features have been compiled, in part based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOSEPH M. GREEN P.E.
 REG. NO. 0026292

Robert Green Associates L.L.C.
 Surveyors and Engineers
 6 Old Waterbury Road
 Terryville, Conn. 06786
 Phone: (860) 589-0135
 Fax: (860) 589-1342

Application
#3830

1462
Farmington Ave.

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT**

**App. 3830
3/19/26**

OWNER/APPLICANT: ATLANTIS REAL ESTATE LLC
AMG PUB II, LLC
555 SOUTH COLUMBUS AVENUE
SUITE 201
MOUNT VERNON, NY 10550

APPLICATION: DEPARTMENT OF MOTOR VEHICLES
LOCATION APPROVAL

LOCATION OF
PROPERTY: 1462 FARMINGTON AVENUE
MBL 46//75-8//
ZONE – BG

AGENT
INFORMATION: AMY E. SOUCHUNS, ESQ.
MACDERMID REYNOLDS & GLISSMAN, P.C.
42 CHERRY STREET, 2ND FLOOR
MILFORD, CT 06460
(203) 777-1001
ASouchuns@mrglaw.com



AMY E. SOUCHUNS
March 19, 2026

Narrative

APPLICATION NARRATIVE

ATLANTIS REAL ESTATE LLC/AMG PUB II, LLC (“AMG”) is the owner of the property located at 1462 Farmington Avenue (Property). The Property is zoned BG and is approximately 33,000 square feet. Since approximately 1966, the Property has been used as an automotive repair facility or a gasoline station with convenience store.

Legal Framework:

A municipal zoning board of appeals acts as the agent of the Connecticut Department of Motor Vehicles (DMV) in connection with the location of gasoline stations. Prior to recent statutory changes, the ZBA also served in this role for automotive repair facilities. The legislature modified the municipal role in the repair context in 2023, delegating the review function to the fire marshal and building official.

The legislature did not make the same change with respect to gasoline stations. Thus, pursuant to Conn. Gen. Stat. § 14-321, the ZBA is tasked with making a determination as to whether a site is “suitable” for a gasoline station. Earlier criteria to evaluate suitability were also repealed without replacement, but involved proximity to uses such as churches and schools and access considerations like “width of highway” and effect on travel. In the absence of such criteria, the ZBA must use its discretion to determine what makes a property “suitable” for a gasoline station.

Use History:

The Property was developed as an automotive repair facility approximately 60 years ago in 1966-67. At that time, the then-owner requested a change of zone as part of the development proposal. In granting that zone change, the Bristol Zoning Commission conditioned the zone change approval on a larger setback (60 feet) along the southern boundary than was required under the Zoning Regulations in effect at the time. However, under Connecticut law, this condition was illegal and beyond the Commission’s authority to impose.

Despite this illegality, the owner did not challenge the condition and moved forward with his repair facility. As a result, the plan submitted to the ZBA in connection with the initial location approval application in June 1966 reflected the 60 foot setback buffer. The ZBA granted the location approval at the same meeting. Based upon review of town and AMG records, it is unclear when or if AMG’s predecessor obtained a new or modified location approval when the former repair facility was converted to a gasoline station.

Application Request

Application Request:

AMG seeks to modify the existing location approval for the Property in two ways: (1) document a location approval specific to the gasoline station use and (2) modify the setback contained in the prior approval to the current zoning setback. If approved, the new location approval would supersede the earlier versions as the operative document.

The first modification will ensure that both the town and AMG have a compliant record that this agency found the location suitable for a gasoline station use. The Property's decades-long use demonstrates that the site is suitable for a gasoline station. The Property is easily accessed from both Camp Street and Farmington Avenue, the latter of which is a state road with a wide variety of commercial uses in close proximity. The use is permitted in the BG Zone and is consistent with similar uses such as Starbucks and the nearby car dealership.

The second modification would facilitate the redevelopment of the Property into a modern station and convenience store in a manner compliant with the current Zoning Regulations. The existing building and site layout are approximately 30 years old, dating back to the mid-1990s. The Zoning Regulations establish a 25 foot setback from an adjacent residential zone, while the 1966 location approval reflects the Zoning Commission's illegal 60 foot buffer. AMG intends to modernize the facility in line with its other locations, including a new building and updated architecture. Preliminary plans indicate at least some work would occur within this 35 foot differential. Given the site's suitability and long history as a gasoline station, AMG requests the reduction in the setback to 25 feet as part of the location approval. If granted, additional approvals will be needed from the Zoning Commission.

Town Clerk Farmington Notification



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: March 31, 2026

TO: Town Clerk - Farmington

FROM: Bristol Zoning Commission

Re: Referral of Proposed Site Plan Application

Pursuant to Section 8-3d(f) of the Connecticut General Statutes, as amended, the following Zoning Board of Appeals Location Approval application is hereby referred to your agency:

Application #3830

Description of proposal:

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.

Anticipated Public Hearing Date:

May 5, 2026

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Zoning Commission Minutes

April 13, 1966:

Link:

<https://www.bristolct.gov/DocumentCenter/View/51546/Zoning-04-13-66mins>

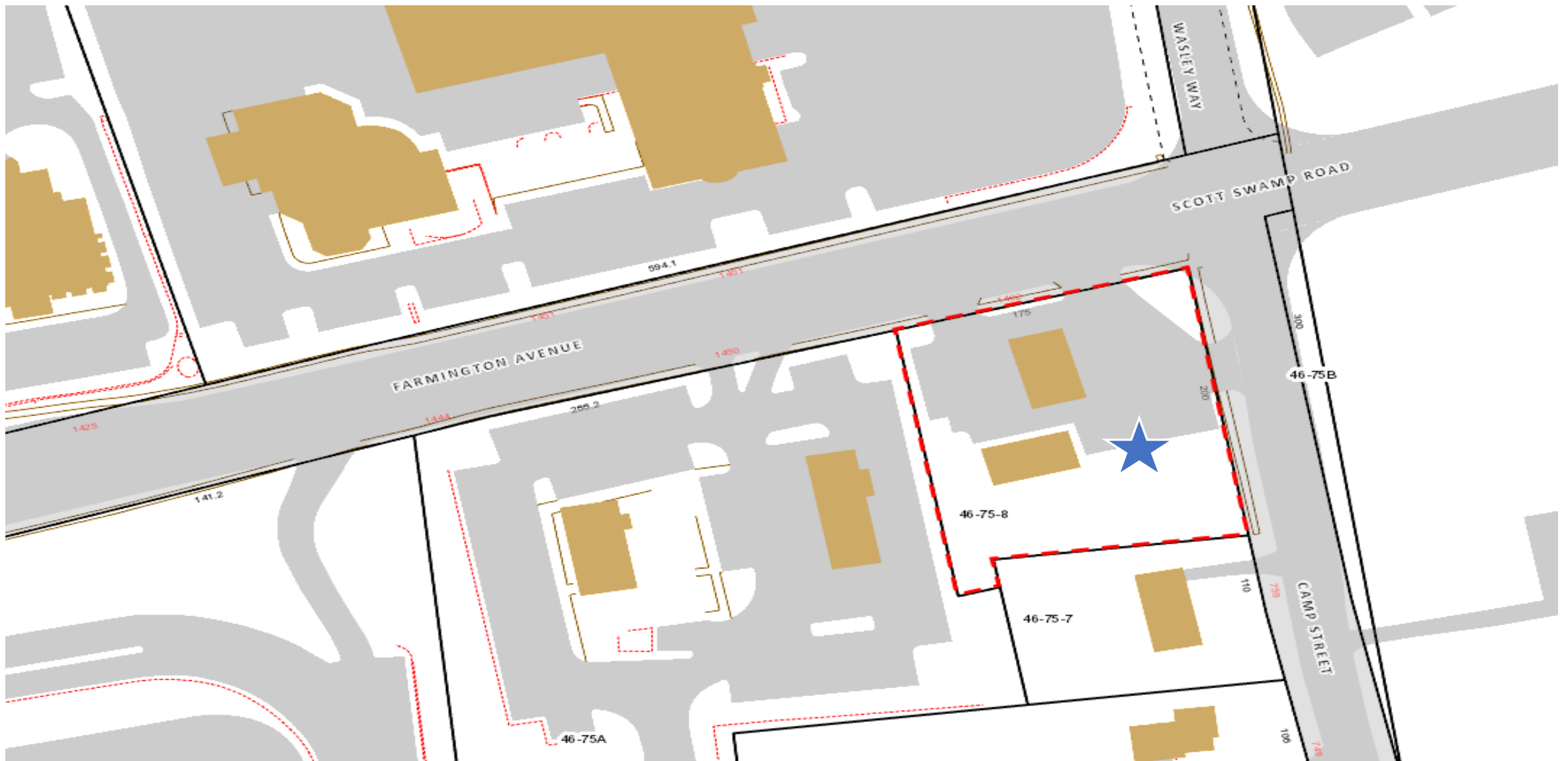
Zoning Board of Appeals Minutes

June 13, 1966:

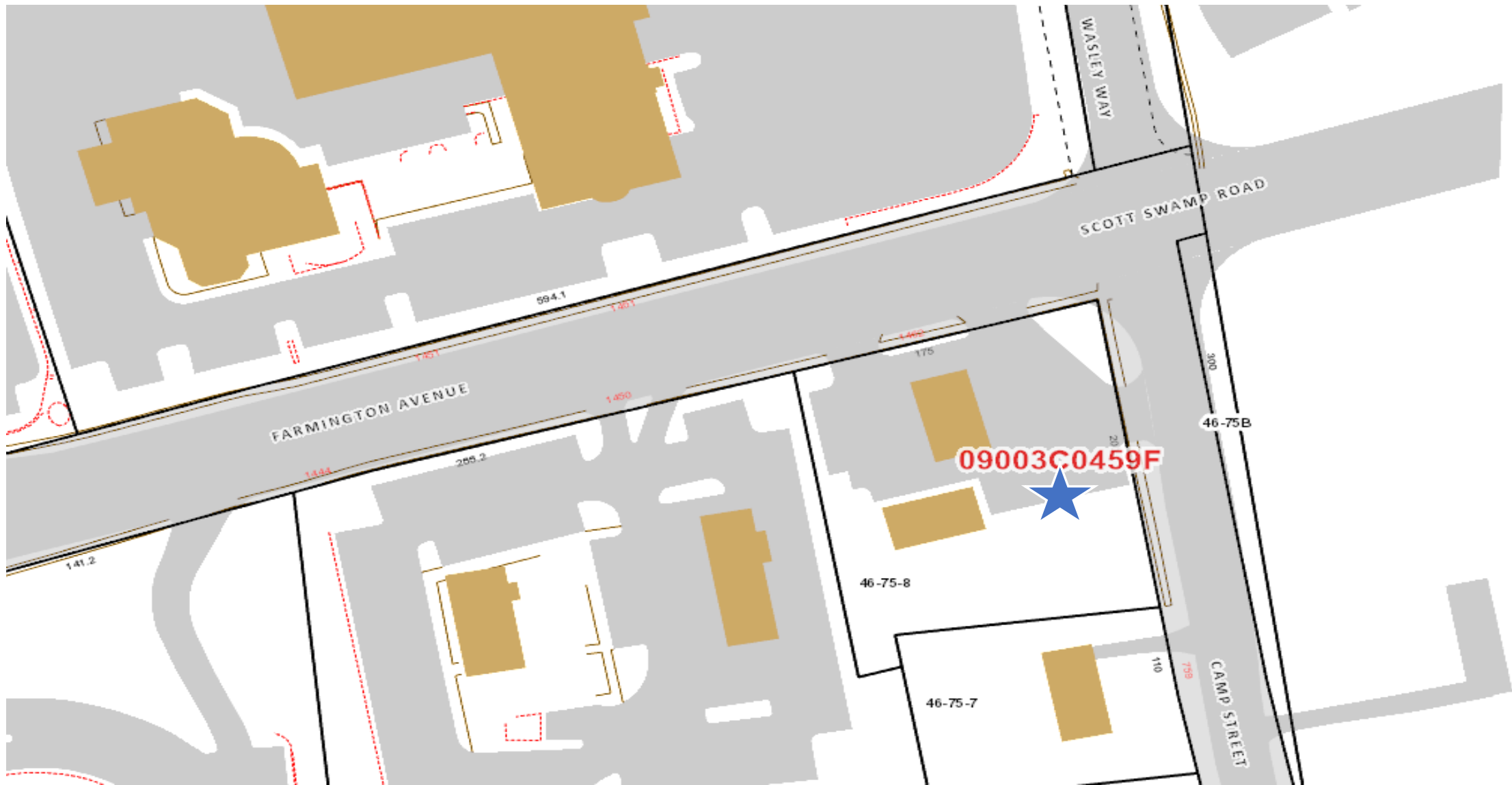
Link:

<https://www.bristolct.gov/DocumentCenter/View/51545/ZBA-06-13-66mins>

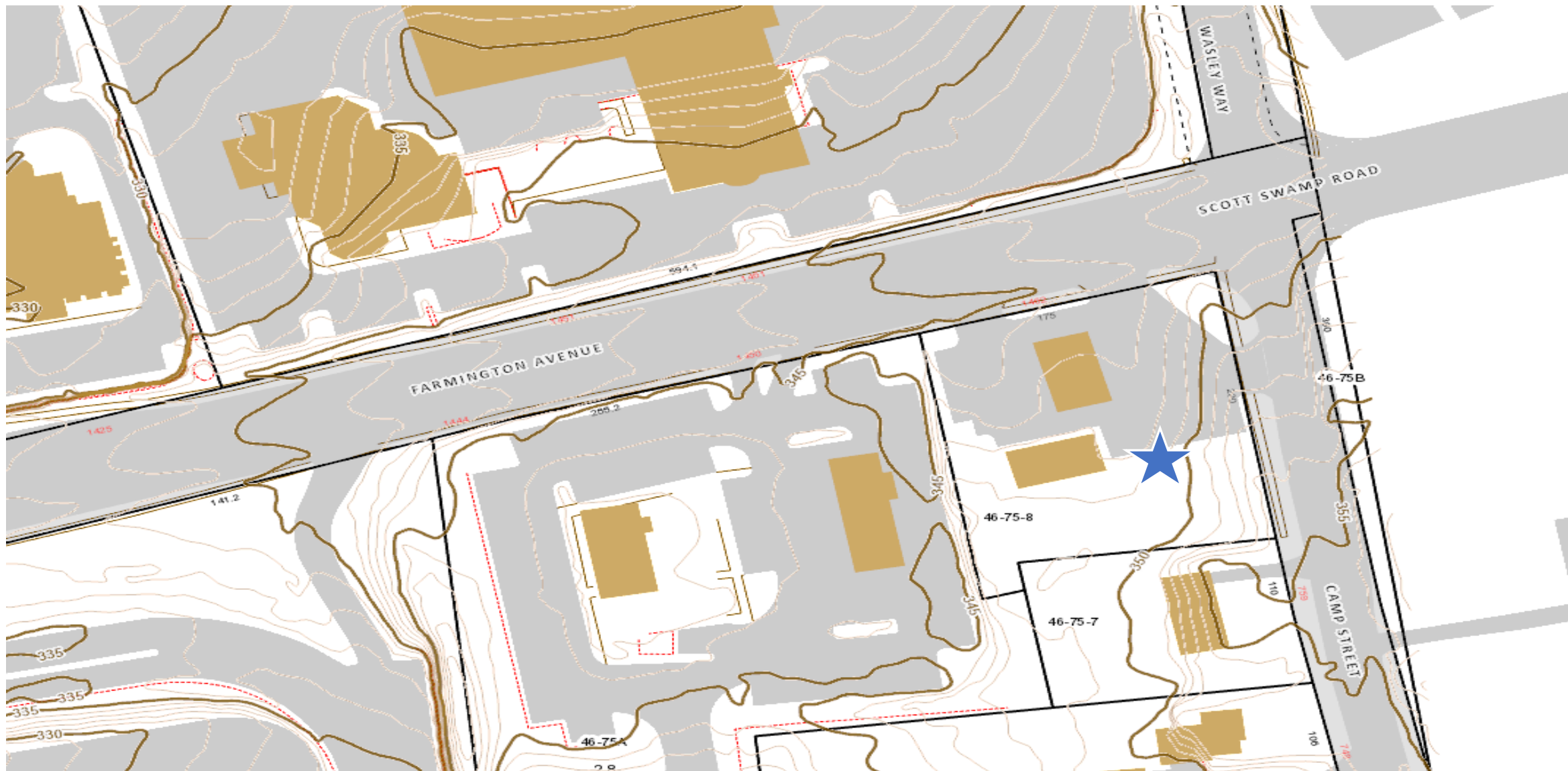
Various GIS and Google Maps



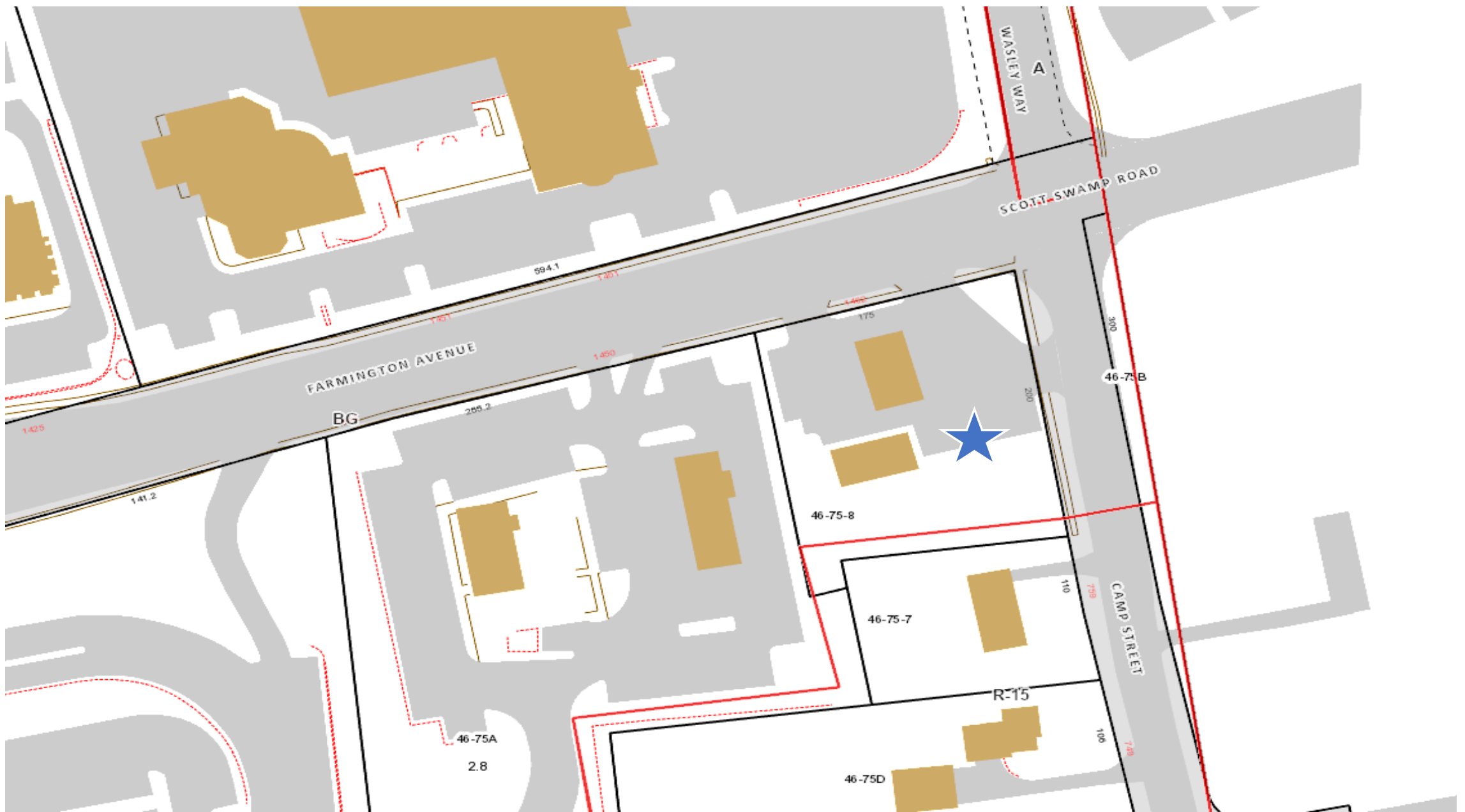
1462 Farmington Ave. – Location
Map 46, Lot 75-8



1462 Farmington Ave. – Floodplain
Map 46, Lot 75-8



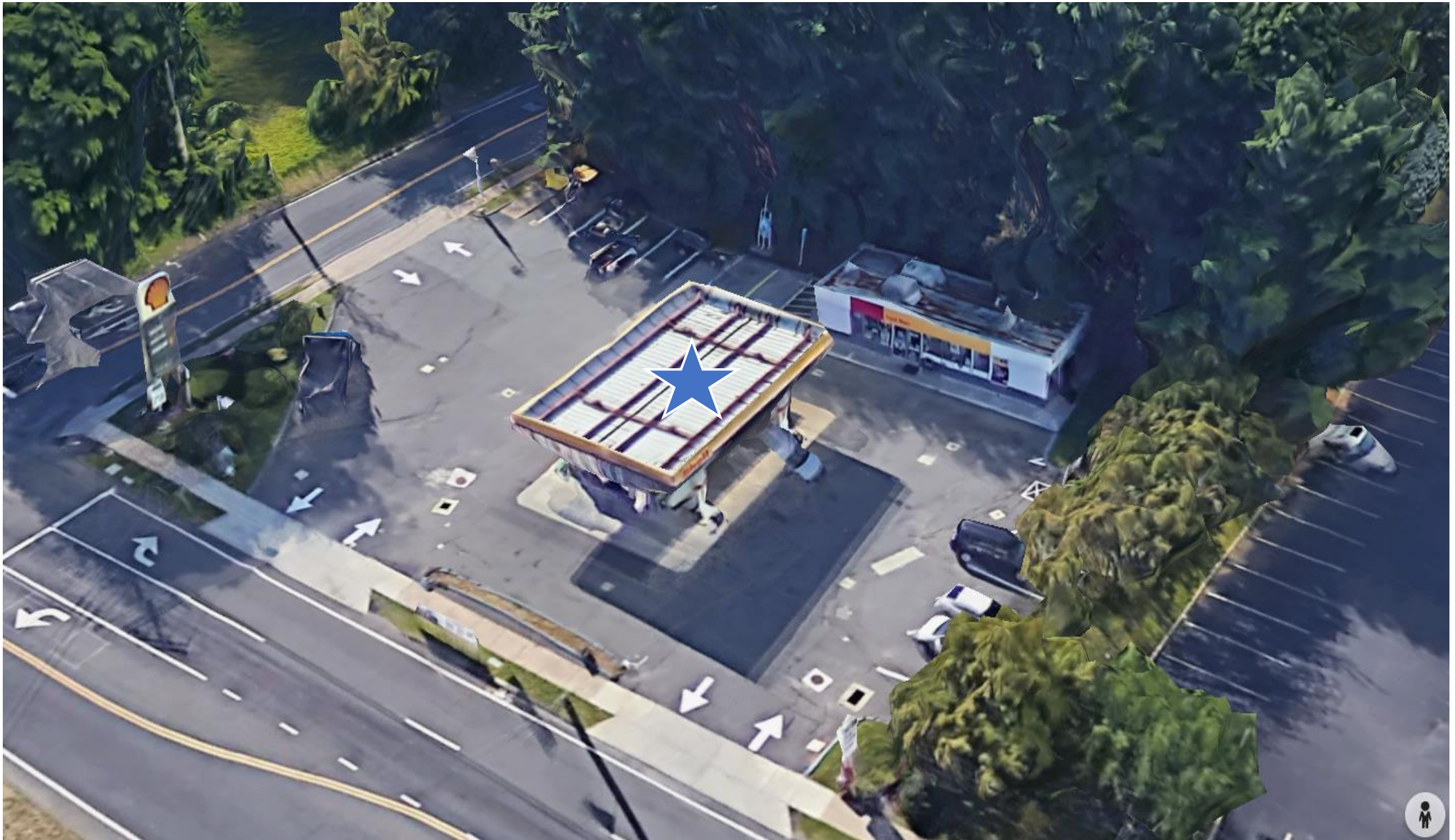
1462 Farmington Ave. – Topography
Map 46, Lot 75-8



1462 Farmington Ave. – Zoning – BG (General Business) zone
Map 46, Lot 75-8



1462 Farmington Ave. – Near Map
Map 46, Lot 75-8

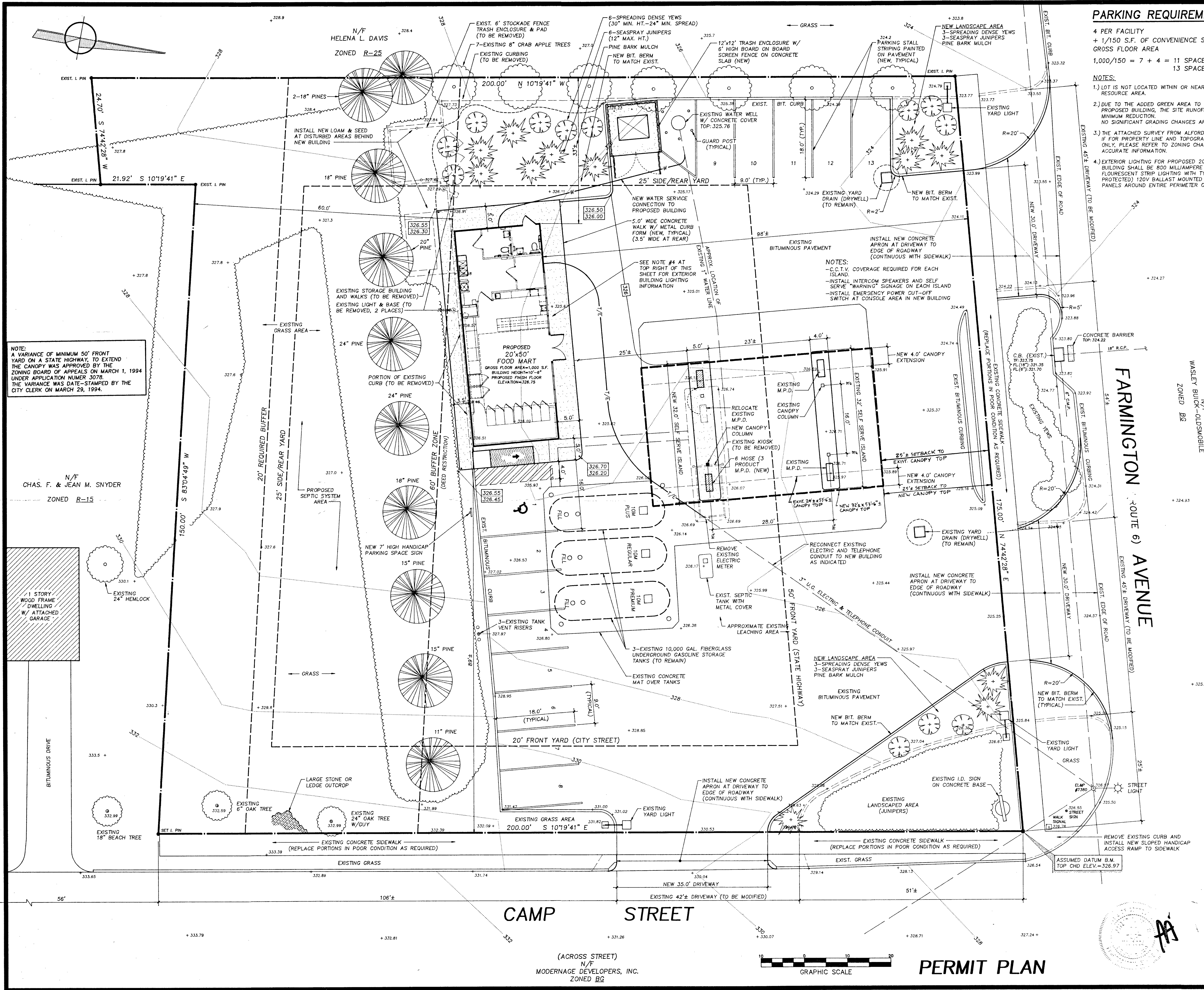


1462 Farmington Ave. – Google Earth
Map 46, Lot 75-8



1462 Farmington Ave. – Google Earth
Map 46, Lot 75-8

Approved Site Plan Circa 1993

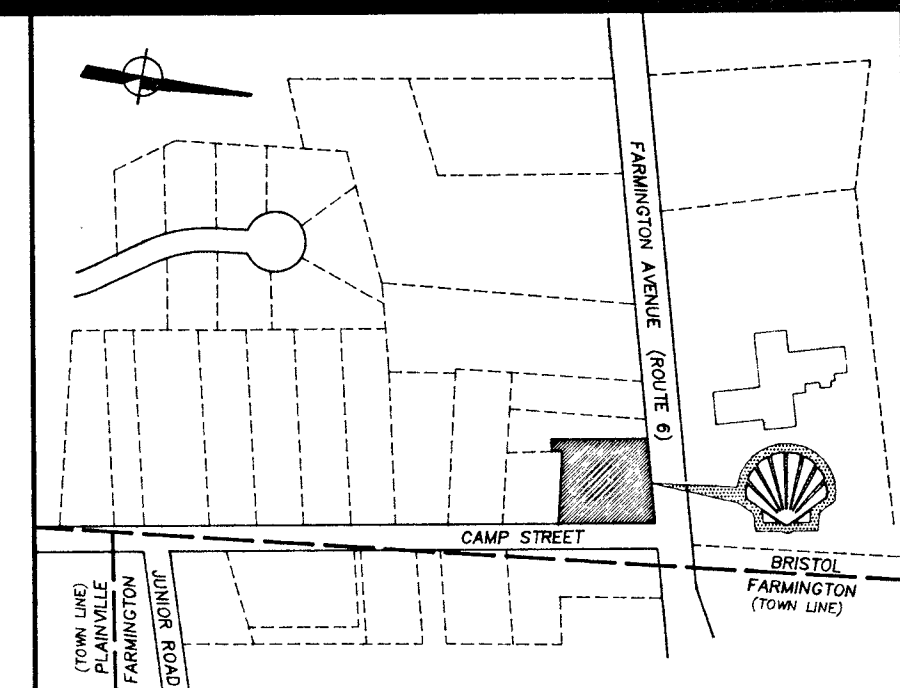


PARKING REQUIREMENTS

4 PER FACILITY
+ 1/150 S.F. OF CONVENIENCE STORE
GROSS FLOOR AREA
 $1,000/150 = 7 + 4 = 11$ SPACES REQUIRED
13 SPACES PROVIDED

NOTES:

- 1) LOT IS NOT LOCATED WITHIN OR NEAR ANY WETLAND RESOURCE AREA.
- 2) DUE TO THE ADDED GREEN AREA TO THE WEST OF THE PROPOSED BUILDING, THE SITE RUNOFF WILL HAVE A MINIMUM REDUCTION. NO SIGNIFICANT GRADING CHANGES ARE PROPOSED.
- 3) THE ATTACHED SURVEY FROM ALFORD ASSOCIATES, INC. IS FOR PROPERTY LINE AND TOPOGRAPHIC INFORMATION ONLY. PLEASE REFER TO ZONING CHART BELOW FOR ACCURATE INFORMATION.
- 4) EXTERIOR LIGHTING FOR PROPOSED 20'x50' FOOD MART BUILDING SHALL BE 800 MILLIAMPERE CONTINUOUS (HO) FLOUORESCENT STRIP LIGHTING WITH TYPE "P" (THERMALLY PROTECTED) 120V BALLAST MOUNTED INSIDE FASCIA PANELS AROUND ENTIRE PERIMETER OF BUILDING.



LOCATION PLAN

SCALE: 1"=400'

ZONING CHART

PROPERTY LOCATION: #1462 FARMINGTON AVENUE @ CAMP STREET
PROPERTY OWNER: SHELL OIL COMPANY
NORTHERN TAX REGION
P.O. BOX 2099
HOUSTON, TEXAS 77001
ZONE: BG (GENERAL BUSINESS)
ASSESSOR'S MAP 46, LOT 75-8

	REQUIRED	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	15,000	33,227
MINIMUM LOT WIDTH	100'	175'±
MIN. FRONT YARD ON A STATE HIGHWAY	50'	98'±
MIN. FRONT YARD ON A CITY STREET	20'	89'±
MIN. SIDE YARD ABUTTING A RESIDENTIAL ZONE	25'	30'±
MIN. REAR YARD ABUTTING A RESIDENTIAL ZONE	25'	60'±
MAX. BUILDING HEIGHT	35'	14'±
MAX. BUILDING COVERAGE	50%	6.9%

AYOUB ENGINEERING, INC. EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR MONITORING, INSPECTING, OBSERVING, OR SUPERVISING CONSTRUCTION SERVICES, OR THE MEANS, METHODS, SEQUENCES AND TECHNIQUES OF CONSTRUCTION OR FOR JOB SITE SAFETY AND PROGRAMS FOR THE PROJECT DERIVED BY THE PLANS FOR WHICH THIS CERTIFICATION IS AFFIXED. AYOUB HAS NOT BEEN RETAINED FOR NOR SHALL IT HAVE ANY CONTROL OVER OR BE IN CHARGE OF ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR, OTHER AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

REFERENCE:
PROPERTY LINES AND OTHER TOPOGRAPHICAL INFORMATION SHOWN ON THIS DRAWING WERE TAKEN FROM A PLAN ENTITLED: "AS-BUILT, PROPERTY OF SHELL OIL COMPANY, 1462 FARMINGTON AVENUE (A.K.A. ROUTE 6) BRISTOL, CONN." SCALE: 1"=10', DATE: JULY 2, 1985, PREPARED BY: ALFORD ASSOCIATES, INC., CIVIL ENGINEERS, WINDSOR, CONNECTICUT.

REV	PER	DATE	DESCRIPTION	BY	CHK
6	AJM	3/30/94	ADDED IBA APPROVAL NOTE		LOA
5	AJM	2/7/94	ADDED EXIST. NEW CANOPY TOP SETBACK DIST		AJM
4	AJM	2/01/94	EXTENDED CANOPY, MOVED FOOD MART 2'± TO EAST AND SLIGHTLY MODIFIED BUILDING INTERIOR LAYOUT		CDA
3	AJM	9/22/93	REVISED PER 9/21/93 STAFF REVIEW		CDA
2	AJM	9/08/93	REVISED FOOD MART BUILDING & RTE.6 DRIVEWAY APPROACHES		CDA
1	AJM	7/27/93	REVISED PER BRISTOL STAFF REVIEW		CDA

REVISIONS

APPROVED
minor revisions: see 9/30/94 letter (attached)

Shell Oil Company
400 BLUE HILL DRIVE
WESTWOOD, MASSACHUSETTS 02090

PROJECT TITLE
BRISTOL, CT.
1462 FARMINGTON AVENUE

W.I.C. # 206-0646-0507

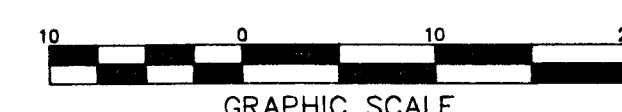
SHEET DESCRIPTION

SITE PLAN - FOOD MART

PREPARED BY
AYOUB ENGINEERING, INC.
ENGINEERING & ARCHITECTURAL CONSULTANTS
PAWTUCKET, RHODE ISLAND (401) 728-5533

PROJECT NO.	1316	CAD FILE NO. 1316MP	DWG. FILE NO. 1316M.
DWN. BY:	CDA	DATE: 6/18/93	
CHK'D. BY:		DATE:	
SCALE:	1"=10'		1
			SHT. 1 OF 1

(ACROSS STREET)
N/F
MODERNAE DEVELOPERS, INC.
ZONED BG



PERMIT PLAN

Traffic Overview

MEMORANDUM

DATE: 04/30/2026

ATTENTION: Bristol Zoning Board of Appeals

PREPARED BY: Tim Bragaw, EIT / Michael Kurker, PE

EMAIL: tbragaw@blcompanies.com / mkurker@blcompanies.com

PROJECT NAME: Proposed Gas Station at 1462 Farmington Avenue

PROJECT NUMBER: 2401789

SUBJECT: Traffic Overview

Introduction

The purpose of this overview is to describe the traffic environment in the vicinity of an existing gas station and proposed expansion of convenience store / addition of a coffee shop at 1462 Farmington Avenue (US Route 6) in Bristol, Connecticut. This memo was prepared on a preliminary basis and highlights any potential traffic issues. The location of this proposed renovation is shown in **Figure 1**. No independent traffic counts or capacity analyses were undertaken.

The project consists of an existing gas station and proposed expansion of convenience store and addition of a coffee shop. The proposed renovation will retain the same number of parking spaces as in the existing parking lot. The Site is located at the corner of Farmington Avenue (US Route 6) and Camp Street in Bristol, along the town border adjacent to Farmington. The Site is in the BG – General Business Zone. Land uses along Farmington Avenue (US Route 6), in proximity to the Site, are mainly business. Land uses along Camp Street, in proximity to the Site, are mainly residential. Access to the Site will be via two existing full-access driveways located along Farmington Avenue (US Route 6) and one proposed relocated full-access driveway located along Camp Street.

Visibility along Farmington Avenue (US Route 6) from the existing access points appears to be sufficient. Visibility along Camp Street from the proposed relocated access point appears to be improved with the shift of the existing entrance, approximately 80 feet south from centerline to centerline. Farmington Avenue (US Route 6) and Camp Street have little vertical curvature and little horizontal curvature. It is recommended that any vegetation adjacent to the curb cut be trimmed should it grow and impede sightlines in the future.

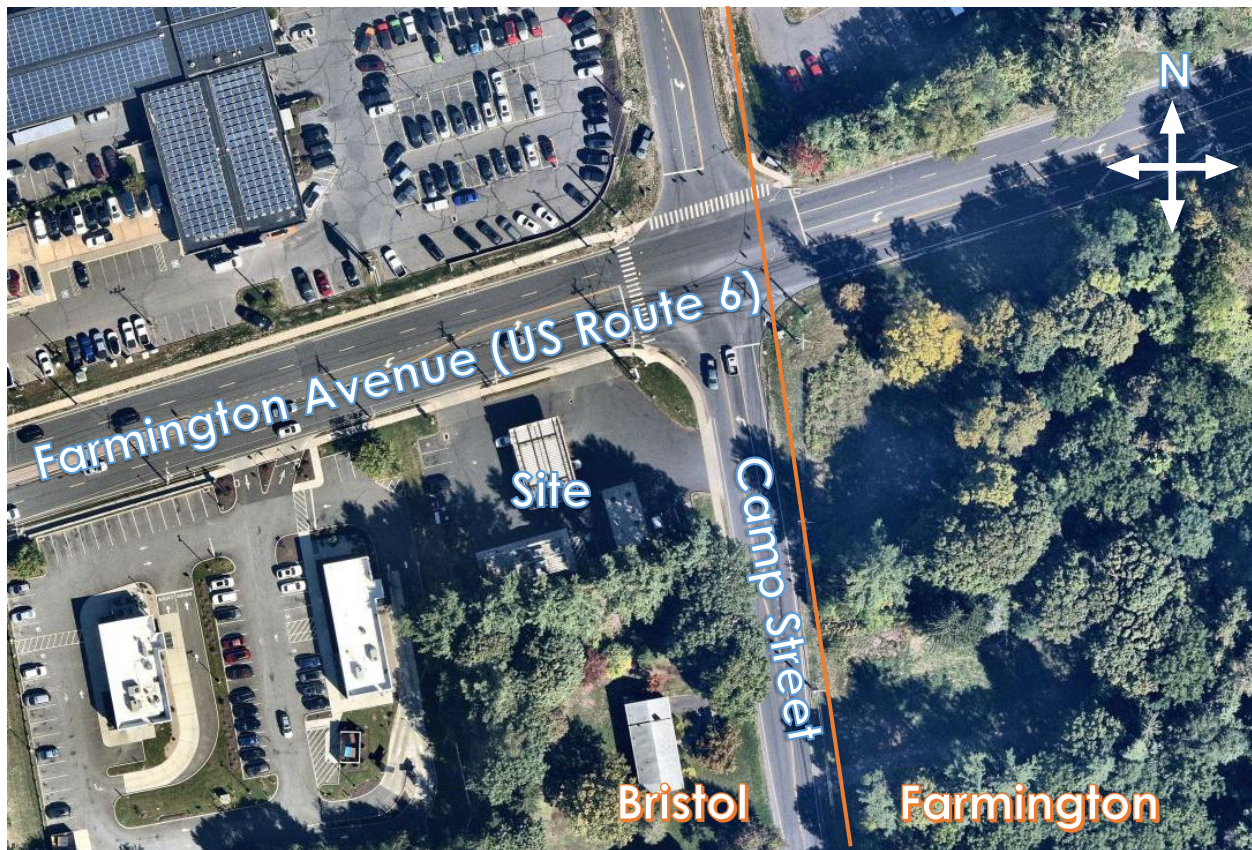


Figure 1 – Location Map

Transportation Network

Farmington Avenue (US Route 6) is an east-west oriented, four-lane, other principal arterial road that originates in Danbury, CT along the New York state border and terminates in Killingly, CT along the Rhode Island state border. There is a Connecticut Department of Transportation (CTDOT) traffic counter at the intersection with both Camp Street and on Farmington Avenue (US Route 6). Annual Average Daily Traffic (AADT) recorded along Farmington Avenue (US Route 6), just west of the existing driveways was approximately 20,300 vehicles per day (vpd). This information is from 2024 and is the latest available at this location. During the weekday AM peak hour, the traffic counter recorded 1,330 vehicles and during the weekday PM peak hour, the traffic counter recorded 1,676 vehicles. The posted speed limit along this stretch of Farmington Avenue (US Route 6) is 40 miles per hour (mph). The same traffic counter that recorded volume information collected 85th percentile speed data, which is the speed at which 85 percent of vehicles travel at or below along the roadway. According to the traffic counter, 85th percentile speeds Farmington Avenue (US Route 6) are

approximately 44 mph. There is downgrade and horizontal curvature the east of Camp Street. Illumination is present and there are sidewalks available along the site.

Camp Street is a north-south oriented, two-lane, minor arterial road that originates in Bristol at the intersection with Washington Street and terminates in Bristol at the intersection with Farmington Avenue (US Route 6). There is a Connecticut Department of Transportation (CTDOT) traffic counter, at the intersection with Farmington Avenue (CT Route 6). AADT recorded at this location was approximately 7,100 vpd. This information is from 2024 and is the latest available at this location. During the weekday AM peak hour, the traffic counter recorded 517 vehicles and during the weekday PM peak hour, the traffic counter recorded 662 vehicles. The posted speed limit along this stretch of Camp Street is 35 miles per hour (mph). No speed data was available at this Connecticut Department of Transportation (CTDOT) traffic counter. There is no horizontal curvature adjacent to the Site, and little vertical curvature. Illumination is not present and there are sidewalks available along the site.

CTtransit provides a scheduled bus service past the Site along Farmington Avenue, via *CTTransit* New Britian 541. This route connects the North Main Street / Hope Street in Bristol with Tunxis Community College / Plainville Avenue in Farmington.

A summary of 3 years (1/1/2023-12/31/2025) of crash data from the Connecticut Crash Data Repository indicated that there were 27 crashes between the intersection of Farmington Avenue (CT Route 6) with Camp Street. Of the 27 crashes, there were no "Fatal" crashes and one "Suspected Serious Injuries" crash. Seventy percent (70%) of the crashes resulted in "No Apparent Injury". The most common crash type was "Angle" at forty-eight percent (48%), followed by "Front to Rear" at thirty-three percent (33%).

Site Traffic Generation

In terms of site trip generation, the volume of traffic generated is dependent on the specific use, which is a service station. The following table shows the project trip generation for this use based on data obtained from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th edition*. Due to the service station's nature of use, a significant portion of the site trips will come from the existing Farmington Avenue (CT Route 6) traffic stream, referred to as "pass-by" trips. A 50% pass-by component is allowed by CTDOT for this land use and is shown in the trip generation table. Since the site is an existing service station, the new trip generation will be the difference between existing and proposed trip generation.

Table 1: Peak Hour Trip Generation

Bristol Gas Station												
Trip Generation												
Land Use	ITE Land Use Code	Size	ADT	Trips								
		KSF		AM Peak Hour Adjacent Street Traffic			PM Peak Hour Adjacent Street Traffic			Saturday Peak Hour of Generator		
				Total	In	Out	Total	In	Out	Total	In	Out
Dunkin	945-Convenience Store/Gas Station	2.62	1330	97	49	48	114	56	58	85	42	43
Existing	945-Convenience Store/Gas Station	1.00	507	-37	-19	-18	-43	-21	-22	-40	-20	-20
	Subtotal			60	30	29	71	34	37	45	22	23
	Less Pass-by (50%) ¹			-30	-15	-14	-35	-17	-18	-22	-11	-11
	Net New Trips			30	15	15	36	17	19	23	11	12
Ref: Trip Generation, 12th Edition 1 - 50% pass-by per CTDOT												

Conclusions

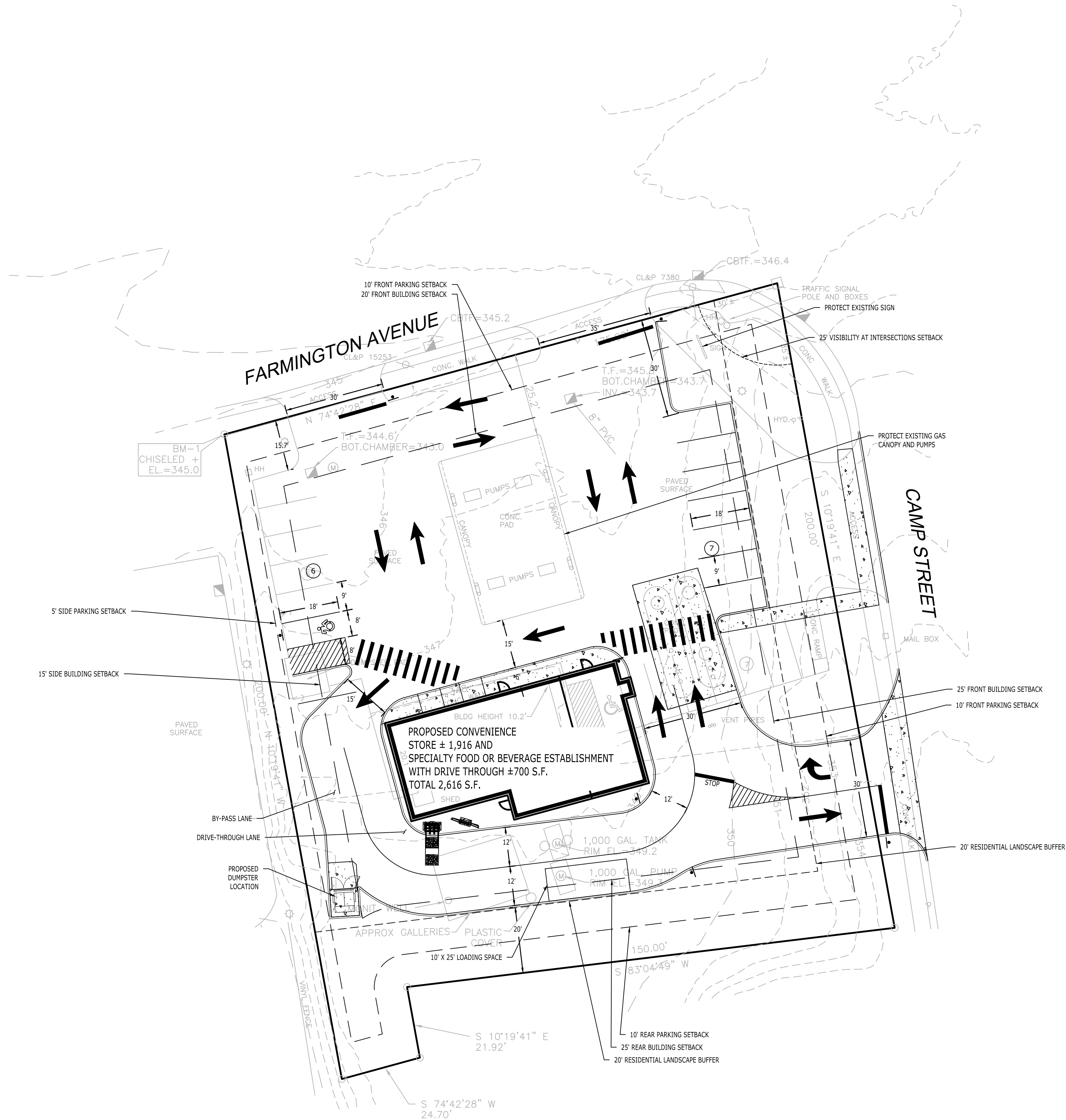
Under the Institute of Transportation Engineers (ITE) guidance, any development with more than 100 new peak hour trips is considered “significant”. The proposed development is anticipated to generate less than 100 net new peak hour trips during the AM and PM commuting peak hours and Saturday Peak Hour; there is anticipated to be 30 net new trips generated in the AM peak hour, 36 net new trips in the PM peak hour, and Saturday peak hour is anticipated to generate approximately 23 net new trips.

The redevelopment of the site should have no significant impact on traffic operations. Adequate sight distance is available for egress from the site. An Encroachment Permit from CTDOT will be required for any work in the state right of way.

Concept Plan for Renovation

4/30/2026, TBAGAW, G:\0052416\2401789\DWG\CP2401789-01.DWG,SA-1, 24X36, 20SC.

© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.



ZONING INFORMATION

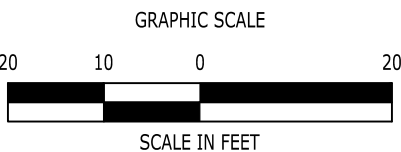
LOCATION: BRISTOL, CT				
ZONE: BG (GENERAL BUSINESS ZONE) AND LEVEL B AQUIFER PROTECTION AREA (PRELIMINARY)				
USE: MOTOR VEHICLE FILLING STATION (SPECIAL PERMIT), CONVENIENCE STORE (ZONING PERMIT AND SITE PLAN), SPECIALTY FOOD OR BEVERAGES ESTABLISHMENT (ZONING PERMIT AND SITE PLAN) (ACCESSORY USE DRIVE-UP FACILITY (SPECIAL PERMIT), EARTH REMOVAL UP TO 400 CUBIC YARDS (ZONING PERMIT), AND ACCESSORY USE OUTDOOR STORAGE DISPLAY OF MERCHANDISE (ZONING PERMIT)				
ITEM	REQUIREMENTS	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA	15,000 S.F.	33,227 S.F. (0.763 AC.)	33,227 S.F. (0.763 AC.)	NO
MINIMUM LOT WIDTH	100 FEET	174 FEET	174 FEET	NO
MINIMUM LOT FRONTAGE	N/A	175 FEET	175 FEET	NO
MINIMUM FRONT SETBACK	STATE HIGHWAY 20 FEET CITY STREET 20 FEET CITY STREET OPPOSITE RESIDENTIAL 25 FEET	86 FEET	65 FEET	NO
MINIMUM SIDE SETBACK	15 FEET ABUTTING RESIDENTIAL 25 FEET	33 FEET	32 FEET	NO
MINIMUM REAR SETBACK	15 FEET ABUTTING RESIDENTIAL 25 FEET	60 FEET	46 FEET	NO
MAXIMUM BUILDING HEIGHT	40 FEET	<40 FEET	<40 FEET	NO
MAXIMUM BUILDING COVERAGE	35 PERCENT	3 PERCENT	7.9 PERCENT	NO
MAXIMUM LOT COVERAGE	75 PERCENT	53 PERCENT	68.3 PERCENT	NO
BUILDING SETBACK TO UNDERGROUND GAS TANK	10 FEET	29 FEET	10 FEET	NO

PARKING INFORMATION

ITEM	REQUIREMENTS	EXISTING	PROPOSED	VARIANCE
BUILDING SIZE	NONE REQUIRED	1,007 S.F.	2,616 S.F.	NO
PARKING REQUIRED	MOTOR VEHICLE FILLING STATION: 2 SPACES PER ESTABLISHMENT + 3.0 SPACE PER EVERY 1,000 S.F. OF OFFICE AND RETAIL SALES AREA (1,916 S.F.) 2+(3.0)(1.91)=7.7 REQUIRED SPACES SPECIALTY FOOD OR BEVERAGE ESTABLISHMENT: 4 SPACES PER EVERY 1,000 S.F. OF GFA (700 S.F.) (0.7)(4)=2.8 REQUIRED SPACES TOTAL REQUIRED SPACES = 11 SPACES	13 SPACES	13 SPACES	NO
MINIMUM ADA PARKING SPACES REQUIRED	1 SPACE	1 SPACE	1 SPACE	NO
MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
DRIVE-UP FACILITY - RESTAURANTS QUEUING SPACES	10 QUEUING SPACES	-	10 QUEUING SPACES	NO
MINIMUM BICYCLE PARKING	1 BICYCLE PARKING SPACE PER 10 AUTOMOBILE SPACES OR 1 SPACE PER 2,000 S.F. OF GFA, WHICHEVER IS LESS TOTAL REQUIRES SPACES = 2 SPACES	-	2 SPACES	NO
MINIMUM BICYCLE DIMENSIONS	2 FEET X 6 FEET X 7 FEET VERTICAL CLEARANCE	-	2.5 FEET X 6 FEET	NO
LOADING REQUIRED	1 LOADING SPACE REQUIRED PER 15,000 S.F. OF GFA	-	1 SPACE	NO
MINIMUM LOADING SPACE REQUIRED	10 FEET X 25 FEET X 14 FEET VERTICAL CLEARANCE	-	10 FEET X 25 FEET	NO
MINIMUM AISLE WIDTH	20 FEET - 2-WAY 15 FEET - 1-WAY	18 FEET - 2 WAY	24 FEET - 2 WAY 15 FEET - 1 WAY	NO
MINIMUM FRONT SETBACK	10 FEET HOWEVER, FOR BUSINESS AND INDUSTRIAL USES, NO PARKING SPACE WHICH DIRECTLY UTILIZES A DRIVEWAY FROM A PUBLIC STREET AS ITS ACCESS AISLE SHALL BE LOCATED WITHIN 30 FEET OF ANY FRONT LOT LINE.	15.7 FEET*	EXISTING 15.7 FEET PROPOSED 30 FEET	NO
MINIMUM SIDE SETBACK	5 FEET ABUTTING RESIDENTIAL 10 FEET	5 FEET	5 FEET	NO
MINIMUM REAR SETBACK	5 FEET ABUTTING RESIDENTIAL 10 FEET	67 FEET	83 FEET	NO
MINIMUM PARKING TO BUILDING	6 FEET	12.5 FEET	21 FEET	NO
MINIMUM INTERIOR LANDSCAPING	15 S.F. OF INTERNAL LANDSCAPING PER PARKING SPACE TOTAL REQUIRED = (15 S.F.)(13 SPACES) = 195 S.F.	0 FEET*	630 S.F.	NO
LANDSCAPE BUFFER	20 FEET WHEN ADJACENT TO RESIDENTIAL BUFFER INCLUDING ACROSS THE STREET	5 FEET*	20 FEET	NO

* EXISTING NONCONFORMITY

THIS PLAN IS CONCEPTUAL AND BASED ON PUBLICLY AVAILABLE INFORMATION AT THIS TIME. THIS PLAN IS SUBJECT TO MODIFICATIONS BASED ON FURTHER INFORMATION INCLUDING BUT NOT LIMITED TO FIELD SURVEY, FURTHER ENVIRONMENTAL INVESTIGATIONS, COORDINATE WITH JURISDICTIONS, COORDINATION WITH UTILITY COMPANIES.



Disc.

REVISIONS
No. Date

Designed T.L.B.
Drawn T.L.B.
Reviewed G.A.W.
Scale 1"=20'
Project No. 2401789
Date 04/29/2025

CAD File:
CP2401789-01

Title

CONCEPT PLAN

Sheet No.

CP-1

Proj (S) : B02401789-01, 2401789-01

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF MONDAY, APRIL 7, 2026**

By: Chairman Rafaniello

Time: 6:00 P.M.

Place: City Hall
111 North Main St.
Council Chambers
First Floor

ROLL CALL:

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:			
	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman and Acting Secretary)	X	
	Rory Ghio (Secretary)		X
	Alfred Radke, III	X	
	Liza Salgado-Sirko	X	
ALTERNATE MEMBERS:			
	Jonathan Lukasiewicz		X
	Joseph Kelaita	X	
	Mathew Biadun	X	
STAFF:			
	Robert M. Flanagan, AICP, City Planner	X	
	Brandon Peate, ZEO	X	

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

Chairman Rafaniello reminded the Board the next Regular Meeting of the Zoning Board of Appeals is Tuesday, May 5, 2026.

1. Call to Order

2. Pledge of Allegiance

3. 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.

Chairman Rafaniello designated regular Commissioners Radke, Pecevich and Rafaniello with alternate Commissioners Kelaita and Biadun to vote on Application #3828. Chairman Rafaniello indicated that Commissioner Salgado-Sirko recused herself from voting on Application #3828 to avoid a conflict of interest.

Alan Morelli, 17 Jacqueline Dr., Wolcott, representing the applicant, explained the property was approved previously to construct a house but there was a lot of work to be done on the rock piles and ledge. Mr. Morelli said he would like to propose the driveway on Witches Rock Rd. versus Donovan Court for improved site lines. The applicant would like to hammer near the driveway versus the prior plan. Mr. Morelli would like to set the house on the higher elevation. Mr. Morelli indicated there was an existing well on the site.

Staff inquiries: The applicant commented he would be constructing the house.

Board inquiries: Mr. Morelli explained the building would be constructed towards the rear of the lot because of all the rock on the site. The applicant said if the previous plan is constructed, the driveway would be very short with a steeper slope.

Mr. Morelli added that the house would require a large retaining wall and the whole back yard would have to be rock hammered. The applicant verified he purchased the property knowing about the prior Variance. Mr. Morelli verified he would only hammer the right side of the lot near the garage that would be at grade level with the construction of the house.

Mr. Morelli noted the materials on site may be used for the construction. The applicant noted the house would be slab on grade. Mr. Morelli said this plan would not have as much impact on the neighbors versus the previous plan. The applicant indicated the house would have to be constructed close to an existing house and there would be a lot of rock hammering.

Chairman Rafaniello preferred the improved plan to relocate the driveway away from the corner versus having the driveway closer to the street. Staff reviewed aerial photos of the lot and the neighbor's lots.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Radke

Seconded: Pecevich.

For: Biadun, Radke, Kelaita, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The Board commented a drive by review was done of the property and there would be a lot of rocks for the applicant to remove so there were no concerns with the request. The Board understood the hardship of the property of the corner lot, terrain and elevation of the slope. The Board preferred this plan with the driveway versus on the corner. The Board thought this was a well thought out plan. The Board commented there are huge rocks on this property. Commissioner Pecevich stated his reasons for voting against the previous plan.

MOTION: Move to approve 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, in accordance with the plot plan and information submitted.

By: Pecevich

Seconded: Kelaita.

For: Biadun, Radke, Kelaita, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The application is approved.

Commissioner Salgado-Sirko resumed her seat at this time.

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.

Chairman Rafaniello designated Commissioners Salgado-Sirko, Radke, Pecevich and Rafaniello with alternate Commissioners Kelaita to vote on Application #3828.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the applicant wanted to provide a new site for a gymnastics facility. Attorney Ziogas said the existing facility was small and outdated. The attorney specified there were 52 existing parking spaces needed for this use (as determined by the applicant) and the Regulations require 120 parking spaces.

Attorney Ziogas indicated the number of parking spaces were needed because the prior building use was a factory. The new use would be considered a fitness club. The attorney pointed out on the southeast side of the property there are easements and some slopes. The attorney said the property would have to be adjusted to get the additional 70 parking spaces but the additional parking would not be helpful for the proposed use. Attorney Ziogas noted this was the reason the request.

Board inquiries: The attorney said there would be up to 4 competitions per year that would use about 40 parking spaces that would be sufficient for the club. Attorney Ziogas specified the business hours of 9:00 a.m. to 7:00 p.m. Monday through Saturday. The attorney stated although difficult the property would be able to expand the parking area.

Jay Maia, Chief Executive Officer of Bristol Boys and Girls Club Association, Inc, 255 West St., representing the applicant, explained the programs were for young people ages 5 to 10 years old for about 12 people per session.

Board inquiries: Mr. Maia noted the parents are allowed to stay during sessions but most parents drop off and pick up. The chief executive officer said this was a year-round program. Mr. Maia indicated the facility had adequate lighting and safety features.

Board inquiries: Staff verified the classification was the closest category for the use of the building.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: Salgado-Sirko

Seconded: Pecevich.

For: Kelaita, Pecevich, Salgado-Sirko, Radke and Rafaniello.

Against: None.

Abstain: None.

The Board noted this was a good location for the facility that did not require a large amount of parking spaces such as an adult gym. The Board noted there was ample room to expand the parking if necessary. The Board commented this was a good use for the site and was a sensible request with the reduced parking. The Board expressed that the hardship was the size of the existing building and the amount of parking spaces required. The Board had a problem with fitting a proper classification for this use in the facility. The Board did not have a concern with the 52 parking spaces if the use reverted to manufacturing again with the 52 parking spaces.

MOTION: Move to approve 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, in accordance with the plot plan and information submitted.

By: Pecevich

Seconded: Kelaita.

For: Salgado-Sirko, Radke Kelaita, Pecevich and Rafaniello.

Against: None.

Abstain: None.

The application is approved.

Receipt of New Applications

- a. Application #3830 – Review of request for a Certificate of Approval for the sale of gasoline pursuant to C.G.S. 14-321 at 1462 Farmington Avenue; Assessor's Map 46, Lot 75-8; BG (General Business) zone; Atlantis Real Estate, LLC and AMG PUB II, LLC, applicant/owner.

Chairman Rafaniello explained all the Commissioners may participate in the discussion since this was not a formal public hearing.

Attorney Amy Souchuns of McDermid, Reynolds and Glissmann, P.C., 42 Cherry St., Milford, representing the applicant, gave a history of the review done with the City Planner and the Corporation Counsel's Office. Attorney Souchuns said the applicant wanted to bring the request to the Board as a discussion item this evening. The attorney indicated the legislative history on this matter has created a mess in the statutes. Attorney Souchuns stated that this property has been used as a gasoline station, automotive repair since 1966. The attorney noted the facility was turned into a convenience store in the early 1990's.

Attorney Souchuns understood that the ZBA has not had one of these applications in 10 years. Attorney Souchuns noted in 2003 there were changes on how the ZBA handled Certification of Approvals. The attorney said that automotive repair is under a different statute; gasoline stations are under Statute 14-321.

Attorney Souchuns said that the request that would be before the Board was to make the records clear that this location can be used for a gas station. Attorney Souchuns added that the second request to modernize the station. Attorney Souchuns briefly reviewed the 1966 Zone Change application that was approved with a stipulation for a 60' foot buffer. The imposition of a buffer at the time was not legal. The attorney confirmed that next month, when there is a public hearing, an updated plan will be reviewed that removes the 60' foot buffer.

Attorney Wyland Dale Clift, City Hall, 111 North Main St., Office of Corporation Counsel, provided an overview of the Zone Change that was approved in 1966 with the 60 ft. buffer. Attorney Clift said the buffer was found to be illegal by the State Supreme Court. Attorney Clift noted that the ZBA had the authority over auto repair garages. Attorney Clift's view was that the ZBA had the authority to impose the 60 ft. buffer in 1966.

The current property owner does not want the 60' buffer and wants to know how to remove it. Attorney Clift felt that the current ZBA has the authority to modify/remove the buffer. To complicate matters, the attorney verified that the prior location approvals were for an auto repair facility, but the applicant does not want an auto repair facility.

Attorney Clift added currently, the Chief Building Official/ZEO issue administrative location approvals but the ZBA has the authority to determine the appropriateness of a location for gas stations with factors that had been previously included in the statutes, but were eliminated by the Legislature. The attorney said the only guidance he could offer was that the ZBA had the discretion to determine the factors to consider to determine gasoline stations approvals.

Board inquiries: Attorney Clift noted that the applicant should have been aware of the buffer on the property because it was recorded on the Land Records. Attorney Souchuns indicated the owner has owned the property for 3 years.

Attorney Souchuns agreed the issue of the suitability on the property would be the concern for the ZBA. The attorney indicated when the Legislature was fixing the Statute it was supposed to repeal and replace but it only repealed and did not replace. Attorney Souchuns noted the property had an existing septic system.

The Board made the representatives aware that the safety was a concern on this corner lot including the delivery trucks. Attorney Souchuns verified the representatives would return next month for a properly noticed public hearing to discuss the location approval.

Staff understood the Board will set a public hearing on this request for the May 5, 2026 meeting. The City Planner had the information necessary for the application and to schedule the Public Hearing.

5. Approval of Minutes

a. Regular Meeting — March 3, 2026

Chairman Rafaniello designated regular Commissioners Salgado-Sirko, Radke, Pecevich and Rafaniello with alternate Commissioner Kelaitha to vote on the March 3, 2026, regular minutes.

MOTION: Move to approve the minutes of the March 3, 2026, regular meeting, as amended.

By: Salgado-Sirko

Seconded: Pecevich.

For: Kelaita, Radke, Pecevich, Salgado-Sirko and Rafaniello.
Against: None.
Abstain: None.
b. Communications

There were no communications.

6. Adjournment

Chairman Rafaniello designated regular Commissioners Salgado-Sirko, Radke, Pecevich and Rafaniello with alternate Commissioner Biadun to vote on the adjournment.

MOTION: Move to adjourn at 6:45 P.M.

By: NAME

Seconded: NAME.

For: Biadun, Radke, Pecevich, Salgado-Sirko and Rafaniello.
Against: None.
Abstain: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

David Pecevich, Acting Secretary
FOR: Rory Ghio, Secretary