BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF MONDAY, MARCH 3, 2026

CALL TO ORDER:

By: Chairman Rafaniello Time: 6:00 P.M. Place: City Hall
111 North Main Street
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		
ALTERNATE MEMBERS:			
	Jonathan Lukasiewicz	X	
	Joseph Kelaita	X	
	Mathew Biadun	X	
STAFF:	Brandon Peate, Zoning Enforcement Officer	X	
	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

Per the order of Chairman Rafaniello the meeting was called the meeting to order at 6:00 P.M.
Chairman Rafaniello reminded the Commission the next regular meeting was on Tuesday April 7, 2026.

Item 4.a., Public Hearings, was taken out of order.

4. Public Hearings

a. Application #3827 – Request for a Variance from Article III, Section 12.3.H. of the Zoning Regulations to reduce the 100’ ft. separation distance requirement for driveways serving the same lot to 69.34' ft. at 16 Andrews Street; Assessor's Map 38, Lot 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant/owner.

Chairman Rafaniello designated regular Commissioners Ghio, Salgado-Sirko, Radke, Pecevich and Rafaniello to vote on Application #3827.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, presented the request for the Variance. Attorney Ziogas reviewed the previous approved Variances for a rear yard, lot area and the distance of the building to Andrews St.

The attorney stated that a prior Zone Change application was approved for the property that made the lot conforming. Attorney Ziogas added the lot area variance and the rear lot variance were unnecessary. The attorney indicated the Variance for Andrews St. was in place. Attorney Ziogas noted the lots were merged with the zone change that eliminated the residential lot.

The attorney stated the reason for the request was to restore the driveway access because the access to the rear lot was through Andrews St. In addition, the interior of the lot was too steep. Attorney Ziogas said the property cannot be accessed from the lower lot to the higher lot without going off the lot and onto Andrews Street. The attorney indicated this was the purpose of the request was the steepness of the property would not allow for the rear portion of the lot to be utilized.

The attorney clarified the driveway on Fredrick St. would be eliminated and two proposed driveways were on Andrews St. Attorney Ziogas specified the driveway directions needed the proposed direction because the garage door was oriented to Andrews St.

The attorney noted the concern was to the rear of the lot and the 7 ft. grade elevation within 25 ft. was the concern of the property. Attorney Ziogas had safety concerns of a sidewalk near the 10 ft. wide driveway.

Board inquiries: The attorney informed the Board that landscaping would be installed along Frederick St. with a Zoning Commission Special Permit and Site Plan. Attorney Ziogas stated the driveway to the east of the building was near the steep grading. The attorney reported there was no house previously on the extended lot. Attorney Ziogas indicated the number of vehicles would be reduced for the property.

Board inquiries: the City Planner specified the regulatory distance from Frederick St. to the corner was 100 ft.
The City Planner noted the distance between the two driveways would be 69.34 ft. but the requirement was 100 ft.

The City Planner reviewed the documents for the application and briefly reviewed the approved applications to correct the property status. Mr. Flanagan pointed out the zone was not changed until the maps were filed for the property with the merged lots. The City Planner said the applicant has some Special Permits and a Site Plan application before the Zoning Commission to correct the property.

Mr. Peate reviewed the two issued Zoning violations and the resolutions to the concerns. The ZEO went over the chronological order of the documents.

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

The hearing is closed.

By: Rafaniello Seconded: Pecevich.

For: Sirko, Ghio, Radke, Pecevich and Rafaniello.
Against: None.
Abstain: None.

The Board understood the concerns of the existing building shape and the location of the repair bay was a challenge. The members commented there was a steep grade to the rear of the property that would require an additional Variance to get between the two lots.

The Board had some concern of traffic in the 10 ft. isle that was not preferred because there would be a lot of activity in this area. The members said with the previous plan versus the proposed plan, the property would be improved.

The Board agreed a lot of work was done to improve the parking areas. The Board agreed the area near Andrews St. had two entrances but was a little difficult with the garage door. The members stated when the zone was changed the property needed an additional driveway away from the residential area.

The Board said occasionally vehicles were protruding from the garage so the plan would improve that area. The Chairman was not pleased with the steps that were taken to correct the property without permits and not finishing some prior permits. The Chair encouraged the owner to be a more responsible property owner so there are not additional citations.

MOTION: Move to approve Application #3684, Variance of minimum side yard to construct a deck at 227 Fern Hill Road, in accordance with the plot plan and information submitted.

By: Rafaniello Seconded: Pecevich.

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

The application is approved.

3. Approval of Minutes

a. Regular Meeting — December 2, 2025

Chairman Rafaniello designated regular Commissioners Ghio, Salgado-Sirko, Radke, Pecevich and Rafaniello to vote on the December 2, 2025, regular meeting minutes.

MOTION: Move to approve the minutes of the December 2, 2025, regular meeting.

By: Rafaniello Seconded: Pecevich.

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

5. Communications

There were no communications.

6. Adjournment

Chairman Rafaniello designated regular Commissioners Pecevich, Ghio, Radke, Salgado-Sirko and Rafaniello to vote on the adjournment.

MOTION: Move to adjourn at 6:37 P.M.

By: Ghio Seconded: Salgado-Sirko.

For: Radke, Ghio, 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