

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY APRIL 13, 2026**

By: Chairman White

Time: 6:00 P.M.

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

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Richard Goodwin (Vice Chairman)	X	
	Richard Harlow	X	
	John LaFreniere (Secretary)	X	
	Sara Mangiafico	X	
ALTERNATE MEMBERS	Peter Caruso	X	
	Morris Patton	X	
	Jeffrey Hayden	X	
STAFF:	Robert Flanagan, AICP, City Planner	X	
	Brandon Peate	X	

1. Call to Order

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, May 11, 2026.

2. Pledge of Allegiance

3. Approval of Minutes

a. Regular Meeting — March 9, 2026

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

MOTION: Move to approve the minutes of the March 9, 2026, regular meeting.

By: Harlow

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

4. Receipt of New Applications

- a. Application #2558 — Special Permit for the Adaptive Re-use of Existing Non- Residential Building to allow 55 dwelling units at 122 Park Street; Assessor's Map 28, Lot 44; RM-5 (Mixed-Residential) zone; Ian Lagowitz, Trigild, Inc., Receiver for Bristol Investments, LLC, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2558.

MOTION: Move that Application #2558 be accepted and scheduled for a Public Hearing for the May 11, 2026, Regular meeting of the Zoning Commission.

By: White Seconded: Goodwin.

For: Goodwin, Mangiafico, LaFreniere, Harlow, and White.
Against: None.
Abstained: None.

The application is scheduled for public hearing.

Additional Referral for Application #2558

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the additional referral for Application #2558.

MOTION: Move that Pursuant to Article II, Section 4.3.1.J., The Zoning Commission forwards Application #2558 to the Planning Commission for a binding referral in accordance with the provisions of 16.2.6.

By: White Seconded: Harlow.

For: Goodwin, Mangiafico, LaFreniere, Harlow, and White.
Against: None.
Abstained: None.

The application is scheduled for public hearing.

- b. Application #2559 - Special Permit for a Civic Facility (Public School) for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building with site improvements including milling, paving, curbing, replacement of storm structures and sidewalk repairs at 345 Mix Street; Assessor's Map 53, Lot 140; R-15 (Single-Family Residential) zone; Bristol Board of Education, applicant.
- c. Application #2560 — Site Plan for a Civic Facility (Public School) for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building with site improvements including milling, paving, curbing, replacement of storm structures and sidewalk repairs at 345 Mix Street; Assessor's Map 53, Lot 140; R-15 (Single-Family Residential) zone; Bristol Board of Education, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2559 and Application #2560.

MOTION: Move that Application #2559 and #2560 be accepted and scheduled for a Public Hearing for the June 8, 2026, Regular meeting of the Zoning Commission.

By: White Seconded: Harlow.

For: Mangiafico, Goodwin, Harlow, LaFreniere and White.
Against: None.
Abstained: None.

The applications #2559 and #2560 are scheduled for public hearing.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2560.

- d. Application #2561 — Special Permit for a Religious Organization at 360 King Street; Assessor's Map 47, Lot 5A; R-10 (Single-Family Residential) zone; Islamic Cultural Center of Bristol, Inc, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2561.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant, explained the application was for a small Muslim community that wants to reuse the building for their religious services described in the narrative. Attorney Furey said there were no building plans but the applicant would improve the building.

The attorney noted a Special Permit was required to reuse the facility. The attorney requested the meeting be scheduled for the May meeting because the applicant has contracts with the property owner for a potential purchase.

MOTION: Move that Application #2561 be accepted and scheduled for a Public Hearing for the May 11,2026, Regular meeting of the Zoning Commission.

By: Goodwin

Seconded: Harlow.

For: Goodwin, Mangiafico, LaFreniere Harlow and White.

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- e. Application #2562 — Site Plan for the addition of a loading dock at 170 Enterprise Drive; Assessor's Map 4, Lot 41-A; IP-1 (Industrial Park) zone; Covanta Bristol, Inc, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2562.

MOTION: Move that Application #2562 be accepted and moved to new business on this evenings Zoning Commission agenda.

By: Goodwin

Seconded: Harlow.

For: Goodwin, Mangiafico, LaFreniere Harlow and White.

Against: None.

Abstained: None.

The application is moved to new business this evening.

5. Public Hearings

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

Chairman White explained that Applications #2552, #2553 and #2554 would be heard concurrently but voted on separately. Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2552, #2553 and #2554.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, stressed there were 3 applications for the site. Attorney Ziogas said a lot of comments were addressed at the March meeting and since then all the comments have been addressed for the applications. The attorney noted the applications were ready to be voted on but the revised plans needed a Staff review.

Mr. Flanagan reviewed the State time limits on the applications. The City Planner explained the applicant has agreed to limit the parking to 5 vehicles to be repaired and 6 vehicles for visitor parking.

Staff would be comfortable with approval of the repair of vehicles portion of the application. Mr. Flanagan described the prior Zone Change approval finalization by Attorney Ziogas. The City Planner pointed out there were still additional Site Plan comments to be addressed.

Attorney Ziogas verified the business has been operating since 2016 and an addition was added to the building without a Building Permit. Attorney Ziogas stated the applicant received an approval for a Variance for the property that included closing the driveway on Frederick St.

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

The hearing is closed.

By: Goodwin Seconded: Harlow.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application is closed.

MOTION: Move to approve Application #2552 — Special Permit for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant with the following stipulations:

1. The Special Permit will not be issued until all remaining staff comments have been addressed satisfactorily and the plans/information submitted are revised accordingly.
2. This Special Permit shall authorize the use of the property located at 16 Andrews Street; Assessor's Map 38, Lots 61/5 as a motor vehicle and repair facility with a total of six (6) vehicles for repair on site at any one time.
3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
4. The Zoning Commission shall conduct a review of the Special Permit within year from the date of approval.
5. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

By: Goodwin Seconded: Harlow.

For: Goodwin, Mangiafico, LaFreniere Harlow and White.
Against: None.
Abstained: None.

The Application #2552 is approved with stipulations.

MOTION: Move to continue the Public Hearing on Applications #2553 and #2554 to the May 11, 2026, Regular Meeting of the Commission.

By: Goodwin Seconded: Harlow.

For: Goodwin, Mangiafico, LaFreniere Harlow and White.
Against: None.
Abstained: None.

The Applications #2553 and #2554 are continued to the May meeting of the Commission.

- d. 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.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2555.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, described the Zone Change request from an IP-3 zone to an A zone. The attorney specified the Planning Commission gave a positive referral to the Zoning Commission.

Attorney Ziogas verified the property had City sewer and water services. The attorney described the two existing buildings that were primarily doctor offices but is now almost empty because a lot of the doctors were transferred to Pro Health facilities. Attorney Ziogas indicated the applicant is requesting to revitalize the two building with four units of 1,500 sq. ft. with access on Clark Ave.

No one else spoke in favor of the application.

The following persons spoke against the application: Leah Burnett, 895 Matthews St.; Dr. Michael Cucka, 641 Clark Ave.; Donna Elliott, 600 Clark Ave.; Patricia Fama, 600 Clark Ave.; Rosario Soriano, 970 Matthews St.; Dr. Gennaro Martorelli, 234 Middle St., Middletown (tenant of building);

Ms. Burnett confirmed she had no concerns with adding units to a residential area but was uneasy about the potential of increased storm water in her garage and neighboring properties because of the increase of building footprint. Ms. Burnett wanted to know where the added water would be going on the property. Ms. Burnett was apprehensive about an increase of traffic because it was aggressive traffic.

Dr. Cucka stated the offices are not vacant because he and his partners have orthopedic surgery offices in the buildings. The doctor elaborated the surgeries done required care for the patients for up to 90 days and even a year. Dr. Cucka stated removing the office would disrupt the doctors but more importantly the patients.

Ms. Elliot was not opposed to housing but requested the consideration for the existing patients post follow ups.

Ms. Fama had concerns of the existing traffic during school bus hours of the time it takes to get out of driveways.

Ms. Soriano was against the multiple changes that would be in the area with traffic, noise and environmental assessments. Ms. Soriano commented there was increased railroad traffic and noise in the area already.

Ms. Soriano inquired how noise and vibration mitigation how be handled during construction. Ms. Soriano inquired how the drainage plan would comply with the Inland Wetlands Regulations and existing septic and sewer systems. Ms. Soriano inquired if a traffic study would be conducted.

Ms. Soriano inquired how the ingress and egress would affect the ingress and egress on Matthews St. (Pine Ridge Condominiums.) Ms. Soriano inquired if there was a lack of info, how the community would be protected with current and ongoing construction.

Attorney Ziogas indicated the applicant cannot increase the existing amount of water going off their property. The attorney commented a detention system would alleviate some of the water concerns that would go into the City's storm drain. Attorney Ziogas observed Clark Ave. was constructed to handle a lot of traffic but the problem was more of an enforcement issue.

The attorney indicated Zone Change applications do not proceed how neighbors would like them to with no development – that’s not how it works. Attorney Ziogas gave an example of the wire spring factory in the area and that nothing accomplished for terms of construction or traffic because these are permitted in the IP zones.

The attorney’s view was the apartment zone was a lesser of the two zones versus constructing an industrial building. Attorney Ziogas’ felt this was a reasonable request for this property. The attorney stated if the neighbors oppose this request, the neighbors may not be happy with the results of the property.

But

The following persons spoke again: Dr. Cucka said he could relocate but that would take some time and patients would be inconvenienced. Dr. Martorelli spoke to some of the tenant doctors about relocating and transitioning that was likely up to 9 months, so the transition would not be a problem.

Commission inquiries: Attorney Ziogas reviewed the options for the property if the application is approved. The attorney agreed with the City Planner that no Building Permits would be issued until the zone change became effective.

MOTION: Move to close the Public Hearing on Application #2555.

By: Goodwin

Seconded: Mangiafico.

For: Mangiafico, Harlow and White.

Against: Goodwin, LaFreniere,

Abstained: None.

The hearing is closed.

Staff verified a super-majority vote was unnecessary because the Planning Commission gave a positive referral to the Zoning Commission. Commissioner Goodwin and Harlow were uncomfortable with the request with the current physicians occupying the building.

MOTION: Move that 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 be approved because:

The Zoning Map amendment, as presented, would be consistent with the goals, policies and action steps of the 2015 Plan of Conservation and Development, amended to April 1, 2018.

The effective date of the Zoning Map Amendment shall be: June 1, 2026.

By: Goodwin

Seconded: Mangiafico.

For: Mangiafico and White.

Against: Goodwin, LaFreniere and Harlow.

Abstained: None.

The application is denied.

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

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

The following items was submitted into the record: four photographs of property (submitted by Ivelisse Vega, Secretary of Elohé Casa De Promesa, Inc.)

Ivelisse Vega, Secretary of Elohé Casa De Promesa, Inc., 912 Terryville Ave., representing the applicant, reported the request was for a Special Permit for a place of worship. Ms. Vega verified there were occasional services on Sunday but there were services on Saturday at 7:00 P.M. through 9:30 P.M.

The secretary noted to prevent peak traffic concerns, the traffic is staggered and leaves the building at different times to prevent traffic problems for the area. The secretary detailed how the church tries to get involved with as much of the community as possible but not at a large level. Ms. Vega did not know of any complaints.

Commission inquiries: The secretary verified the parking area was sufficient for the 20 patrons because some were children and some were part of families. Ms. Vega indicated there were no musical services for the church.

Commission inquires: Mr. Flanagan indicated the parking for the plaza was non-conforming. The City Planner also noted that the immediate neighborhood to the rear of the plaza and the plaza itself is on well and septic.

The following persons spoke in favor of the application: Wilma Pena, 104 Lincoln Ave., Norwich; Ms. Pena stated the reasons she was in favor of the application because she thought it was a great church. Ms. Pena thought this would be a good church for the community. Ms. Pena emphasized she had two friends from the area that attend the church.

No one spoke against the application.
The hearing is closed.

By: Goodwin Seconded: Harlow.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application is closed.

MOTION: Move to approve Application #2557 — Special Permit for a Religious Organization (Church) at 912 Terryville Avenue; Assessor's Map 66, Lot 16; BN (Neighborhood Business) zone; Elohé Casa De Promesa Inc., applicant, with the following stipulations:

1. This Special Permit shall authorize the use of the property located at 912 Terryville Avenue; Assessor's Map 66, Lot 16 for a Religious Organization (Church.)
2. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

By: Goodwin Seconded: Harlow.

For: Goodwin, Mangiafico, LaFreniere Harlow and White.
Against: None.
Abstained: None.

The Application #2557 is approved with stipulations.
Item #4.e., was resumed under Item #7., New Business

7. New Business
 - a. Application #2562 — Site Plan for the addition of a loading dock at 170 Enterprise Drive; Assessor's Map 4, Lot 41-A; IP-1 (Industrial Park) zone; Covanta Bristol, Inc, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2562.

Eric Sokol, Burns & McDonnell, ENV, ES, 108 Leigus Rd., Wallingford, representing the applicant, reviewed the request to construct a loading dock and a ramp for the existing building.

Mr. Sokol advised the Commission the request would make the truck loading and unloading directly to the facility. He explained that the ramp would increase the efficiency and safety for the employees. Mr. Sokol explained the applicant received an approval for an Inland Wetlands Administrative permit.

MOTION: Move to approve Application #2562 — Site Plan for the addition of a loading dock at 170 Enterprise Drive; Assessor's Map 4, Lot 41-A; IP-1 (Industrial Park) zone; Covanta Bristol, Inc, applicant, 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: Goodwin

Seconded: Harlow.

For: Goodwin, Mangiafico, LaFreniere Harlow and White.
 Against: None.
 Abstained: None.

The Application #2562 is approved with stipulations.

8. Staff Reports
 - a. March 2026 - ZEO Report

Mr. Peate reviewed his report dated March 31, 2026 with the Commission. The Zoning Enforcement Officer reported there were 3 auto repair facilities that were not allowed in a zone.

9. Adjournment

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

MOTION: Move to adjourn at 7:46 P.M.

By: Harlow

Seconded: Goodwin.

For: Goodwin, Mangiafico, LaFreniere Harlow and White.
 Against: None.
 Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

John LaFreniere, Secretary