

**BRISTOL PLANNING COMMISSION  
MINUTES  
REGULAR MEETING OF MONDAY APRIL 27, 2026**

By: Chairman Veits

Time: 6:00 P.M.

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

**ROLL CALL:**

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

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

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, May 18, 2026.

1. Call to Order
2. Public Participation

Michel Dudko, 116 Lewis Rd., wanted to comment on Application #446 this evening because the comments may be too late for next month's meeting. Mr. Dudko informed the Commission he was at the January Economic and Community Development meeting and Lot 8 contamination was discussed. Mr. Dudko explained a meeting he attended 8 years ago and the mayor was in attendance. Mr. Dudko noted at that meeting the mayor had a long discussion with the ConnDEEP about cadmium. Mr. Dudko noted if the buildings are built on the underground contaminated swales that needed to be discussed.

3. Approval of Minutes
  - a. Regular Meeting — March 23, 2026

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares with alternate Commissioner Small to vote on the March 23, 2026, regular meeting minutes.

**MOTION:** Move to approve the minutes of the March 23, 2026, regular meeting.

By: Soares

Seconded: Bacchus.

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

Against: None.

Abstain: None.

Chairman Veits designated regular Commissioners Pose, Nardi, Bacchus, Soares and Veits as voting members this evening.

4. Receipt of New Applications

- a. Application #445 — Site Plan 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 Veits designated regular Commissioners Pose, Nardi, Bacchus, Soares and Veits to vote on Application #445.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained this was a permitted use in existing zone on the existing use on the property. Attorney Ziogas said a Variance was approved for the parking area. The attorney noted that no changes would be made to the Site Plan except may some cosmetics to restripe the parking lot. Attorney Ziogas requested the item be relocated to New Business on the agenda and to possibly take action on the application.

**MOTION:** Move that Application #445 be moved to New Business on tonight’s agenda.

By: Bacchus

Seconded: Nardi.

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

Against: None.

Abstain: None.

The application is moved to New Business on tonight’s agenda.

- b. Application #446 — Site Plan for the development of a Wholesale or Distribution Facility consisting of two buildings totaling 20,000 s.f., inclusive of an on-site training facility at 236 Business Park Drive; Assessor's Map 3, Lot 8; IP-1 (Industrial Park) zone; South East Bristol Properties, LLC, applicant/owner.

Chairman Veits designated regular Commissioners Pose, Nardi, Bacchus, Soares and Veits to vote on Application #446.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant, was on Business Park Dr., and was one of the original lots on Business Park Dr. Attorney Furey indicated the applicant had purchased two lots to the north of the lot that were a portion of the property from Superior Companies. The attorney indicated there were two 10,000 sq. ft. buildings planned to be constructed. Attorney Furey noted one building would be constructed on the frontage and one building to be constructed in the future to the rear of the property.

The attorney noted there had been a lagoon in the upper northwest corner of the property that remediation going on for the past 10 years in the northwest corner of the site. Attorney Furey said the remediation had been finished. Attorney Furey noted comments were not received yet and requested the application be accepted and schedule for the June meeting. The attorney stated a public hearing was not required because it was an allowed use.

Staff recommended a public hearing for the application.

The attorney disagreed a public hearing was needed because it was a bad policy.

**MOTION:** Move to schedule a Public Hearing on Application #446 for the May 18, 2026, Regular Meeting of the Commission. (NOTE: This is the third Monday of May due to the Memorial Day Holiday.)

By: Soares

Seconded: Bacchus.

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

Against: None.

Abstain: None.

The application is scheduled for public hearing.

5. City Council and Other Referrals

- a. C.G.S. 8-24 Referral:  
Ambler Road — Map 60, Lot 15

Chairman Veits designated regular Commissioners Pose, Nardi, Bacchus, Soares and Veits to vote on Application #446.

Mr. Flanagan read into the record the memorandum received from Attorney Jeffrey Steeg regarding the C.G.S. 8-24 report request to purchase the 6.2-acre lot to increase the Hoppers Preserve area. The City Planner reminded the Commission of the applications reviewed a few months ago to redevelop a lot in the area, but this was not that parcel. Staff thought this was a good opportunity to acquire this land and improve the protection of open spaces in this sensitive area.

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

- 1. Ambler Road — Map 60, Lot 15.

“The Planning Commission finds that the C.G.S. 8-24 referral, to acquire the property on Ambler Road, Map 60, Lot 15 as open space, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.”

By: Bacchus

Seconded: Soares.

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

Against: None.

Abstain: None.

6. Zoning Commission Referrals

- a. Application #2558 — Special Permit for the Adaptive Re-use of an 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 Veits designated regular Commissioners Pose, Nardi, Bacchus, Soares and Veits to vote on Application #2558.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reviewed the request for an adaptive reuse of an existing non-residential building to allow 55 dwelling units under the current Zoning Regulations. Attorney Ziogas indicated the project was located at the old O’Connell School that was designed by the same developer.

The attorney pointed out the property owner was having problems leasing the units for 55 and older tenants. Attorney Ziogas described the problems that has occurred with the financial institution. The attorney presumed the deterioration of the neighborhood was the main problem and the vacancy problem with tenants younger than 55 years old not qualified under the existing approval.

Attorney Ziogas verified the bank wants to change the designation of the building to an unrestricted complex to tenants younger than 55 years old. The attorney requested the Commission approve the application. Attorney Ziogas reported the Site Plan would not change.

The City Planner noted the building has 55,000 sq. ft. and complied with the Adaptive Reuse of the Regulations so the Regulation would work for the applicant. Mr. Flanagan indicated this was a unique situation and Staff supports the plan.

The Commission commented this was a good plan and this plan would improve it for potential purchasers to utilize the property for the needed tenants for the building.

**MOTION:** Motion to send a positive referral to the Zoning Commission for #Application #2558 – Special Permit at 122 Park Street; Assessor's Map 28, Lot 44; RM-5 (Mixed-Residential) zone;

The Planning Commission finds that the Zoning Commission referral for the Adaptive Re-use of an Existing Non-Residential Building, to allow 55 dwelling units, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Soares

Seconded: Nardi.

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

Against: None.

Abstain: None.

7. New Business

- a. Application #445 — Site Plan 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 Veits designated regular Commissioners Pose, Nardi, Bacchus, Soares and Veits to vote on Application #2558.

The City Planner reminded the Commission Application #445 was added from Receipt of New Applications to New Business.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained the application was for the Bristol Boys and Girls Club for the request for approval of the use as a Fitness Club. Attorney Ziogas said there was a couple of foundations that have donated funds to purchase the property to be used for gymnastics. The attorney indicated the applicant current building and site has insufficient parking for a modern-day space for young persons.

Attorney Ziogas noted the new building would allow for up to 5 times the space versus the existing building and 52 parking spaces. The attorney indicated the property did not need much work. Attorney Ziogas said the parking spaces would be added to the rear of the building and the loading dock would be converted to 4 parking spaces.

The attorney verified the applicant received an approval from the Zoning Board of Appeals for a Variance to reduce parking from 120 spaces to 52 spaces. Attorney Ziogas summarized that the parking spaces would be restriped. The attorney requested approval for the application. Attorney Ziogas commented the facility usually has the clients dropped off and picked up.

Mr. Flanagan reviewed that Staff needed to finish the comments to provide to the applicants and the attorney.

**MOTION:** Move that Application #445 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: Pose.

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

Against: None.

Abstain: None.

The application is approved.

1. Staff Reports

- a. 2028 Bristol Plan of Conservation and Development (POCD)

The City Planner stated the City was funding this project. Mr. Flanagan noted the project may be scheduled with some special meetings online via Zoom or could be added onto agendas with less items. Commissioner Klimek preferred the 2028 Bristol Plan of Conservation and Development (POCD) rewrite meeting be done in person versus on Zoom meetings. The City Planner noted that meeting rooms can be challenging to reserve for the Commission.

- b. S.B. 25-01— Housing Legislation adopted by the CT General Assembly in 2025.

Mr. Flanagan indicated the Governor had signed S.B. 25-01 Bill in the Fall 2025. He said that the Commission would review the referral from Zoning at their next meeting.

- c. Subdivision Status Report — April 2026

Mr. Flanagan stated that four subdivision bonds were renewed over the past few months.

9. Communications

10. Adjournment

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

The meeting adjourned at 6:42 P.M.

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

Respectfully submitted,  
Nancy King

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William Veits  
Chairman  
City Planning Commission