



City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, JUNE 8, 2026
CITY HALL — CITY COUNCIL CHAMBERS - FIRST FLOOR
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/85107412853?pwd=xXaBm7nRKMvkOXoibPhbDds4Y5O8AG.1>

Meeting ID:

851 0741 2853

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. Regular Meeting — May 11, 2026
4. Receipt of New Applications
 - a. Application #2565 — Change of Zone from BG (General Business) zone to I (General Industrial) zone at 398 and 406 Broad Street; Assessor's Map 39, Lots 105 and 138-140; Paul Laferriere, applicant/owner.
 - b. Application #2566 — Proposed Text Amendment to the Zoning Regulations to amend Article II - Section 4.2, Principal Use Summary Table to add "Bus Yard" as a Site Plan Application (SPA) use in the IP-5 (Industrial Park) zone. Attorney James Ziogas, applicant.
 - c. Application #2567 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

- d. Application #2568 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.
- e. Application #2569 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.
- f. Application #2570 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lots 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

5. Public Hearings

- a. 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.
- b. 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.
- c. Application #2564 — Change of Zone from BG (General Business) zone to I (General Industrial) zone at Lot 34+33A East Main Street; Assessor's Map 41, Lot 34+33A; Calco Construction, applicant; Thirty Three-Thirty Four East Main Street Associates, LLC, owner.
- d. Application #AZR 26-01 — Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01 (H.B.8002): An Act Concerning Housing Growth with the following revisions to the Bristol Zoning Regulations: 1. Recommendation #49 – Zoning Text Amendments; Initiated by: Bristol Zoning Commission.
- e. Application #AZR 26-02 — Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01 (H.B.8002): An Act Concerning Housing Growth with the following revisions to Parking and the Bristol Zoning Map: 1. Recommendation #50 - Parking and Zoning Map Amendments. Initiated by: Bristol Zoning Commission.

6. Old Business

- a. Application #2462 – Site Plan for a 152,000 s.f. mixed-use development at 100 and 130 North Main Street; Map 30, Lot 5 and Map 26 Lot 7; BD (Downtown Business) zone; Carrier Construction Incorporated, applicant – Phase 2 Bond Release Requested.
- b. Application #2517 — 2026 Annual Report for a Special Permit for the Removal of Earth Materials at 165 Warner Street; Assessor’s Map 55, Lot 49; R-25/OSD (Single-Family Residential/Open Space Development Overlay) zone; DB Homes, LLC applicant.
- c. Application #2405 and #2450 — Site Plan for fuel oil and heating fuel oil storage facility 351 Minor Street; Map 66; Lot 263-2; Christopher Armstrong, applicant — Request to Extend Site Plan Approval to June 9, 2031.

7. New Business

- a. Corporation Counsel Memo dated April 22, 2026 — City Council Request to the Zoning Commission: Review of Vape Shops.

8. Staff Reports

- a. May 2026 — ZEO Report

9. Communications

10. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, July 13, 2026