

**BRISTOL ZONING COMMISSION  
MINUTES  
REGULAR MEETING OF MONDAY MAY 11, 2026**

**CALL TO ORDER:**

By: Chairman White

Time: 6:00 P.M.

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

**ROLL CALL:**

MEMBERS		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:		X	
	Peter Caruso	X	
	Morris Patton		X
	Jeffrey Hayden	X	
STAFF:	Robert M. 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, June 8, 2026.

Chairman White explained that alternate Commissioner Caruso would be a voting member on all the business this evening in place of Commissioner Goodwin with his absence this evening.

2. Pledge of Allegiance

3. Approval of Minutes

a. Regular Meeting — April 13, 2026

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on the April 13, 2026, regular meeting minutes.

Commissioner LaFreniere noted a correction was needed on Page 7 for the approval of Application #2557 has approval for Application #2552 and should be Application #2557.

**MOTION:** Move to approve the minutes of the April 13, 2026, regular meeting, as amended.

By: Harlow

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

4. Receipt of New Applications

- a. 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.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2564.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained the application needs to be referred to the Planning Commission and then the Zoning Commission would conduct a public hearing.

Mr. Flanagan requested the application be scheduled for a public hearing at the June 8, 2026, regular meeting.

**MOTION:** Move that Application #2564 be accepted and scheduled for a Public Hearing for the June 8, 2026 Regular meeting of the Zoning Commission.

By: Mangiafico Seconded: Harlow.

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

The application is scheduled for public hearing.

- b. 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.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #AZR 26-01.

Robert Flanagan, City Planner stated both Applications #AZR 26-01 and #AZR 26-02 were prepared by Staff and a public hearing should be scheduled for the June 8, 2026, regular meeting for a potential effective date of July 1, 2026. Mr. Flanagan said this item was for the Zoning Regulations amendments to be compliant for the new State laws approved in 2025 to comply with the effective date of July 1, 2026. The City Planner indicated 2 of the 3 Regional Planning agencies responded with positive referrals.

**MOTION:** Move that Application AZR 26-01 be accepted and scheduled for a Public Hearing for the June 8, 2026, Regular meeting of the Zoning Commission.

By: Mangiafico Seconded: Harlow.

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

The application is scheduled for public hearing.

- c. 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.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #AZR 26-02.

Mr. Flanagan noted this application has an additional amendment to the Zoning Map and the Parking Regulations. The City Planner mentioned 2 of the 3 Regional Planning agencies responded with positive referrals.

**MOTION:** Move that Application AZR 26-02 be accepted and scheduled for a Public Hearing for the June 8, 2026, Regular meeting of the Zoning Commission.

By: Mangiafico

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

5. Public Hearings

- 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 White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2558.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reviewed the presentation and comments from the April meeting. Attorney Ziogas explained the prior approval in 2015 when the school was converted to dwelling units for tenants 55 years old and older. The attorney said the project was unsuccessful because of no demand for these units due to the uses in the area. Attorney Ziogas indicated the property is now in receivership controlled by a bank. The attorney noted the bank needed someone to invest in the site for the plan to be successful.

Attorney Ziogas noted the applicant's request is to revise the units for various aged tenants to be feasible. The attorney verified the exterior of the property would remain as it exists. Attorney Ziogas indicated there were existing tenants in the building under 55 years old that was the only way for the building to function. Attorney Ziogas indicated if approved this would allow the existing tenants to remain in the building and to hopefully find a new investor for the building. The attorney reviewed the positive referral by the Planning Commission.

Commission inquiries: The attorney commented there are 45 tenants and half were under 55 years old and half were over 55 years old.

The following persons spoke in favor of the application: Leonard Lamothe, 90 Tulip St. Mr. Lamothe was in favor of the application because it was nice building that should be saved. The resident said the tenants were nice people. Mr. Lamothe thought it would create more problems for the west end if the building was turned in a Section 8 housing.

No one spoke against the application.

The hearing is closed.

By: Mangiafico

Seconded: Harlow.

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

Against: None.

Abstained: None.

**MOTION:** Move to approve 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, applicant with the following stipulations:

1. This Special Permit shall authorize the use of the property located at 122 Park Street; Assessor's Map 28, Lot 44 for the Adaptive Re-use of Existing Non- Residential Building to allow 55 dwelling units.
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: Mangiafico

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved with stipulations.

The following item was added for later in the agenda under New Business:

Discussion on with applicant: 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.

**MOTION:** Move to add the Discussion on with applicant: 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, under New Business this evening.

By: Harlow

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

b. 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, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2561.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant, noted the corporation and property owner were in attendance this evening. Attorney Furey explained the building was previously used for a Knights of Columbus in 1986 for religious services and events. The attorney said the prior owner converted the building to a banquet hall for events. Attorney Furey noted the facility would have services similar to the Knights of Columbus.

The attorney reported there would be smaller groups during the week and larger groups of 50 people on Fridays and weekends. Attorney Furey noted there would be some exterior music and prayer that is a less intense use than the Knights of Columbus. The attorney pointed out there would be no alcohol served.

Attorney Furey reviewed the commercial uses in the area. The attorney said the site has City sewer and water services. Attorney Furey noted there was no need to go near the rear yard with inland wetlands or near the neighbor's property. Attorney Furey reviewed the percentages of the proposed building coverage, impervious surface and 39 parking spaces. The attorney's view was this was an appropriate use of the property.

Commission inquiries: Attorney Furey indicated the same signage or a reduced signage may be used so the clients could find the facility. The attorney said the outdoor bar remained on the property that had permits but would only be used for a seating area.

Mr. Flanagan stated that Staff supported this application.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Mangiafico

Seconded: Harlow.

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

**MOTION:** Move to approve 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, with the following stipulations:

1. This Special Permit shall authorize the use of the property located at 360 King St, Assessor's Map 28, Lot 44 for a Religious Organization.
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: Mangiafico Seconded: Harlow.

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

The application is approved with stipulations.

- c. 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 – PUBLIC HEARING CONTINUED FROM APRIL 13, 2026.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2561.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, verified that the applicant worked hard to finalize the plans that are ready to be approved this evening possibly. Attorney Ziogas noted the two lots were merged into one lot. The attorney indicated the property received an approval for a Variance and one of the driveways on Frederick St. would be closed. Attorney Ziogas noted all the comments have been addressed as of this morning.

The attorney indicated there would be 6 repair parking spaces, 4 visitor parking spaces, 4 employee parking spaces and inventory parking spaces. Attorney Ziogas reviewed the request by a neighbor for screening to the side-yard and that Commission has the discretion for appropriate screening. The attorney noted the existing vinyl fence would have an additional fence installed and some arborvitaes would be planted. Attorney Ziogas claimed there were never any problems with the neighbors with exception to the vehicles.

The attorney went over the concerns of over stacking the inventory and no building permit for the building expansion. Attorney Ziogas verified part of the building had to be removed and reconstructed to make the building compliant. The attorney said this is a motor vehicle repair and sales facility with business hours of 7:00 A.M. to 7:00 P.M. with no Sundays. Attorney Ziogas said there would be no towing of vehicles.

The City Planner clarified that 98% of the comments were addressed but a few comments remained. Mr. Flanagan specified the building was constructed into the setback so a time limit of 6-months was given to bring the property into compliance. The City Planner noted the applicant was required to return to the Commission in 6-months with a compliant as-built plan. Mr. Flanagan noted the applicant has requested a waiver from the 20 ft. buffer. The City Planner noted the applicant has worked with Staff and the plan was able to be approved.

Commission inquiries: Attorney Ziogas said the vinyl fence would be similar but the existing fence would be replaced if it is not in good condition. The attorney verified the applicant owned the house to the north and property line was fixed for the house. Attorney Ziogas said the trees planted for the house to the north would be relocated to the business property.

Mr. Flanagan reviewed the documents for the application.

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

The hearing #2553 is closed.

By: Mangiafico

Seconded: Harlow.

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

Against: None.

Abstained: None.

**MOTION:** Move that Application #2553 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. Pursuant to Section 11.1.4.E., and as requested by the applicant, the Commission will allow the required landscaped buffer to be reduced to 10' ft. as depicted on the last Site Plan revision dated 5/11/26 with the plan entitled "Site Improvements, 16 Andrews Street, Bristol, CT", because such screening will effectively buffer the use from the view of adjoining properties.
3. The 576.04 s.f. garage addition built into the rear yard setback without the benefit of a zoning permit or building department approval, shall be brought into compliance with the setback requirements of the zone within 6 months of the date of this approval. The applicant shall return to the November 2026 Zoning Commission meeting and provide an As-Built drawing showing the building addition has been brought into compliance.
4. With the exception of the 576.04 s.f. garage addition, all site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy/Completion is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations.

By: Mangiafico

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2553 is approved with stipulations.

d. 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 – PUBLIC HEARING CONTINUED FROM APRIL 13, 2026.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2554.

The City Planner said he spoke to the applicant's attorney this morning to verify the correct amounts. Mr. Flanagan stated this Special Permit would allow for 33 vehicles for sale, 4 visitor parking spaces and 4 employee parking spaces.

The City Planner reviewed the documents for the application.

The hearing #2554 is closed.

By: Mangiafico

Seconded: Harlow.

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

**MOTION:** Move that Application #2554 be approved with the following stipulations:

1. This Special Permit shall authorize the use of the property located at 16 Andrews Street; Assessor's Map 38, Lots 61/5 to allow:
  - a. 33 motor vehicles for sale.
  - b. 4 spaces are for visitors
  - c. 4 spaces are for employees
2. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
3. The Zoning Commission shall conduct a review of the Special Permit within 6 months (November 2026) from the date of approval.
4. 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: Mangiafico

Seconded: Harlow.

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

The Application #2554 is approved with stipulations.

6. Old Business

There was no old business.

Item 7.a., New Business, was resumed at this time.

7. New Business

- a. Discussion on with applicant: 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.

The City Planner explained the applicant is ready to finish the project across the street from City Hall. Mr. Flanagan said there is a \$202,000 bond in place for the remaining items. The City Planner reviewed the status of the site. Mr. Flanagan noted tenants started moving in the building on April 1, 2026. The City Planner stated Mr. Talmadge would review the deviations from the landscaping plan. Mr. Flanagan commented he is inspecting the site regularly.

Charles Talmadge, 225 North Main St., representing the applicant, pointed out sometimes multi-family units go in different directions during applications. The consultant specified 51 of the 52 units are occupied and the commercial units in Phase 2 are occupied. Mr. Talmadge agreed with the bond in place that would be requested to be released soon. He indicated the largest change was the installed fence versus the arborvitaes near the McDonald's because of the noise level of the ordering system.

Mr. Talmadge noted the correct number of trees were installed on the property. Mr. Talmadge detailed the 3<sup>rd</sup> dumpster and fence needed for one of the restaurants. Mr. Talmadge verified 14 parking spaces would be reserved for the new pizza restaurant.



Respectfully submitted,

Nancy King  
Recording Secretary

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David White, Chairman

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John LaFreniere, Secretary