



City of Bristol  
Planning Commission

REGULAR MEETING — MONDAY, JUNE 22, 2026  
CITY HALL - 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/89554941903?pwd=PtetbB4QRTniG4WScflTKIuc63cE6S.1>

**Meeting ID:**

895 5494 1903

**Meeting Passcode:**

123456

**Join by phone**

1-929-205-6099

**AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Public Participation
4. Approval of Minutes
  - a. Regular Meeting — May 18, 2026
5. Receipt of New Applications
  - a. Application #449 — Site Plan for a Take-Out Restaurant at 735 Farmington Avenue; Assessor's Map 53, Lot 12; BG (General Business) zone; 735 Farmington, LLC, applicant/owner.
  - b. Application #450 — Site Plan for a Mixed-Use Development for: 1. An existing bank inclusive of a drive-thru facility on the first floor and 2. The proposed construction of (8) eight dwelling units on the second floor, consisting of 5,002 sq. ft. at 10 North Main Street; Assessor's Map 30, Lot C-8-3; BD (Downtown Business) zone; Michael Fabiano, applicant; 10 North Main Street, LLC, owner.

- c. Application #451 — Site Plan for a Mixed-Use Development for: 1. An existing commercial space on the first floor and 2. The proposed construction of (8) eight dwelling units on the second floor, consisting of 5,012 sq. ft. at 4 Riverside Avenue; Assessor's Map 30, Lot C-8-2; BD (Downtown Business) zone; Michael Fabiano, applicant; 4 Riverside Avenue, LLC, owner.
6. City Council and Other Referrals
  - a. C.G.S. 8-24 Referral:  
North Main Street — Map 30, Lot 3
7. New Business
  - a. Application #424 – Subdivision – Request for a (5) five-year extension to August 25, 2031 for Phase 2: 505-545 Redstone Hill Road (16 lots); Assessor's Map 2, Lots 133-1 and Lots 133-4 through 133-17; R-15 (Single-Family Residential) zone; 505-545 Redstone Hill Road, LLC, applicant/owner.
  - b. Application #442 — Revision to an Approved Site Plan for the conversion of 209k SF of office space to a Wholesale or Distribution Facility at 383 Middle Street; Assessor's Map 3, Lot 35; IP-1 (Industrial Park) zone; Bristol Sports Center DST, owner; Routine Properties, applicant.
8. Old Business
9. Zoning Commission Referrals
  - 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 and #2568 — Special Permit and 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 - *This item will be discussed at the July 27, 2026 Regular Meeting.*
  - d. Application #2569 and Application #2570 — Special Permit and 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, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - *This item will be discussed at the July 27, 2026 Regular Meeting.*

10. Staff Reports

- a. 2028 Bristol Plan of Conservation and Development (POCD)
- b. Subdivision Status Report — June 2026

11. Communications

12. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, July 27, 2026