

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MAY 18, 2026**

CALL TO ORDER:

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
Third Floor, Meeting Room 3-1

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
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

1. Call to Order

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, June 22, 2026.

2. Pledge of Allegiance

3. Public Participation

4. Approval of Minutes

- a. Regular Meeting - April 27, 2026

Chairman Veits designated regular Commissioners Bacchus, Pose, Veits and with alternate Commissioners Klimek and Wynn to vote on the April 27, 2026, regular meeting minutes.

MOTION: Move to approve the minutes of the April 27, 2026, regular meeting.

By: Klimek

Seconded: Wynn

For: Bacchus, Pose, Klimek, Wynn, and Veits.

Against: None.

Abstain: None.

5. Receipt of New Applications

- a. Application #448 — Revision to an Approved Site Plan to build a 20,670 s.f. addition to an existing 20,000 s.f. building at 425 Lake Avenue; Assessor's Map 3, Lot 5A; I (General Industrial) zone; Fruit Farm, LLC, owner/applicant.

MOTION: To Move Application #448 to New Business for tonight's Agenda.

By: Bacchus

Seconded: Klimek

For: Bacchus, Pose, Klimek, Wynn, and Veits.

Against: None.

Abstain: None.

Motion passes

- b. Application #447 — Revision to an Approved Site Plan for the addition of 29 parking spaces at 175 Century Drive; Assessor's Map 4, Lot 15; IP-1 (Industrial Park) zone; 175 Century Drive, LLC, owner; Allen Borghesi, Borghesi Building and Engineering Co. Inc., applicant.

MOTION: To Move Application #447 to New Business for tonight's Agenda.

By: Klimek

Seconded: Wynn

For: Bacchus, Pose, Klimek, Wynn, and Veits.

Against: None.

Abstain: None.

Motion passes

6. Public Hearings

- a. 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.

The hearing is opened.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained the plan for this property is to construct a 10,000 square foot building. The original site plans included a second 10,000 square foot building to the rear of it. Also, they have plans potentially in the future for the very rear of the property. None of that, we're asking you to approve, tonight. We're just simply, presenting the site plan with the goal of the initial 10,000 square foot building. The facility will be used for the storage and distribution of off-site traffic control programs for reactive construction projects.

The applicant works with local traffic authorities, police, state police, they work a lot with Eversource to, design, put in place, and monitor, and remove, at the end of days, traffic control programs. On-site, they anticipate having 6 to 10 employees on a regular basis. Off-site, over 85 employees, a lot of times, those are part-time employees. They have training approximately 4 times a year. On those days, they may have as many as 25 employees on-site getting training, but only for those limited times. And their hours of operation are pretty regular, 9 a.m. to 5 p.m, Monday through Friday. So, you have the basics of the site plan, here. He requested a waiver for the very frontage to with a curb cut that is a little wider to accommodate truck turning.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, stated they will be removing the future building from the plans that Commissioner Viets has to sign off on.

Chairman Viets invited the public to speak

Michael J. Dudko, 116 Lewis Road, stated he is not against this construction. He was concerned with the future building in the southwest corner where the contamination was. He went over Comments from staff that were listed in the packet.

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

MOTION: To close the public hearing for Application #446.

By: Klimek

Seconded: Wynn

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

The hearing is closed.

MOTION: Move to approve 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, 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. The Site Plan shall be conducted in accordance with the drawings entitled "Proposed Distribution Facility Lot 8 – Business Park Drive, Bristol, Connecticut" prepared R.R. Hiltbrand Engineers and Surveyors with a last revision date of April 7, 2026.
3. Pursuant to Article III, Section 12.3.D, the Commission will allow a modification of the driveway opening to 75 feet (30 feet is the standard) as currently depicted on the Site Plan because the intended tenant of the building requires large tractor trailers to access the site as part of their normal business operations.
4. A final As Built of the proposed new building shall be submitted for staff review prior to a Certificate of Occupancy being requested.
5. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Klimek

Seconded: Bacchus

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

The application is approved.

7. New Business

- a. Application #447 — Revision to an Approved Site Plan for the addition of 29 parking spaces at 175 Century Drive; Assessor's Map 4, Lot 15; IP-1 (Industrial Park) zone; 175 Century Drive, LLC, owner; Allen Borghesi, Borghesi Building and Engineering Co. Inc., applicant.

Allan Borghesi of Borghesi Building and Engineering Co., Inc., 2155 East Main Street, Torrington, representing the applicant, explained that he built this building many years ago and the owner called him recently to add more parking spaces. He stated he was able to take one row of parking and add another row on the perimeter. Additional lighting will not be needed as there is already an island with a lighting and trees will me added. Grade changes are minor.

MOTION: Move to approve Application #447 — Revision to an Approved Site Plan for the addition of 29 parking spaces at 175 Century Drive; Assessor's Map 4, Lot 15; IP-1 (Industrial Park) zonewith 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. A final As Built of the proposed parking lot improvements shall be submitted for staff review prior to a project completion.
3. All site improvements which have not been satisfactorily completed shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City prior to completion of the project.

By: Klimek

Seconded: Bacchus

For: Bacchus, Pose, Klimek, Wynn, and Veits.

Against: None.

Abstain: None.

- b. Application #448 — Revision to an Approved Site Plan to build a 20,670 s.f. addition to an existing 20,000 s.f. building at 425 Lake Avenue; Assessor's Map 3, Lot 5A; I (General Industrial) zone; Fruit Farm, LLC, owner/applicant.

Robert Palazzo of Architectural Building Services, GC, LLC, 556 Plainville Ave., Farmington, representing the applicant, explained that the original project the building was built in 2015 with 10,000 sqft, an additional 10,000 sqft were added in 2020 and they are looking to add an additional 20,000 sqft. The company does work for military and submarines and they are looking to expand. There are two entrances to the property on at 75 Cross Street and one at 425 Lake Avenue.

MOTION: Move to approve Application #448 — Application #448 — Revision to an Approved Site Plan to build a 20,670 s.f. addition to an existing 20,000 s.f. building at 425 Lake Avenue 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. A final As Built of the building addition shall be submitted for staff review prior to a Certificate of Occupancy being requested.
3. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Bacchus

Seconded: Klimek

For: Bacchus, Pose, Klimek, Wynn, and Veits.

Against: None.

Abstain: None.

8. Zoning Commission Referrals

- 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.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained the parcel of land on East Main Street in Bristol and Forestville, actually, is 2.59, 2.6 acres of land. It is currently zoned BG. Historically; it's been used as an industrial site. There's no construction on it right now. The, zoning board of appeals way back when, gave it a variance for, industrial use, which was heavy trucking, and its outside storage. Absolutely. Heavy equipment and outside storage.

It was used for a carnival setup back the they used to store all his equipment in there. We are requesting a Zone change. A new building would be put up. There is not outside storage required it would all be contained within the building. There will be landscaping as well.

MOTION: Motion to send a positive referral to the Zoning Commission for: 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; because the Planning Commission finds that the proposed Amendment to the Zoning Map, as presented, is consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018.

By: Klimek

Seconded: Wynn

For: Bacchus, Klimek, Wynn, and Veits.

Against: Pose

Abstain: None.

- b. AZR 26-01 — Pursuant to Article IV, Section 17.1.4.C. - Referral to the Planning Commission for a review 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.
- c. AZR 26-02 — Pursuant to Article IV, Section 17.1.4.C. - Referral to the Planning Commission for a review 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 #50 – Zoning Map and Parking Amendments; Initiated by: Bristol Zoning Commission.

Robert Flanagan, City Planner, stated both items would be discussed by Mr. Gomes.

Francisco Gomes, explained to the commission the two separate amendments concerning housing growth and zoning math and parking amendments. Through explanation was provided and also submitted in the packet. The amendments are in response to Public Act 25-1. Part of the act requires that you allow transit community middle housing or mixed-use development in all your commercial zones.

Mr. Flanagan reminded the commission that the staff is moving towards a July 1st effective date. If there is a positive referral on both of these amendments then they will move onto the Zoning Commission on June 8th.

MOTION: Motion to send a positive referral to the Zoning Commission for: for Application #AZR 26-01, referral of proposed amendments contained in Recommendation #49 to the Bristol Zoning Regulations. The Planning Commission finds that the Zoning Commission referral App. AZR-26-01, 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: Bacchus

Seconded: Klimek

For: Bacchus, Pose, Klimek, Wynn, and Veits.

Against: None.

Abstain: None.

MOTION: Motion to send a positive referral to the Zoning Commission for Application #AZR 26-02, referral of proposed amendments contained in Recommendation #50 to the Bristol Zoning Regulations and the Bristol Zoning Map. The Planning Commission finds that the Zoning Commission referral App. AZR-26-02, 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: Klimek

Seconded: Bacchus

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

9. Community Development Block Grant Program

a. Annual Action Plan Year 52 – 2026-2027

Dawn Leger, Economic and Community office, Grants Administrator, spoke about the Annual Action Plan Year 52 – 2026-2027 which would start on July 1, 2026. This year they received 14 grants and 12 applications totaling \$240,139. For public services, and two applications for public facilities, which are the capital projects, that added up to \$82,500. The total allocation from HUD for this year is \$542,226, which is slightly less than we received last year.

The policy committee was, forced to make some difficult choices. Two decisions came out of their deliberations, the first was to focus on goal number one from our five-year consolidated plan, the primary goal for this 5-year period is to prioritize programs that address the affordable housing and homelessness issue in our community. The committee decided that concentrating funding on programs that address that goal would be important.

And secondly, because of the challenges that capital projects have presented in the past, in terms of staff time, completion deadlines, and meeting federal HUD regulations, the committee decided not to fund any public facilities grants this year, or in the coming years, unless those projects are urgent in nature and demonstrably shovel-ready. We decided to focus on programs that specifically address the housing crisis that we're facing.

MOTION: Move to send a letter on behalf of the Planning Commission thanking Dr. Ledger for her appearance before the Planning Commission this evening, and for the presentation which is consistent with the goals and polices of the 2015 Plan of Conservation and Development amended on April 1st, 2018.

By: Bacchus

Seconded: Klimek

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

10. City Council and Other Referrals

a. FY 2026-2027
Capital Budget

MOTION: Move to recommend to the Board of Finance adoption of the Capital Budget for Fiscal Year 2026-2027, as the proposed projects contained within the Capital Budget are consistent with the goals and policies of the 2015 Plan of Conservation and Development amended to April 1, 2018.

By: Klimek

Seconded: Wynn

For: Bacchus, Pose, Klimek, Wynn, and Veits.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral, FY 2026-2027- Capital Budget is recommended for approval.

b. C.G.S. 8-24 Referral:
Stafford Avenue — Map 45, Lot 37-2

Mr. Flanagan informed the Chair this is a referral from City Council.

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 referral for: Stafford Avenue — Map 45, Lot 37-2.

The Planning Commission finds that the C.G.S. 8-24 referral to sell the property on Stafford Avenue, Map 45, Lot 37-2, 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: Klimek

For: Bacchus, Pose, Klimek, Wynn, and Veits.

Against: None.

Abstain: None.

c. C.G.S. 8-24 Referral:
81 Church Avenue — Map 43, Lot 22

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 referral for: 81 Church Avenue – Map 43, Lot 22 The Planning Commission finds that the C.G.S. 8-24 referral for a gas distribution easement for Eversource, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Klimek

Seconded: Wynn

For: Bacchus, Pose, Klimek, Wynn, and Veits.

Against: None.

Abstain: None.

11. Staff Reports

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

Robert Flanagan, City Planner, shared that funding for the 2028 Plan of Conservation Development is in place, and we will start that project. All bonds were renewed for the first quarter of 2026 for the four subdivisions.

12. Communications

No Communications

13. Adjournment

Motion was made by Commissioner Klimek to adjourn.

Motion seconded by Commissioner Bacchus.

Motion carried 5-0.

The meeting adjourned at 8:11 P.M.

These minutes represent the proceedings of the meeting.

This meeting was recorded.

Respectfully submitted,
Janet Little

William Veits
Chairman
City Planning Commission