



City of Bristol
Zoning Board of Appeals

REGULAR MEETING — TUESDAY, JULY 7, 2026
CITY HALL — CITY COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION TO ACCESS THIS MEETING:

Zoom Meeting link:

[https://bristolct-gov.zoom.us/j/89841860524?pwd=x5IMSL8EbvHia7r5r13eXBf96LLEDX.](https://bristolct-gov.zoom.us/j/89841860524?pwd=x5IMSL8EbvHia7r5r13eXBf96LLEDX.1)

Meeting I.D. Number:

898 4186 0524

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Communications
 - a. Application #3832 — Request for a postponement of the opening of the Public Hearing for (60) sixty-days to September 1, 2026.
3. Public Hearings
 - a. Application #3832 – 1. Appeal of the Notice of Decision of the City of Bristol Zoning Enforcement Officer for Application B-26-48, for an Interior Fit-Out for a Retail Store at 325 Oakland Street; the Notice of Decision publication on March 5, 2026, commenced a 30-day appeal period that ended on April 5, 2026; this appeal application was filed on April 29, 2026. 2. Appeal of the City of Bristol Zoning Enforcement Officer's decision approving Application B-26-48, for an Interior Fit-Out for a Retail Store at 325 Oakland Street; Assessor's Map 24, Lot 236-14; Zone: BG (General Business) zone; OSJ of Bristol, LLC, owner/appellant - PUBLIC HEARING POSTPONED TO THE SEPTEMBER 1, 2026 REGULAR MEETING.
4. Approval of Minutes
 - a. Regular Meeting — June 2, 2026
5. Adjournment

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, September 1, 2026

July 2, 2026

VIA EMAIL AND REGULAR MAIL

Mr. Robert M. Flanagan, AICP
City Planner
City of Bristol
111 North Main Street
Bristol, CT 06010
robertflanagan@bristolct.gov

Re: Application #3832 Appeal of ZEO Decision – 325 Oakland Street

Dear Robert:

As you know, I represent OSJL of Bristol, LLC in connection with the above-referenced zoning appeal.

I respectfully request that the hearing on this matter be continued for sixty (60) days and rescheduled for the next meeting of the City of Bristol Zoning Board of Appeals on September 1, 2026.

The requested extension will provide the parties with additional time to evaluate the issues presented by the appeal and continue discussions that may facilitate a more efficient resolution of the matter.

Thank you for your consideration of this request. Should you require any additional information, please do not hesitate to contact me.

Very truly yours,

/s/ Geoffrey W. Millsom
GEOFFREY W. MILLSOM

cc. Brenna A. Force, Esq.

Application
#3832

Appeal
of
ZEO Decision

325 Oakland St.

**ZONING BOARD of APPEALS
CITY OF BRISTOL, CONNECTICUT
NOTICE OF APPEAL**

For Office Use Only	
APPLICATION NO.	<u>3832</u>
DATE FILED:	<u>4-29-26</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Appellant hereby appeals to the Bristol Zoning Board of Appeals from the order, requirement or decision of the Zoning Enforcement Officer as more fully described below and requests that such order, requirement or decision be reversed.

Briefly describe the order, requirement or decision of the Zoning Enforcement Officer being appealed:

The Zoning Enforcement Officer determined that the proposed Wal-Mart Depot, which is closed to the public, qualifies as a permitted "retail store" use in the BG Zone and may proceed under prior site plan approvals without modification.

Address or Location of the Property: 325 Oakland Street, Bristol, Connecticut 06010

Assessor's Map No.: 24 Assessor's Lot No.(s): 236-14 Zone of the Property: BG

Briefly describe the grounds for this appeal:

The appeal is timely because the Zoning Enforcement Officer/Applicant failed to provide adequate notice of the decision. The March 5, 2026 publication describes the action merely as an "Interior Fit-Out for a Retail Store," which materially mischaracterizes the decision and deprives the public of meaningful notice. (continued on page 2)

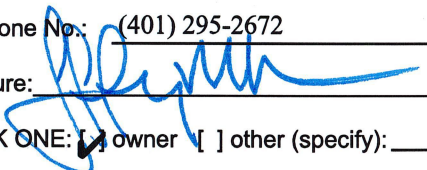
Other comments:

APPELLANT (If more than one, list on Page 2)

Name: OSJ of Bristol, LLC

Address: 375 Commerce Park Road City: North Kingstown State: RI Zip: 02852

Telephone No.: (401) 295-2672 E-Mail: _____

Signature:  Signature – (Printed/Typed) GEORGEY MILLSON

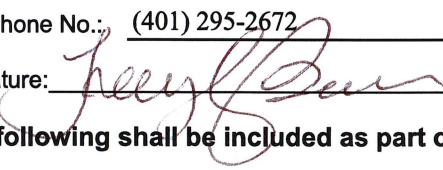
CHECK ONE: ☒ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: OSJ of Bristol, LLC

Address: 375 Commerce Park Road City: North Kingstown State: RI Zip: 02852

Telephone No.: (401) 295-2672 E-Mail: _____

Signature:  Signature – (Printed/Typed) Tracy C. Barzen

The following shall be included as part of this application:

- filing fee – \$185 (includes \$60 state fee) – make checks payable to "City of Bristol"
- any other data and drawings as may be relevant to this appeal

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 3832

Address or location of property: 325 Oakland Street, Bristol, Connecticut 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

The Zoning Enforcement Officer made a determination that Wal-Mart's proposed plan of operating a facility that is closed to the public constitutes a "retail store" under the zoning regulations. The notice omitted any reference to the "Wal-Mart Depot" concept or the fact that the premises would not be open to the public. It also identified the applicant only as "Michelle Everhart," giving the public no way to connect the application to this major operation. A reasonable person would interpret the notice as routine permitting for a conventional retail build-out, not as a zoning modification. By failing to accurately describe the decision, the notice did not inform the public of the issues presented or afford aggrieved parties a fair opportunity to respond.

Because the notice failed to describe the true nature and significance of the decision, it did not provide the constructive notice required by statute or due process. See C.G.S. § 8-3(f); 9 Pettipaug, LLC v. Plan. & Zoning Comm'n, 349 Conn. 268, 282-83 (2024). As a result, the March 5 publication did not trigger the appeal period under C.G.S. § 8-7, and this appeal is timely.
(continued on page 3)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Geoffrey Millsom, Esq.

Address: 100 Westminster Street, 16th Floor City: Providence State: RI Zip: 02903

Telephone No.: (401) 274-7200 E-Mail: _____

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 3832

Address or location of property: 325 Oakland Street, Bristol, Connecticut 06010

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

Additionally, the Zoning Enforcement Officer's determination conflicts with the City of Bristol's zoning regulations. The BG Zone is intended to accommodate customer-facing retail and service establishments that serve the public. However, Wal-Mart's proposed facility will function as a distribution and fulfillment facility: it is not open to the public, it processes online orders, and it relies on contractors to retrieve and deliver goods off-site. This model lacks the defining characteristics of a "retail store" and does not advance the purpose of the BG Zone.

The regulations instead direct warehousing, distribution, and similar logistics uses to Industrial Park Zones, which are specifically designed to support "manufacturing, warehousing, [and] distribution plants." Classifying Wal-Mart's proposed facility as a "retail store" undermines the zoning regulations.

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Geoffrey Millsom, Esq.

Address: 100 Westminster Street, 16th Floor City: Providence State: RI Zip: 02903

Telephone No.: (401) 274-7200 E-Mail: _____

Determination Letter

Brandon Peate
Zoning Enforcement Officer
860-584-6215
BrandonPeate@BristolCT.gov



Bristol City Hall
Building Department
111 North Main Street
Bristol, CT 06010

February 26, 2026

Michelle Everhart
8131 Metcalf Ave Suite 300
Overland Park, KS 66204

RE: Request for Zoning Determination Letter
325 Oakland Street
MBLU: 24-236-14

The BG General Business Zone is intended to accommodate larger retail and service establishments primarily serving the needs of the entire City, including automobile-oriented uses.

The primary structure was built in 1995. The previous use classification for the property was grocery store. The proposed use for the property is retail store – a use classification approved through a site plan application in the BG Zone.

“Grocery Store: A food store offering food for sale primarily for preparing off the premises. Non-food items such as household supplies, toiletries and other miscellaneous items may be offered, but the supply of such items is secondary to the primary purpose to sell basic food products directly to the consumer.”

“Retail Store: A sales establishment whose primary purpose is to display and offer for sale commodities or goods directly to the consumer, reserving a substantial amount of floor space and window space for display of goods such as books, stationery, clothing, dry goods, hardware, jewelry, flowers, variety merchandise, newspapers, magazines, alcoholic liquor, and similar goods. May also offer incidental services.”

The proposed Walmart Depot will consist of a principal building designed in a layout substantially similar to that of a traditional department store. The primary distinction is that the premises will not be open to the general public. Customers will place orders online, after which a private contractor, acting on behalf of the customer, will travel to the site, retrieve the ordered goods from within the principal building, and deliver them to the customer’s designated location.

I have reviewed the zoning records in my office. A site plan was approved by the Zoning Commission in 1993 as shown in application #1409. A revision to an approves site plan was approved in 2012 shown in application #2112. With no external modifications, the existing approved site plan can be utilized for the current proposal and fall under the use classification of retail store.

The City of Bristol Building Department is responsible for approval and enforcement of building codes and zoning ordinances for residential and commercial development in the City. As the Zoning Enforcement Officer for the City of Bristol, I have the authority to issue this letter. If you need more information, please do not hesitate to contact my office.

Best regards,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer

Conditions of Approval

Brandon Peate
Zoning Enforcement Officer
860-584-6215
BrandonPeate@BristolCT.gov



Bristol City Hall
Building Department
111 North Main Street
Bristol, CT 06010

February 26, 2026

Michelle Everhart
8131 Metcalf Ave Suite 300
Overland Park, KS 66204

RE: B-26-48 Conditions of Approval
325 Oakland Street
MBLU: 24-236-14

Please be advised that the above-referenced application has been reviewed for compliance with the City of Bristol Zoning Regulations. Zoning approval is hereby granted subject to the following conditions:

1. Any exterior alterations or site modifications that deviate from the currently approved site plan shall require submission and approval of a revised site plan prior to the commencement of such work.
2. All private contractors operating at this location shall acquire all purchased goods within the principal building. No outdoor storage, staging, or distribution of goods is permitted unless specifically approved under a revised site plan.
3. Each item shall be individually selected and packaged by the contractor within the principal building prior to transport.
4. Vehicles utilized for the purpose of transporting goods from the premises to their delivery location shall not exceed a gross vehicle weight rating of 10,000 pounds.
5. Hours of operation for private contractors acting on behalf of the customer on-site shall be limited to between 6:00 a.m. and 11:00 p.m.

Failure to comply with the above conditions may result in enforcement action in accordance with the Zoning Regulations.

This correspondence is to be included in the building permit file. Should you have any questions, please contact this office.

Best regards,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer

Hartford Courant

Affidavit of Publication

AFFIDAVIT OF PUBLICATION

Sold To
City of Bristol Public Works - 204534
111 N Main St
Bristol, CT 06010-8112

Bill To
City of Bristol Public Works - 204534
111 N Main St
Bristol, CT 06010-8112

State of Connecticut

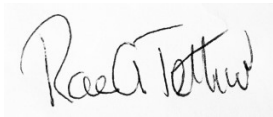
County of Hartford

Order No: 38606
\$185.81

I, Rae Tetlow, do solemnly swear that I am a representative of the Hartford Courant, printed and published daily, in the state of Connecticut and that from my own personal knowledge and reference to the files of said publication the advertisement of Public Notices was inserted in the regular edition.

On Dates as Follows:

5 Mar 2026

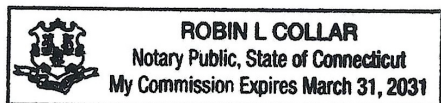


Rae Tetlow, Representative,

Subscribed and sworn before me on 5 Mar 2026



Notary Public



Name of Notary, Typed, Printed, or Stamped

38606

AFFIDAVIT OF PUBLICATION

**NOTICE OF DECISION
CITY OF BRISTOL
ZONING ENFORCEMENT OFFICER**

NOTICE IS HEREBY GIVEN that the Zoning Enforcement Officer (ZEO) has granted approval pursuant to Section 4.2 and Section 16.1 of the City of Bristol Zoning Regulations for:

1. Application B-26-48 – Interior Fit-Out for a Retail Store; 325 Oakland Street, Bristol, CT 06010; Assessor's Map 24, Lot 236-14; BG (General Business) Zone; OSJ of Bristol, LLC, Owner; Michelle Everhart, applicant.

Any aggrieved person may appeal this decision to the City of Bristol Zoning Board of Appeals within 30 days of the publication of this notice. Copies of all applications are on file for public inspection in the Building Department, City Hall – Second Floor, 111 North Main Street, Bristol, CT.

BRISTOL BUILDING DEPARTMENT
Brandon Peate, Zoning Enforcement Officer (ZEO)

Dated at Bristol, CT this 5th day of March, 2026

3/5/2026

38606

38606

Hartford Courant

Newspaper Publication Order



Campaign No. _____
Today's Date 4 Mar 2026
P.O. Number _____
Sales Rep _____

bill-to

City of Bristol Public Works
111 N Main St
Bristol, CT 06010-8112
Tel: 860 584-6227
Account No:

advertiser

City of Bristol Public Works
111 N Main St
Bristol, CT 06010-8112
Tel: 860 584-6227
Account No:

Campaign Summary

Description	Legal Notice
Start Date	3/5/2026
End Date	3/5/2026
Currency	

Cost Summary

Gross Amount	\$185.81
Agency Commission	\$0.00
Net Amount	\$185.81
Estimated Tax	\$0.00
Total	\$185.81

Package Details

Description	Start Date	Price
Legal Notice	3/5/2026	185.81
Package Component Detail		Start Date
Public Notices		3/5/2026
Affidavit		3/5/2026
Hartford Online Marketplace		3/5/2026
Hartford Courant Classified		3/5/2026

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BRISTOL BUILDING DEPARTMENT
Brandon Peate, Zoning Enforcement Officer
(ZEO)

Dated at Bristol, CT this 5th day of March,
2026

3/5/2026

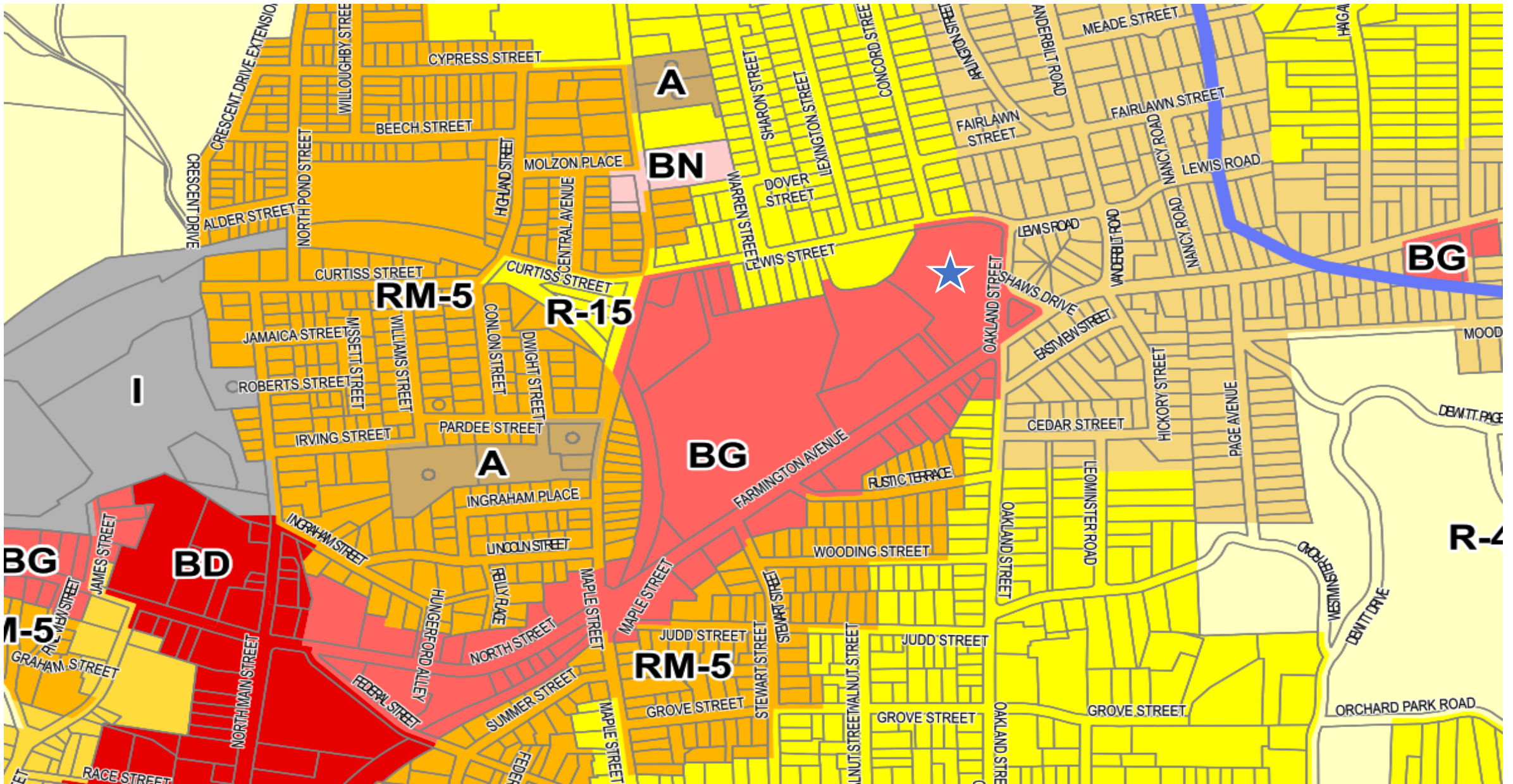
38606

This Insertion Order Form forms part of the Agreement by and between Customer and Tribune Publishing Company ("**Company**"), and is governed by the terms and conditions set forth in Company's Business Terms of Service (available at <https://www.tribpub.com/central-terms-of-service/>) (the "**Business Terms**") and the Data Processing Addendum (the "**DPA**") The Business Terms, DPA, and this Insertion Order are collectively referred to as the "**Agreement**." The Business Terms and DPA constitute integral parts of this Insertion Order and are hereby incorporated into this Insertion Order by this reference. Capitalized Terms not otherwise defined in this Insertion Order have the same meanings as that ascribed to them in Business Terms. In the event of any ambiguity, conflict, or inconsistency between any of the Business Terms, this Insertion Order, and the DPA, the following order of precedence shall govern for purposes of resolving any such ambiguity, conflict, or inconsistency: (1) this Insertion Order, (2) the DPA, if applicable, and (3) the Business Terms.

Various GIS and Google Maps



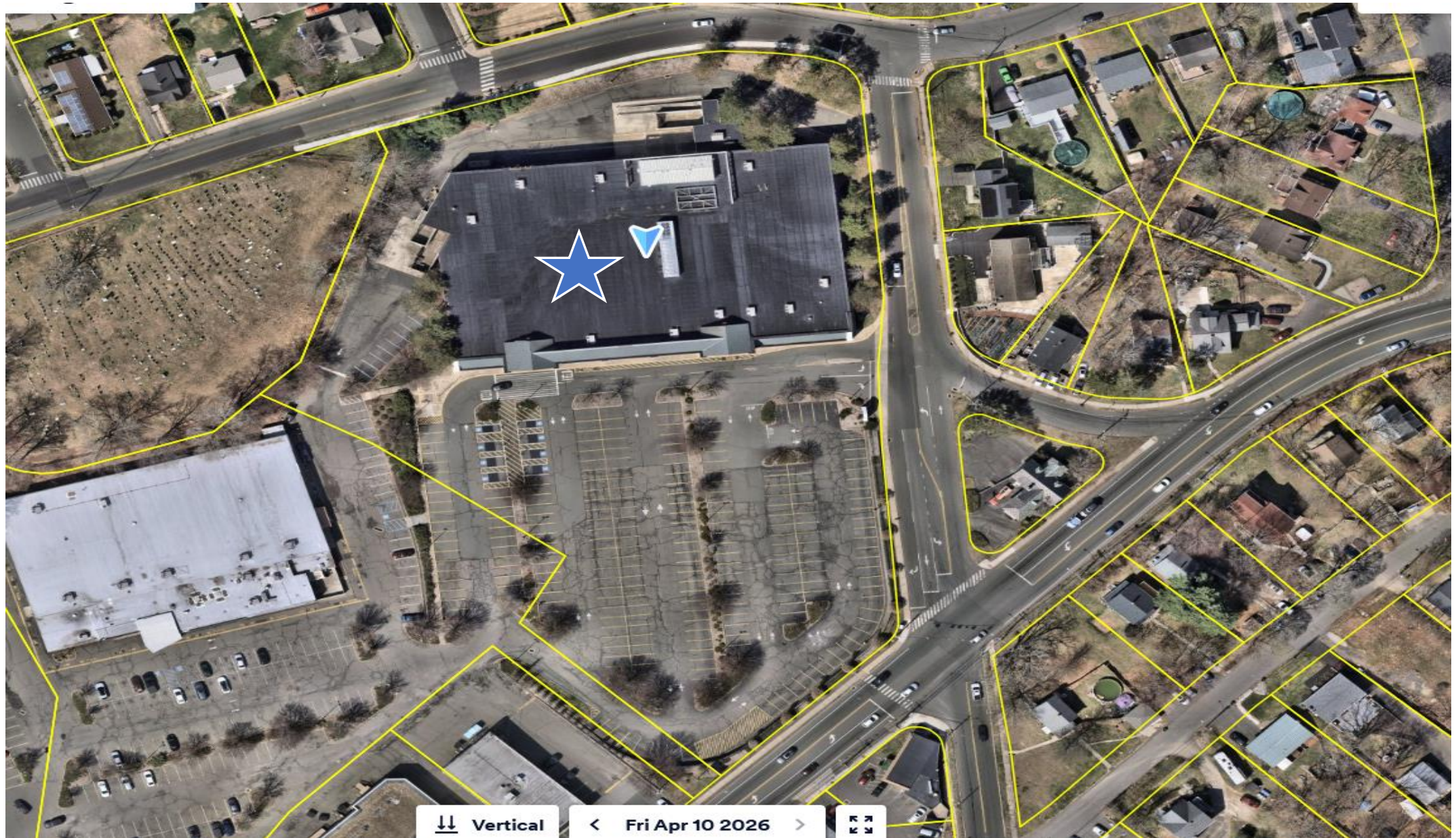
325 Oakland St. – Location
Map 24, Lot 236-14



325 Oakland St. – Zoning – BG (General Business) zone
Map 24, Lot 236-14



325 Oakland St. – Aerial – 2023
Map 24, Lot 236-14



325 Oakland St. – Aerial - 2026
Map 24, Lot 236-14

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF MONDAY, JUNE 2, 2026**

By: Chairman Rafaniello

Time: 6:00 P.M.

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

ROLL CALL:

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:			
	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman) (arrived at 6:03 P.M.)	X	
	Rory Ghio, (Secretary)	X	
	Alfred Radke, III	X	
	Liza Salgado-Sirko	X	
ALTERNATE MEMBERS:			
	Jonathan Lukasiewicz	X	
	Joseph Kelaita	X	
	Mathew Biadun	X	
STAFF:			
	Brandon Peate, Zoning Enforcement Officer	X	
	Robert Flanagan, AICP, City Planner	X	

1. Call to Order

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

Chairman Rafaniello reminded the Board the next Regular Meeting of the Zoning Board of Appeals is: Tuesday, July 7, 2026

2. Receipt of New Applications

3. Public Hearings

- a. Application #3832 – 1. Appeal of the Notice of Decision of the City of Bristol Zoning Enforcement Officer for Application B-26-48, for an Interior Fit-Out for a Retail Store at 325 Oakland Street; the Notice of Decision publication on March 5, 2026, commenced a 30-day appeal period that ended on April 5, 2026; this appeal application was filed on April 29, 2026.
2. Appeal of the City of Bristol Zoning Enforcement Officer's decision approving Application B-26-48, for an Interior Fit-Out for a Retail Store at 325 Oakland Street; Assessor's Map 24, Lot 236-14; Zone: BG (General Business) zone; OSJ of Bristol, LLC, owner/appellant.

Chairman Rafaniello designated regular Commissioners Ghio, Radke, Salgado-Sirko and Rafaniello with alternate Commissioner Lukasiewicz to vote on Application #3832.

Chairman Rafaniello requested that Application #3832 be scheduled for a public hearing on July 7, 2026,

Attorney Tracy Baran, owner of OSJ of Bristol, LLC, 375 Commerce Park Rd., North Kingstown, RI, representing the applicant, was in attendance online to answer any questions.

MOTION: Move that Application #3832 be accepted and scheduled for a Public Hearing for the July 7, 2026, Regular meeting of the Zoning Board of Appeals.

By: Rafaniello

Seconded: Salgado-Sirko.

For: Ghio, Radke, Salgado-Sirko, Biadun and Rafaniello.

Against: None.

Abstain: None.

The Application #3832 is scheduled for public hearing.

Chairman Rafaniello requested a legal opinion for Application #3832 from the City of Bristol, Office of Corporation Counsel, and have the opinion available for the July 7, 2026, regular meeting of the Zoning Board of Appeals.

MOTION: Move to request a legal opinion for Application #3832 from the City of Bristol, Office of Corporation Counsel, and have the opinion available for the July 7, 2026, regular meeting of the Zoning Board of Appeals.

By: Rafaniello

Seconded: Ghio.

For: Ghio, Radke, Salgado-Sirko, Biadun and Rafaniello.

Against: None.

Abstain: None.

The Application #3832 is requested to obtain a legal opinion from Corporation Counsel Office.

4. Approval of Minutes

a. Regular Meeting — May 5, 2026

Chairman Rafaniello designated regular Commissioners Ghio, Radke, Pecevich and Rafaniello with alternate Commissioner Lukasiewicz to vote on the May 5, 2026, regular meeting minutes.

MOTION: Move to approve the minutes of the May 5, 2026, regular meeting.

By: Rafaniello

Seconded: Ghio.

For: Ghio, Radke, Pecevich, Lukasiewicz and Rafaniello.

Against: None.

Abstain: None.

5. Adjournment

Chairman Rafaniello designated regular Commissioners Ghio, Radke, Pecevich and Rafaniello with alternate Commissioner Lukasiewicz to vote on the May 5, 2026, regular meeting minutes.

MOTION: Move to adjourn at 6:08 P.M.

By: Rafaniello

Seconded: Salgado-Sirko.

For: Ghio, Radke, Pecevich, Salgado-Sirko and Rafaniello.

Against: None.

Abstain: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Rory Ghio, Secretary