

**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