

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JUNE 8, 2026**

By: Chairman White

Time: 6:00 P.M.

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

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:			
	David White (Chairman)	X	
	Richard Goodwin (Vice Chairman – Acting Chair)	X	
	John LaFreniere (Secretary)	X	
	Richard Harlow		X
	Sara Mangiafico	X	
ALTERNATE MEMBERS:		X	
	Peter Caruso	X	
	Morris Patton		X
	Jeffrey Hayden	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

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

Acting Chairman Goodwin reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, July 13, 2026.

2. Pledge of Allegiance

3. Approval of Minutes

a. Regular Meeting — May 11, 2026

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere, White and Goodwin with alternate Commissioner Caruso to vote on the May 11, 2026, regular meeting minutes.

Commissioner LaFreniere noted a correction needed on Pg. 8, Paragraph1 that should say 4 commercial units in each building.

MOTION: Move to approve the minutes of the May 11, 2026, regular meeting, as amended.

By: Mangiafico

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

4. Receipt of New Applications

- 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.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere, White and Goodwin with alternate Commissioner Caruso to vote on Application #2565.

Charles Talmadge of Development Planning Solutions, 225 North Main St., representing the applicant, requested the application be referred to the Planning Commission.

MOTION: Move to schedule Application #2565 for a public hearing for the July 13, 2026, regular meeting of the Commission.

By: Mangiafico

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- 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.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere, White and Goodwin with alternate Commissioner Caruso to vote on Application #2566.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained bus yards were allowed in the industrial zone but parcels are not readily available. Attorney Ziogas said DATTCO of New Britain was awarded a contract and the applicant wants to store buses in Bristol to service the Bristol school system. The attorney indicated the New Departure facility agreed to lease spaces if the applications are approved for the IP-5 zone. Attorney Ziogas said if the Zone Change application is approved, a Site Plan would be applied for with the Planning Commission.

MOTION: Move to schedule Application #2566 for a public hearing for the July 13, 2026, regular meeting of the Commission.

By: Mangiafico

Seconded: Caruso.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- c. Application #2567 — Special Permit for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations 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.
- d. Application #2568 — Site Plan for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations 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.
- e. Application #2569 — Special Permit for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations 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.
- f. Application #2570 — Site Plan for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd.

(Lot 216); Assessor's Map 20, Lots 216; R 40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Acting Chairman Goodwin explained Applications #2567, #2568, #2569 and #2570 would be heard concurrently but voted on separately. Acting Chairman Goodwin designated regular Commissioners Mangiafico, Goodwin, LaFreniere and White with alternate Commissioner Caruso to vote on Applications #2567, #2568, #2569 and #2570.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reviewed that a lot of debris was removed from the site. Attorney Ziogas said the applicant needed to regrade the properties and a small amount of material needed to be removed from the sites to construct the foundations. The attorney said one of the sites for these applications does not need the earth removal. Attorney Ziogas indicated one property not on the agenda need to have materials removed from the site. The attorney's view was that a referral to the Planning Commission was unnecessary.

Mr. Flanagan thought these applications should be referred to the Planning Commission because they were previously referred for the scenic view suggested in the POCD, but the referrals were a decision for the Commission.

Chairman White and Commissioner Hayden were in favor of sending referrals to the Planning Commission.

MOTION: Move to schedule Applications #2567, #2568, #2569 and #2570 for a public hearing for the August 10, 2026, regular meeting of the Commission. The Commission also referral Applications #2567 and #2568 to the Planning Commission for their June 22, 2026, regular meeting.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

The Applications #2567 and #2568 are scheduled for public hearing.

The Applications #2567 and #2568 are referred to the Planning Commission.

MOTION: Move to schedule Applications #2569 and #2570 for a public hearing for the August 10, 2026, regular meeting of the Commission. The Commission also referral Applications #2569 and #2570 to the Planning Commission for their June 22, 2026, regular meeting.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

The Applications #2568 and #2569 are scheduled for public hearing.

The Applications #2568 and #2569 are referred to the Planning Commission.

Acting Chairman Goodwin requested that New Business be relocated on the agenda.

MOTION: Move to relocate New Business before the Public Hearings on the agenda this evening.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

The New Business was placed before the Public Hearings this evening.

7. New Business

- a. Corporation Counsel Memo dated April 22, 2026 — City Council Request to the Zoning Commission: Review of Vape Shops.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, Goodwin, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2405 and #2450.

Mr. Flanagan noted Attorney Thomas Conlin from Corporation Counsel Office would be in attendance this evening. The City Planner informed the Commission the City was working on an Ordinance for the smoke and vape shops for the entire City.

The City Planner's view was a one-year moratorium could be put in place. Mr. Flanagan said no new facilities would be allowed. The City Planner indicated this was to stop the increase of shops and control the use.

Commissioner Mangiafico reviewed her attendance at the Ordinance Committee meeting and the item to request the Zoning Commission to space the distance of the shops.

Acting Chairman Goodwin was uncomfortable voting on the request because the request from Corporation Counsel was unclear because there were too many variables.

Chairman White suggested to keep the item on the agenda to determine a clearer request and reinvoke Attorney Conlin to the next meeting. Mr. Flanagan would invite Attorney Conlin to the next regular meeting.

The Commission resumed Item #5, Public Hearings.

5. Public Hearings

- a. Application #2559 — Special Permit for a Civic Facility (Public School) for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building with site improvements including milling, paving, curbing, replacement of storm structures and sidewalk repairs at 345 Mix Street; Assessor's Map 53, Lot 140; R-15 (Single-Family Residential) zone; Bristol Board of Education, applicant.
- b. Application #2560 — Site Plan for a Civic Facility (Public School) for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building with site improvements including milling, paving, curbing, replacement of storm structures and sidewalk repairs at 345 Mix Street; Assessor's Map 53, Lot 140; R-15 (Single-Family Residential) zone; Bristol Board of Education, applicant.

Acting Chairman Goodwin explained Applications #2559 and #2560 would be heard concurrently but voted on separately.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, Goodwin, LaFreniere and White with alternate Commissioners Caruso to vote on Applications #2559 and #2560.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, specified the request was for the Edgewood School that was constructed in 1956 and had 2 subsequent renovations since then. The attorney noted there was no indication a Special Permit was required when the facility was constructed. The attorney pointed out when the Staff had discussion on applications it was suggested a Special Permit and Site Plan would be appropriate. Attorney Ziogas verified the roof caved in a few years ago so the students had to be relocated.

The attorney specified funding was available for a significant renovation that would benefit the City. Attorney Ziogas noted the parking lot and accessways would be reduced because it was in the upland review area. The attorney said an approval was received from the Inland Wetlands Agency for the upland review area and the floodplain area. Attorney Ziogas stated the comments were addressed with exception to the new City Engineer comments that may be addressed.

The attorney reminded the Commission there is an Aquifer Protection Agency application for the property this evening. Attorney Ziogas noted the project should be done in August 2027. The attorney said there were 278 students.

Nancy Levesque, P.E., of Benesh Engineering, 200 Glastonbury Blvd., Glastonbury, representing the applicant, reviewed the engineering plans. Ms. Levesque explained the water quality was improved exiting the site. The engineer noted the site was near the New Britain Watershed and a watershed property. Therefore, the impervious surface was reduced 15,000 sq. ft. and 4 structures were replaced with hydrodynamic separators.

Ms. Levesque verified the Public Works Dept. and Farmington River Water Association installed a bioretention swale that would remain for roof drainage and some parking lot drainage. The engineer noted there would be slight grading but no filling of the property because the property was in floodplain and floodway area. Ms. Levesque said the same traffic pattern would remain. The engineer noted during construction the applicant had to work on a contract with the Aquatic Center and Little League Center. Ms. Levesque said new utilities would be installed on the plans.

Mr. Flanagan inquiries: The engineer verified there were no concerns with addressing the remaining comments but some comments would be clarified for the plans. Ms. Levesque briefly reviewed the materials for the kitchen area that included an internal grease trap. Ms. Levesque noted the letter of approvals are needed for the State approvals.

Commission inquiries: Mr. Flanagan was unsure if the New Britain Water Co. plans would overlap during the construction.

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

The City Planner reviewed the documents for the applications.

The hearing #2559 is closed.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

MOTION: Move to approve Application #2559 — Special Permit for a Civic Facility (Public School) for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy with the following stipulations:

1. This Special Permit shall authorize the use of the property located at 345 Mix Street; Assessor's Map 53, Lot 140; R-15 (Single-Family Residential) zone as a Civic Facility (Public School).
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: White.

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

Against: None.

Abstained: None.

The application #2559 is approved with stipulations.

Mr. Flanagan inquiries: Ms. Levesque, P.E., agreed an as-built plan would be very valuable records for future use of the property.

The hearing #2560 is closed.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

MOTION: Move to approve Application #2560 — Site Plan for a Civic Facility (Public School) for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Renovations to: Edgewood Pre-K Academy, 345 Mix Street, Bristol, CT 06010" with a last revision date of May 28, 2026.
2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
3. A final As-Built of the site shall be submitted for staff review prior to a Certificate of Occupancy being requested.
4. 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.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

The application #2560 is approved.

- c. 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-Four East Main Street Associates, LLC, owner.

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

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, specified the request for the zone would be appropriate with the surrounding zones in the POCD. Attorney Ziogas reported the request was supported by the prior approvals and the City's long-term planning objectives. The attorney reviewed the recommended approval from the Planning Commission. Attorney Ziogas reviewed the prior 1987 approved Variance from ZBA for storage of heavy equipment.

The attorney overviewed the use that was consistent with the I-Zone but noted the uses are not allowed in the BG Zone. Attorney Ziogas noted if the application is approved, the non-conformity and the Variance would be eliminated for the site. The attorney verified the property had City sewer and water services. Attorney Ziogas indicated the applicant wanted to use the property as an industrial use and to construct a new building. The attorney noted if the application is approved the facility across the street wanted to relocate to the property with a Site Plan. Attorney Ziogas' view was there would be no negative impacts.

Mr. Flanagan inquiries: The attorney reviewed the lot line revision for the site so the lot line will go from east to west. Attorney Ziogas noted the existing house would have conforming frontage for the BG Zone. The attorney said the 3 residential lots would be merged to 2 lots with 334 East Main St. Attorney Ziogas noted the shed would be removed.

The attorney indicated the State has expanded uses in the I-Zone so the State Statutes would allow cannabis cultivation facilities. Attorney Ziogas was unsure if the Zoning Regulations allowed the cannabis cultivation facilities.

Commissioner Hayden reminded the Commission the discussion should be based on the zone change this evening.

Commission inquiries: Mr. Flanagan verified only a portion of the BG Zone would be rezoned.

No one else spoke in favor of the application.

No one spoke against the application.

The City Planner reviewed the documents for the application.

The hearing is closed.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

MOTION: Move that 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 be approved because:

1. The Zoning Map amendment, as presented, would be consistent with the goals, policies and action steps of the 2015 Plan of Conservation and Development, amended to April 1, 2018.

The effective date of the Zoning Map Amendment will be July 1, 2026.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

The application is approved.

- d. 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.

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

Mr. Flanagan clarified this was a Zoning Commission application for Public Act 25-01 to comply with the State laws passed in 2025. The City Planner indicated the Planning Commission had a robust discussion on the amendments and gave a positive referral.

Francisco Gomes, AICP, overviewed the two amendments for the Zoning Regulations and Zoning Map. Mr. Gomes said the first amendment was for the Middle Housing and Parking that becomes effective in on July 1, 2026. The consultant noted it was important to revise the Regulations in response to the State Legislature passed laws that were not required by July 1st but were requiring towns to allow middle housing in commercial and mixed-use zones by July 1, 2026.

Mr. Gomes pointed out the State Legislature was requiring towns to significantly revise the off-street parking requirements. The consultant specified there were two different amendments.

Mr. Gomes read into the record the details required in the Public Acts. Mr. Gomes suggested to amend the Regulations for residential middle housing in the RT-5 Zone and mixed-use middle housing in the BN, BG, BD and BHC Zones to comply with the State Statutes to regulate requests. The consultant said a lack of amendments would make the Commission accept any developments if consistent with the Public Act to their interpretations.

Attorney James Ziogas, 104 Bellevue Avenue, inquired if "summary review" was comparable to a Site Plan application because it was abstract. Attorney Ziogas asked about traffic considerations.

Mr. Gomes reviewed the definition of a "summary review" and the traffic considerations with Attorney Ziogas. The consultant appreciated the mention of what kind of discretion does the Commission have that extends beyond the site and compliance with the Regulations as written. Mr. Gomes thought the discretion was a matter of public health and safety with valid requests.

Charles Talmadge of Development Planning Solutions, 225 North Main Street, inquired if the middle housing was an as of right use that went to the Planning Commission for a Site Plan review.

Mr. Gomes verified the Planning Commission would review the Site Plans for the middle housing as an as of right use unless specified in the Regulations.

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 is closed.

By: Mangiafico

Seconded: White.

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

MOTION: Motion to approve Application #AZR 26-01 — Review, discussion and 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.

The Zoning Commission finds that the zoning text amendments contained in Recommendation #49, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of zoning text amendments shall be: July 1, 2026.

By: Mangiafico

Seconded: White.

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

The application is approved.

Chairman White departed the meeting at 6:55 P.M. Acting Chairman Goodwin designated Commissioner Hayden to vote in place of Chairman White for the remainder of the evening.

- e. 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.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere and Goodwin with alternate Commissioners Caruso and Hayden to vote on Application #AZR 26-02.

The consultant explained as of July 1, 2026, the Commission cannot require any off-street parking for any residential units with less than 16 units unless a Conservation Traffic Mitigation District is established that the Commission is calling a parking management district. Mr. Gomes discussed the parking for residential units outside the district and for 17 or more units.

The consultant noted the Regulations needed to be revised for the parking changes. The consultant noted the State is allowing applicants to prepare parking needs assessment to demonstrate reduced parking for plans that has to be accepted. Mr. Gomes said if there is an effect on public health and safety that mitigation may be requested. The consultant summarized the State is limiting the off-street parking.

Mr. Gomes summarized the Regulations that had to be revised for residential units with the State Legislation requirements. The consultant said the Parking Needs Assessment language had to be added to the Regulations from the Legislation. Mr. Gomes noted a Parking Management District and a Zoning overlay zone was drafted on the Zoning Map. Mr. Gomes reviewed the revisions to the Zoning Map with the new State legislation that included the middle housing district and limited off street parking areas.

Commission inquiries: The consultant mentioned that even if no parking was proposed or existing that the financial institutions wanted parking for leasing or selling properties so this may prevent developments with this situation.

The City Planner reviewed the documents for the application.

Mr. Flanagan pointed out to Mr. Gomes that Application #AZR 26-01 created an I-Zone out the BG Zone on East Main St. The City Planner noted the BG Zone would be changing on July 1, 2026.

Mr. Flanagan inquiries: Mr. Gomes would amend the Zoning Map for East Main St. that would not be prohibited. The consultant surmised 90% of the parking management district would not be developed so there were no concerns.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

MOTION: Motion to approve Application #AZR 26-02 — Review, discussion and 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.

The Zoning Commission finds that the zoning text amendments for parking and the zoning map amendments contained in Recommendation #50, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of zoning text amendments for parking and the zoning map amendment shall be: July 1, 2026.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

The application is approved.

Item #7.a. under New Business was resumed at this time with the arrival of Attorney Thomas Conlin at this time.

7. New Business

- a. Corporation Counsel Memo dated April 22, 2026 — City Council Request to the Zoning Commission: Review of Vape Shops.

Acting Chairman Goodwin requested New Business be moved before Old Business on this evening's agenda.

Acting Chairman Goodwin designated LaFreniere, Mangiafico and Goodwin with alternate Commissioners Caruso and Hayden to vote on Item #7.a., New Business.

MOTION: Move to relocate New Business before the Old Business on the agenda this evening.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

Acting Chairman Goodwin noted the Commission had a prior discussion and was unclear on the request for this item.

Attorney Thomas Conlin of Corporation Counsel Office, City Hall, 111 North Main St., representing the applicant, explained the request was the City Council would like the Commission to consider amending the Zoning Regulations to prohibit more vape shops from being placed in this community. Attorney Conlin also requested an alternative of placing prohibitive restrictions on these shops. The attorney said the main concern of the City Council was the products are affecting the youth of the community. Attorney Conlin said there were concerns raised at the Ordinance Committee from the community.

Commission inquiries: The attorney was unsure of the total amount of vape, smoke shops and tobacco shops. Attorney Conlin was unsure of the amount of vape, smoke shops and tobacco shops that went out of business. The attorney said the City Council would like the existing shops to be affected by a new Regulation to either leave the City or go out of business. Attorney Conlin stated the new shops would be affected by the new Regulations.

The attorney verified the City Council did not specifically state for all smoke shops to go of business but wanted the shops to be very difficult or nearly impossible to have access to the shops with tools in the Regulations. Attorney Conlin said an Ordinance in place would be a \$90.00 fine per day. The attorney noted an Ordinance would be presented tomorrow evening to the City Council. Attorney Conlin reviewed some of the illegal ingredients in the vaping products.

Acting Chairman Goodwin was not a supporter of youth smoking or vaping but there were gas stations selling the products. The Acting Chairman noted New Haven had done work with vape shops. Acting Chairman Goodwin was uncomfortable closing all smoke shops, vape shops, convenience stores and gas stations.

The Acting Chairman was more comfortable discussing limits to be placed on the facilities. The Acting Chairman was not in favor of the draft motion this evening. Acting Chairman Goodwin requested more guidance from the

Corporation Counsel Office because prohibition failed many years ago. Acting Chairman Goodwin preferred to set limits but was unsure of the City Council's requests.

Commission inquiries: Attorney Conlin said the request was for smoking and vaping products.

The attorney noted the emphasis was on vape products because of comments from the Police Dept. and efforts from the Dept. of Consumer Protection with various unpackaged products and illegal products. Attorney Conlin review some of the limits for towns in CT with the concerns.

The attorney explained to Attorney James Ziogas, 104 Bellevue Avenue, that cigars were not an illegal product and would not be banned.

The Acting Chairman requested more collaboration with the City Council, Ordinance Committee for a better understanding of all their intentions. The Commission requested the total number of vape shops in the City.

No vote was taken on 7.a., New Business.

Old Business

6. Old Business was resumed at this time.

- a. 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 – Phase 2 Bond Release Requested.

Acting Chairman Goodwin designated LaFreniere, Mangiafico and Goodwin with alternate Commissioners Caruso and Hayden to vote on Item #6.a., under Old Business.

Mr. Flanagan reminded the Commission that Mr. Talmadge was in attendance at last month's meeting for the request. The City Planner indicated that a final inspection was required but was waiting for the applicants engineer to finish some work. Mr. Flanagan reviewed the outstanding comments.

Charles Talmadge of Development Planning Solutions, 225 North Main St., was to expedite the process. Mr. Talmadge noted the majority of the bond was for the landscaping and paving that was proposed during the Site Plan approval process. The consultant said the plan has not change from the last discussion with exception to slight changes to the as-built plan. Mr. Talmadge estimated the plan would be finished before the July meeting.

The City Planner stated that the proposed motion will enable Staff to work with the applicant on the bond but any concerns may be brought back to the Commission.

MOTION: Move to release the site improvement bond for Phase 2 for 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 bond amount of \$201,242.00 will only be released after all remaining Staff comments have been addressed and all site improvements have been satisfactorily completed. This will include the updating of all remaining As-Built drawings and the completion of the Engineering Division As-Built checklist by the applicants' civil engineer, Robert Green Associates.

Staff is authorized to bring any remaining bonded site improvement matters that cannot be resolved with the applicant, back to the Zoning Commission for a review.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

The bond release is approved.

- b. Application #2517 — 2026 Annual Report for a Special Permit for the Removal of Earth Materials at 165 Warner Street; Assessor's Map 55, Lot 49; R-25/OSD (Single Family Residential/Open Space Development Overlay) zone; DB Homes, LLC applicant.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere and Goodwin with alternate Commissioners Caruso and Hayden to vote on Application #2517.

Mr. Flanagan explained the applicant and their attorney provided a map but there were some additional comments for the plans. The City Planner said the application was approved in April 2025 and it has been one year since the approval. Mr. Flanagan indicated a report with the additional information would be sent to the Engineering Staff for a review.

MOTION: Move to accept the 2025 Annual Report for a Special Permit for the Removal of Earth Materials at 165 Warner Street; Assessor's Map 55, Lot 49; R-25/OSD (Single- Family Residential/Open Space Development Overlay) zone; DB Homes, LLC applicant.

The report will be sent to the City Engineering staff for a review, comment and follow-up with the applicant.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

The application is approved.

- c. Application #2405 and #2450 — Site Plan for fuel oil and heating fuel oil storage facility 351 Minor Street; Map 66; Lot 263-2; Christopher Armstrong, applicant — Request to Extend Site Plan Approval to June 9, 2031.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere and Goodwin with alternate Commissioners Caruso and Hayden to vote on Applications #2405 and #2450.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reviewed his discussion with the City Planner to continue the item to the July meeting.

Mr. Flanagan said the Staff went through the application files and discovered the Inland Wetlands application had expired in December 2025 from the approval date of December 2020. Mr. Flanagan spoke to the applicant's attorney to inform the applicant of the expiration.

The attorney agreed to continue the applications because he was unsuccessful in contacting the applicant. Attorney Ziogas would investigate the data with the applicant and to possible extend the Inland Wetlands permit. The attorney said when the inland wetlands concern is resolved, he would return back to the Commission next month.

MOTION: Move to continue the discussion on the 5-year extension of Applications #2405 and #2450 to the July 13, 2026 Zoning Commission Regular meeting.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

The application is continued.

8. Staff Reports

a. May 2026 — ZEO Report

The following item was submitted into the record: a copy of the Zoning Enforcement Officer's report dated May 5, 2026.

Brandon Peate, Zoning Enforcement Officer's report, reviewed his monthly Zoning Enforcement Officer's report for May 2026. Mr. Peate noted he was working on abandoned vehicle concerns and now has a process in place for the really old and vehicles in disrepair that had no ownership.

9. Communications

There were no communications.

10. Adjournment

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere and Goodwin with alternate Commissioners Caruso and Hayden to vote on the adjournment.

MOTION: Move to adjourn at 8:48 P.M.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

John LaFreniere, Secretary