



City of Bristol
Planning Commission

REGULAR MEETING — MONDAY, JULY 27, 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/83941265589?pwd=4TeCxutmiY4Ghj0fTuUH2CrtDFjLYQ.1>

Meeting ID:

839 4126 5589

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting — June 22, 2026
4. Receipt of New Applications
 - a. Application #453 — Subdivision - 107 Chestnut Street (3 lots) Assessor's Map 29, Lot 253; RM-5 (Mixed Residential) zone; Mircalin Samedy, owner / Chestnut and Locust Holdings, LLC, applicant.
 - b. Application #452 — Site Plan for Three (3) Take-Out Restaurants at 838 Farmington Avenue; Assessor's Map 48, Lot 182; BG (General Business) zone; Anand Jaiswal, applicant / Vernon Properties, owner.
5. Public Hearings
 - 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.

6. New Business

- a. Application #450 — Site Plan for a Mixed-Use Development for: 1. An existing commercial (Oak Hill School) 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.
- b. Application #451 — 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 5,012 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.

7. Zoning Commission Referrals

- a. 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/owner.
- b. 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/owner.

8. City Council and Other Referrals

- a. C.G.S. 8-24 Referral:
Witches Rock Road — Map 8, Lot 6+7+8
- b. C.G.S. 8-24 Referral:
Kilmartin Avenue — Map 8, Lot 88

9. Staff Reports

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

10. Communications

11. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, August 24, 2026