

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JUNE 22, 2026**

By: Chairman Veits

Time: 6:00 P.M.

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

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 PM.

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, July 27, 2026.

2. Pledge of Allegiance**3. Public Participation** - None**4. Approval of Minutes:**

- a. Regular Meeting — May 18, 2026

Chairman Veits designated regular Commissioners Bacchus, Pose and Veits to vote on the May 18, 2026, regular meeting minutes.

MOTION: Move to approve the minutes of the May 18, 2026, regular meeting.

By: PoseSeconded: Bacchus

For: Bacchus, Pose and Veits.

Against: None.

Abstain: None.

Chairman Veits designated regular Commissioners Soares, Nardi, Pose, Bacchus and Veits as voting members this evening.

5. Receipt of New Applications

- 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.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #449.

Chandan Nankani of 735 Farmington Avenue, 36 Strawfield Rd., Unionville, representing the applicant,

Matthew Brown, P.E., of Barton and LoGiudice, LLC, 855 Winding Brook Dr., Glastonbury, representing the applicant,

MOTION: To Move Application #449 to New Business for tonight's Agenda.

MOTION: Move to accept 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 and schedule a Public Hearing for Zoning, July 27, 2026, Regular Meeting of the Planning Commission.

By: Nardi

Seconded: Bacchus

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is scheduled for public hearing.

- b. **Application #450** — 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 5,002 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.

Lisa & Michael Fabiano – Corrected description: 1 Existing commercial on the 1st floor and 8 dwelling units on the 2nd floor, 10 North Main St. Requesting approval to convert to mix use from straight commercial. 1st floor would remain Oakhill school. We would like to convert 2nd floor to 8 residential apartments. The residential units would consist of 1 Studio, five 1-bedroom units and 2 two-bedroom units.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #450.

Michael Fabiano for 10 North Main Street, LLC, PO Box 23, Redding Ridge, representing the applicant,

MOTION: To Move Application #450 to New Business for tonight's Agenda.

MOTION: Move to accept Application #450 — 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 5,002 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 and schedule a Public Hearing for the July 27, 2026, Regular Meeting of the Planning Commission.

By: Nardi

Seconded: Bacchus

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is scheduled for public hearing in July 2026.

- b. **Application #451** — Site Plan for a Mixed-Use Development for: 1. An existing commercial space 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; 10 North Main Street, LLC, owner.

Lisa & Michael Fabiano – Corrected description for a drive thru bank and 8 dwelling units on the 2nd floor at 4 Riverside Ave. Have owned both properties 4 Riverside Ave & 10 North Main St since 2016. Requesting approval to convert to mix use from straight commercial. 1st floor would remain M&T Bank and would like to convert 2nd floor to 8 residential apartments. Properties are adjacent to one another and would have green space. Their plan aligns with current mix use that is currently going on with the down town revitalization. The residential units would consist of seven 1-bedroom units and two 2-bedroom unit.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #451.

Michael Fabiano for 4 Riverside Avenue, LLC, PO Box 232, Redding Ridge, representing the applicant.

MOTION: To Move Application #451 to New Business for tonight's Agenda.

MOTION: Move to accept Application #451 — Site Plan for a Mixed-Use Development for: 1. An existing commercial space 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; 10 North Main Street, LLC, owner and schedule a Public Hearing for the July 27, 2026, Regular Meeting of the Planning Commission.

By: Nardi

Seconded: Bacchus

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is scheduled for public hearing in July 2026.

6. City Council and Other Referrals

- a. C.G.S. 8-24 Referral:
North Main Street — Map 30, Lot 3

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on C.G.S. 8-24 Referral, North Main Street — Map 30, Lot 3.

Charlie Talmadge – 225 N. Main St – This would be the final piece of the Centre Square Development by Carrier Construction, this building would have up to 70 new residential units, 5400 sq ft retail space, structure parking, anticipated to be 6 stories.

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 referral for:

North Main Street — Map 30, Lot 3.

The Planning Commission finds that the C.G.S. 8-24 referral with the sale of map 30, lot 3, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Nardi

Seconded: Soares

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is approved.

7. New Business

- a. **Application #424** – Subdivision – Request for a (5) five-year extension to August 25, 20231 for Phase 2: 505-545 Redstone Hill Road (16 lots); Assessor's Map 2, Lots 133-1 and Lots 133-4 through 133-17; R-15 (Single-Family Residential) zone; 505- 545 Redstone Hill Road, LLC, applicant/owner.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #424.

Attorney Dorval – 17 Riverside Ave. This is pertaining to the sub division on Red Stone Hill Rd, August 25, 2021. Final approval of 2 lots, July 18, 2022. Final approval for the remaining 16 lots were approved Feb. 25, 2025. Under Ct General Statutes 8-26 C and sub division regulations 2.09, indicates that be completed in a 5 yr. period.

All improvements to subdivision can have an additional 5 yrs. extension. Requesting approval of 5 yr. extension for completion of the improvements. Majority of improvements have been completed. Remaining final improvements are the coat of roadway, sidewalks on Charlies Way, and fencing. Three lots have been sold, contracts coming in.

Attorney Andre Dorval, 17 Riverside Avenue, representing the applicant.

MOTION: Move that Application #424 be approved with the following stipulations:

- Bond \$175,052 to be secured for completion of phase 2 of sub division.

By: Bacchus

Seconded: Soares

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved.

- b. **Application #442** — Revision to an Approved Site Plan for the conversion of 209k SF of office space to a Wholesale or Distribution Facility at 383 Middle Street; Assessor's Map 3, Lot 35; IP-1 (Industrial Park) zone; Bristol Sports Center DST, owner; Routine Properties, applicant.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #442.

Brian Baker – Originally had 18 truck bays, there is a new tenant and they will only need 2 bays. Requesting a modification to the original request of site plan and use. New tenant is an aerospace company. There is no manufacturing, and no assembly, only diagnostics and maintenance. This changes the site plan and the use. Adding one drive in loading dock. Less loading docks, and more parking spaces.

Aaron Marcus of Routine Properties, 2005 Palmer Avenue, Larchmont, NY, representing the applicant.

Brian Baker, P.E. of Civil 1, 43 Sherman Hill Rd., Woodbury, representing the applicant.

MOTION: Move that Application #442 be approved with the following stipulations:

- Site plans may not be signed off on until site plans and improvements have been revised accordingly.
- Site improvements completed and shall be bonded by section 4-16.3.16 Zoning regulations.

By: Soares

Seconded: Pose

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved.

8. **Old Business**

There was no old business.

9. **Zoning Commission Referrals**

- 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.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #2565.

Charlie Talmadge – Simple application, 11 spaces. Planning and conservation, current HVAC business is looking to go into new location. The previous owners had issues with Code Enforcement. The building has been vacant for some time. In reviewing Zoning map, the properties surrounding would be allowed in I zone. There will be no physical changes to the property.

Paul Laferriere, 150 Lynn Rd.

Charles Talmadge of Development Planning Solutions, 225 North Main St., representing then applicant,

MOTION: Motion to Change of use 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.

By: Bacchus

Seconded: Pose

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

- 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.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application # 2566.

Attorney James Ziogas - 104 Bellevue Avenue. 120 Buses and 150 employees. Buses can only be in an I zone. Would like to take excess parking spaces at New Departure for parking. In order to do this, there needs to be a change in the regulation. There should be a bus yard available in the town that the busses service. On a temporary basis, will be putting in portable offices, Eversource is going to give service, there will be portable restrooms and a small fueling station. Problem with a permanent basis, it would be very costly. There is a 3-year option on the table.

MOTION: Motion to send a positive referral to the Zoning Commission for application #2566, for the proposed amendment.

By: Nardi

Seconded: Soares

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

- c. **Application #2567 and #2568** — Special Permit 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 - This item will be discussed at the July 27, 2026 Regular Meeting.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Applications #2567 and #2568.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant,

MOTION: Motion for a Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd.

Motion to place applications #2567, #2568, #2569 & #2570 under New Business for July 2026 in order to complete plan review for the properties.

By: Bacchus

Seconded: Soares

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

Motion for a Special Permit for Earth Removal – On hold until July 2026 meeting.
The motion to move to new business is approved.

- d. **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 - This item will be discussed at the July 27, 2026 Regular Meeting.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Applications #2569 and #2570.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant.

MOTION: Motion for a Special Permit for Earth Removal – On hold until July 2026 meeting.

By: Bacchus

Seconded: Soares

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The motion to move to new business is approved.

10. **Staff Reports**

- a. 2028 Bristol Plan of Conservation and Development (POCD)

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on 2028 Bristol Plan of Conservation and Development (POCD).

The process will begin July 1st, 2026. There will be "Special" meetings that will be associated with this project.

- b. Subdivision Status Report — June 2026

The Commission acknowledged receipt of the following item in their electronic packets: the updated monthly Subdivision status report dated June 17, 2026.

11. **Communications**

There were no communications.

12. **Adjournment**

Motion was made by Commissioner Bacchus to adjourn.

Motion seconded by Commissioner Pose.

Motion carried 5-0.

The meeting adjourned at 6:55 P.M.

These minutes represent the proceedings of the meeting.
This meeting was recorded.

Respectfully submitted,
Shannon Newburry

William Veits
Chairman
City Planning Commission