



*City of Bristol
Aquifer Protection Agency*

*SPECIAL MEETING — MONDAY, AUGUST 10, 2026
CITY HALL — COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:30 P.M.*

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/81440599781?pwd=CvxTSRL20QP9ILUaqbCWp3FaYHq7u1.1>

Meeting ID:

814 4059 9781

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Special Meeting - July 13, 2026
4. New Business
 - a. Application #APA-2026-03 — Determination of regulatory status for Three (3) Take-Out Restaurants at 838 Farmington Ave; Assessor's Map 48, Lot 182; BG (General Business) zone; Ananta Properties, LLC/Anand Jaiswal, applicant / Vernon Properties, owner.
5. Adjournment

**BRISTOL AQUIFER PROTECTION AGENCY
MINUTES
SPECIAL MEETING OF MONDAY JULY 13, 2026**

By: Richard Goodwin, Acting Chairman

Time: 6:56 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 (Acting Chairman)	X	
	John LaFreniere (Secretary)	X	
	Richard Harlow	X	
	Sara Mangiafico	X	
ALTERNATE MEMBERS:	Peter Caruso	X	
	Jeffrey Hayden		X
	Morris Patton	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

Acting Chairman Goodwin called the meeting to order at 6:56 P.M.

2. Approval of Minutes

a. Special Meeting — June 8, 2026

Acting Chairman Goodwin designated regular Agency Members Mangiafico, Goodwin and LaFreniere with alternate Agency Member Caruso to vote on the June 8, 2026, special meeting minutes.

MOTION: Move to approve the minutes of the June 8, 2026, special meeting.

By: Mangiafico

Seconded: Caruso.

For: LaFreniere, Mangiafico Caruso and Goodwin

Against: None.

Abstained: None.

3. New Business

- a. Application #APA-2026-02 — Determination of regulatory status for a Take-Out Restaurant at 735 Farmington Avenue; Assessor's Map 53, Lot 12; BG (General Business) zone; 735 Farmington, LLC, applicant/owner.

The Agency acknowledged receipt of the following items in their electronic packets: Letter dated October 14, 2021, from the Connecticut Department of Health to the Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies; Project Narrative, undated; Various Maps: GIS and Google Maps: of 735 Farmington Avenue – Location, Map 53 & Lot 12; Map 735 Farmington Avenue – Aquifer Protection, Map 53 & Lot 12; 735 Farmington Avenue – Topography, Map 53 & Lot 12; Map 735 Farmington Avenue – Aquifer Protection, Map 53 & Lot 12; 735 Farmington Avenue – Aerial 2026, Map 53 & Lot 12; Stormwater Information, Revised date March 23, 2017, from Barton Loguidice, LLC; Photometric Information: dated October 31, 2022, Revised date June 9, 2026, from Barton Loguidice, LLC; Plans Sets; Photometric Information: Revised date September 9, 2022; Proposed Signage, created on April 30, 2026 and Floor Plans and Elevation Drawings.

Acting Chairman Goodwin designated regular Agency Members White, Mangiafico, Harlow, LaFreniere and Goodwin to vote on Application #APA-2026-02.

Mr. Flanagan noted the applicant is proposing a take-out restaurant at 735 Farmington Avenue. The City Planner stated that the Determination Form completed by the applicant indicated that there are no regulated activities proposed for the proposed take-out restaurant on the property. Mr. Flanagan said the next step is a Site Plan application before the Planning Commission. The City Planner verified that the applicant had sent the required notification to the CT Department of Health online portal.

MOTION: Based on information received at this meeting, the Bristol Aquifer Protection Agency concurs that there are no regulated activities associated with Determination Application 2026-02 for a Take-Out Restaurant at 735 Farmington Avenue; Assessor's Map 53, Lot 12; BG (General Business) zone; and therefore, an Aquifer Protection Agency Registration is not required.

By: Harlow

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

The determination of no regulated activity is accepted.

4. Adjournment

Chairman White thanked Agency Member Goodwin for serving as Acting Chairman this evening. The Chairman commended Acting Chairman Goodwin on his excellent work.

The Acting Chairman designated regular Agency Members White, Mangiafico, LaFreniere, Harlow and Goodwin to vote on the adjournment.

MOTION: Move to adjourn at 7:01 P.M.

By: Harlow

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

Richard Goodwin, Acting Chairman

John LaFreniere, Secretary

APA Application 2026-03

838 Farmington Ave.

Determination of Regulatory Status City of Bristol CT Aquifer Protection Area Program

OFFICE USE ONLY	
Form No.	APA-2026-03
APA Name	UWB/LWB/MS
Date of Receipt	6/24/26
Determination	
Determination Date	

This form will be used by the City of Bristol's Aquifer Protection Agency to

determine whether or not any of the activities currently being conducted on your property are subject to the regulatory requirements of the city's Aquifer Protection Area Program. Please complete this form and return it to:

City of Bristol Aquifer Protection Agency
c/o Land Use Office
City Hall, 111 North Main St.
Bristol CT 06010

Questions? Please call the city's Land Use Office at (860) 584-6225.

PART 1 (please print all responses)

Name of person completing this form: _____

Name of business/facility: _____

Address/location of business/facility: _____

Telephone # of business/facility: _____

E-Mail address of business/facility: _____

(If business does not have an e-mail address, provide e-mail address of contact person)

Briefly describe the type of business(es) conducted at this address/location:

PART 2

Check off [] each activity below if it's currently being conducted at the business/facility identified in Part 1.

(A)	☐	Underground storage of oil, petroleum, or hazardous material; underground transmission of oil, petroleum, or hazardous material ☐ Underground storage tank containing #2 fuel oil
(B)	☐	Dispensing of oil or petroleum for retail, wholesale, or fleet use
(C)	☐	On-site storage of hazardous materials for wholesale sale
(D)	☐	Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers and lawnmowers) ☐ Involves the use, storage, or disposal of hazardous materials (including solvents, lubricants, paints, brake fluids, transmission fluids, or the generation of hazardous wastes)
(E)	☐	Salvage operations of metal or vehicle parts
(F)	☐	Wastewater discharges to ground water other than domestic sewage and storm water
(G)	☐	Car or truck washing ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(H)	☐	Production or refining of chemicals
(I)	☐	Clothes cleaning service (dry cleaner); cloth cleaning service ☐ Involves the use, storage, or disposal of hazardous materials (including dry-cleaning solvents)
(J)	☐	Industrial laundry service ☐ Involves the cleaning of clothes or cloth contaminated by hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(K)	☐	Generation of electrical power by means of fossil fuels (e.g., power plants)

(LIST CONTINUES ON PAGE 2)

(L)	☐	Production of electronic boards, electrical components, or other electrical equipment ☐ Involves the use, storage, or disposal of hazardous materials ☐ Involves metal plating, degreasing of parts or equipment, or etching operations
(M)	☐	Embalming or crematory services ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(N)	☐	Furniture stripping operations ☐ Involves the use, storage, or disposal of hazardous materials
(O)	☐	Furniture finishing operations ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(P)	☐	Storage, treatment or disposal of hazardous waste under a RCRA permit
(Q)	☐	Biological or chemical testing, analysis or research ☐ Involves the use, storage, or disposal of hazardous materials ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(R)	☐	Pest control services which involve the storage, mixing, or loading of pesticides or other hazardous materials
(S)	☐	Photographic finishing ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(T)	☐	Production or fabrication of metal products, including metal cleaning or degreasing with industrial solvents, metal plating, or metal etching ☐ Involves the use, storage, or disposal of hazardous materials
(U)	☐	Printing, plate making, lithography, photoengraving, or gravure ☐ Involves the use, storage, or disposal of hazardous materials
(V)	☐	Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries as part of a recycling facility under a state DEP General Permit
(W)	☐	Production of rubber, resin cements, elastomers, or plastic ☐ Involves the use, storage, or disposal of hazardous materials
(X)	☐	Storage of de-icing chemicals for retail sale or for de-icing parking lots, access drives, etc. ☐ Such chemicals are stored in a weather-tight, water-proof structure
(Y)	☐	Accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste under a state DEP permit (solid waste facility, landfill, transfer station, composting facility, processing center)
(Z)	☐	Dyeing, coating or printing of textiles; tanning or finishing of leather ☐ Involves the use, storage, or disposal of hazardous materials
(AA)	☐	Production of wood veneer, plywood, reconstituted wood or pressure-treated wood ☐ Involves the use, storage, or disposal of hazardous materials
(BB)	☐	Pulp production processes that involve bleaching

Check here ☐ if none of the activities listed in Part 2 above have been checked off, and proceed to Part 5 below.

PART 3

For each activity checked off in Part 2 that involves the use or storage of hazardous materials, indicate the activity's letter code and which of the following hazardous materials is used/stored as part of that activity.

	Activity Code: _____	Activity Code: _____	Activity Code: _____	Activity Code: _____
Solvents	☐	☐	☐	☐
Heavy metals	☐	☐	☐	☐
Petroleum products (inc. Used Oil)	☐	☐	☐	☐
Pesticides	☐	☐	☐	☐
Fertilizers	☐	☐	☐	☐
Road salt; other de-icers	☐	☐	☐	☐
Other (specify): _____	☐	☐	☐	☐

PART 4

Check off [] all of the statements below that apply to the activities you checked off in Part 2.

- ☐ The activity is conducted at a residence without compensation.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity involves the on-site use or storage of not more than 2.5 gallons of each type of hazardous material at any one time and the total of all hazardous materials on-site does not exceed 55 gallons at any one time.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity is an agricultural activity regulated pursuant to Section 22a-354m(d) of the Connecticut General Statutes.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity satisfies ALL the following conditions:

1. The activity takes place solely within an enclosed building in an area with an impermeable floor.
2. The activity involves no more than 10% of the floor area of the building in which it takes place.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. All waste waters generated by the activity are disposed of through a legal connection to the public sanitary sewer.
5. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of hazardous materials.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity solely involves the use of lubricating oil and satisfies ALL of the following conditions:

1. The activity does not involve the cleaning of metals with chlorinated solvents at the facility.
2. The activity takes place solely within an enclosed building in an area with an impermeable floor.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of such lubricating oil and associated hazardous waste.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity involves the dispensing of oil or petroleum from an above-ground storage tank or tanks with an aggregate volume of not more than 2,000 gallons and satisfies ALL of the following conditions:

1. The activity takes place solely on a paved surface which is covered by a roof.
2. The above-ground storage tank (or tanks) is a double-walled tank with overfill alarms.
3. All associated piping is either above-ground or has secondary containment.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

PART 5

I hereby certify that this form has been completed to the best of my ability and that the information contained herein accurately represents the nature and extent of activities currently being conducted at the business/facility identified in Part 1 above which may be subject to the regulatory requirements of the city's Aquifer Protection Area Program.



Signature

Date

Narrative

Project Narrative

838 Farmington Avenue, Bristol, CT

This application proposes the expansion of the existing commercial building at **838 Farmington Avenue** to accommodate a single, integrated quick-service restaurant featuring **Cold Stone Creamery, Wetzel's Pretzels, and Planet Smoothie**.

The existing building is approximately **1,690 square feet**, which is not sufficient to support the equipment, food preparation areas, storage, and customer circulation required for three complementary restaurant concepts. The proposed addition will provide the space necessary to operate the businesses efficiently while meeting franchisor requirements, building codes, and local health regulations.

Although the three brands offer different products, they will operate as **one business**, sharing management, employees, customer seating, and common service areas while maintaining separate food preparation stations. The businesses complement one another by offering desserts, snacks, and smoothies throughout the day, creating a convenient destination for families and visitors.

The proposed hours of operation are **10:00 AM to 10:00 PM Sunday through Thursday and 10:00 AM to 11:00 PM on Friday and Saturday**. The business is expected to employ approximately **15–18 full-time and part-time employees**, with staffing adjusted based on customer demand.

The project does not change the property's commercial use. Instead, it modernizes an existing commercial site, improves the appearance and functionality of the building, creates new employment opportunities, and provides additional dining options along the Farmington Avenue commercial corridor.

The proposed expansion is intended solely to provide adequate space for safe and efficient operations and to ensure the project complies with all applicable building, health, and zoning requirements. We respectfully request approval of the proposed building expansion and site improvements.

CT DPH Notification

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH



Manisha Juthani, MD
Commissioner

Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies

FROM: Lori Mathieu, Public Health Branch Chief, EHDW *Lori J. Mathieu '21*

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: [DPH Project Notification Form](#) and the mapping application is available at: [DPH Project Notification Form Mapping Application](#).

To review the entire Public Act 21-121 please see the following link:
<https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF>

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health



Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer



From: Microsoft Power Apps and Power Automate <microsoft@powerapps.com>

Sent: Wednesday, July 29, 2026 1:44 AM

To: ananta_properties @yahoo.com>; Robert Flanagan
<RobertFlanagan@bristolct.gov>

Subject: Acknowledgement of Submission to CTDPH

This email is being sent automatically to confirm the submission of a project notification form to the Connecticut Department of Public Health pursuant to Connecticut General Statutes Section 8-3i and/or 22a-42f.

A project notification form is required to be completed and submitted to the Department of Public Health when an application, petition, request or plan is located in a Drinking Water Source Watershed or Aquifer Protection Area.

Thank you for your submission. If you have any questions, please send an email to dph.sourceprotection@ct.gov.

Please enter the docket number/application ID for this application, petition, request or plan, if applicable:

Application #452

What municipal entity is this application, petition, request or plan being submitted to?["Planning and Zoning Commission"]

Is the location associated with the proposed application, petition, request or plan in a drinking water watershed?No

Is the location associated with the proposed application, petition, request or plan in an Aquifer Protection Area?

This application proposes the expansion of the existing commercial building at 838 Farmington Avenue, Bristol, CT, to accommodate a single integrated quick-service restaurant operating Cold Stone Creamery and Wetzel's Pretzels. The project will not change the property's commercial use. It will modernize the existing site, improve building functionality and aesthetics, create local employment opportunities, and enhance dining options along the Farmington Avenue commercial corridor. We respectfully request approval of the proposed site improvements.

Does this application include a petition or proposal to change the regulations, boundaries or classifications of zoning districts?No

Please enter a brief description of the project or proposal:

This application proposes the expansion of the existing commercial building at 838 Farmington Avenue, Bristol, CT, to accommodate a single integrated quick-service restaurant operating Cold Stone Creamery and Wetzel's Pretzels. The project will not change the property's commercial use. It will modernize the existing site, improve building functionality and aesthetics, create local employment opportunities, and enhance dining options along the Farmington Avenue commercial corridor. We respectfully request approval of the proposed site improvements.

Please enter the date of the application, petition, request or plan:

2026-07-27

What is the size of the area to be disturbed?

less than 5 acres

Is any part of this project located within 50 feet of a wetland, stream, pond, lake or reservoir?No

What type of use is this application, petition, request or plan proposing?Commercial

How will this project be provided a potable water supply?Connection to existing public water supply

How will domestic waste be handled?

Sanitary Sewer (currently available to project location)

If the proposed project is 1) not located on single family residential property and 2) will utilize a new well for drinking water supply, a Public Water Supply (PWS) Screening Application should be submitted to the Department of Public Health. Was a PWS Screening Application submitted?This proposal does not include the development of an onsite water source and/or is a single family residence

Applicant Name:

Anand Jaiswal

Applicant email address:

[@yahoo.com](#)

Street address or intersection of application, petition, request or plan:

838 Farmington Ave, Bristol, CT, 06010

Enter Project Longitude/Latitude:

-72.915520

41.692730

Is there any other information relevant to the Department's review of this application, petition, request or plan? If so, please enter in the space below:

If you would like a confirmation of this submission to be sent to the town, please enter the email address you would like it to be sent to in the field below:

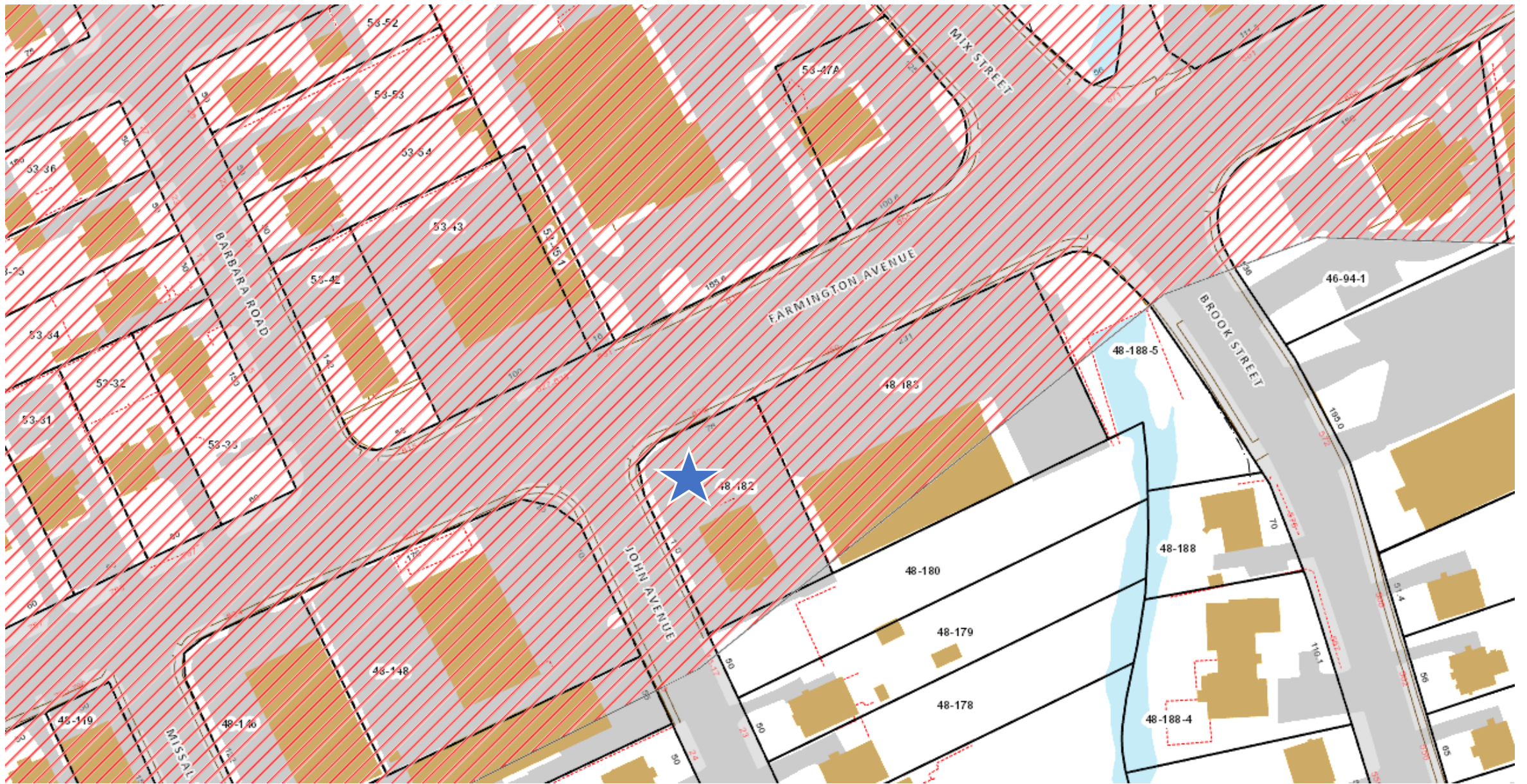
robertflanagan@bristolct.gov

If you want to unsubscribe from these emails, please use this [form](#).

Various Maps: GIS and Google



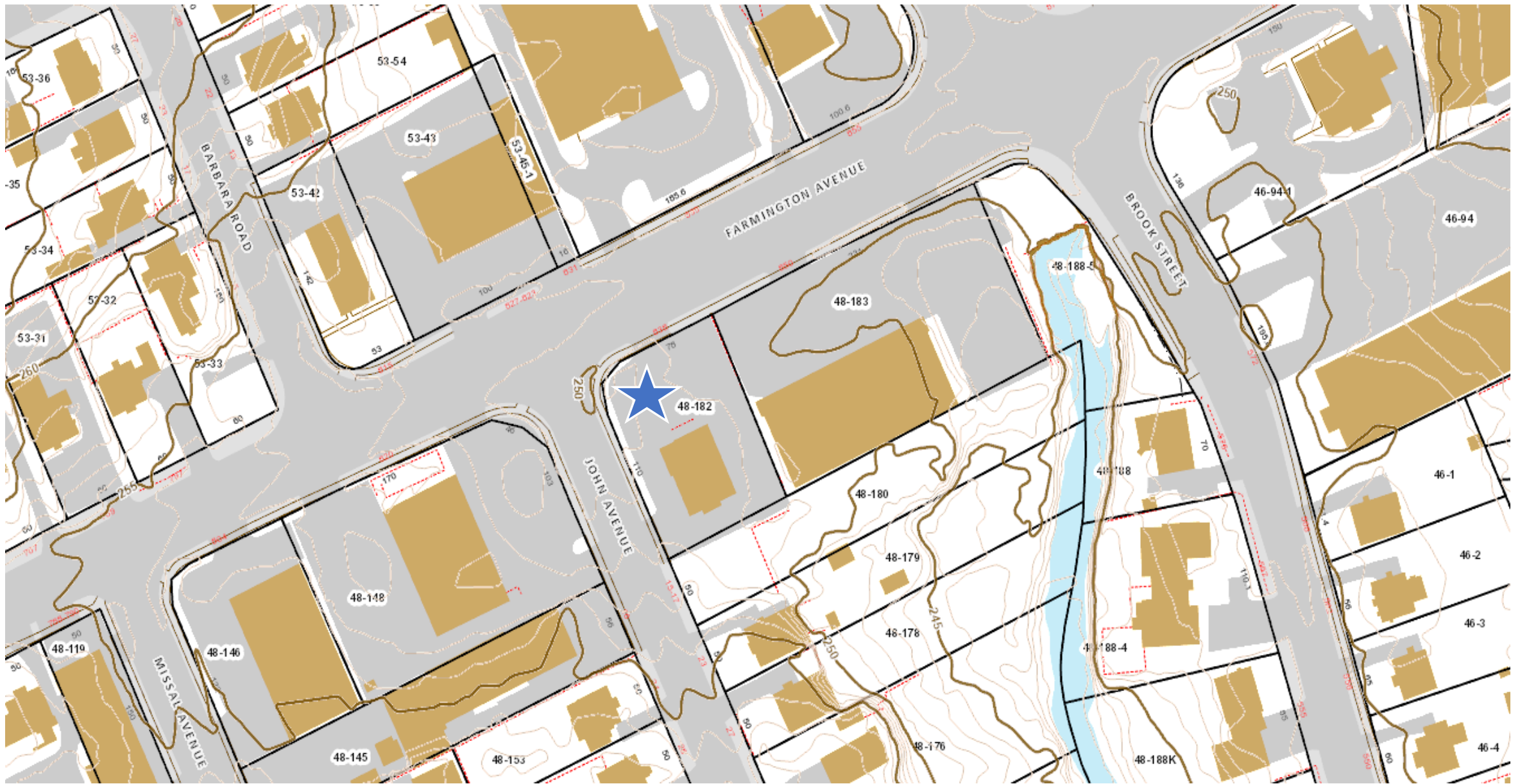
838 Farmington Avenue – Location
Map 48 & Lot 182



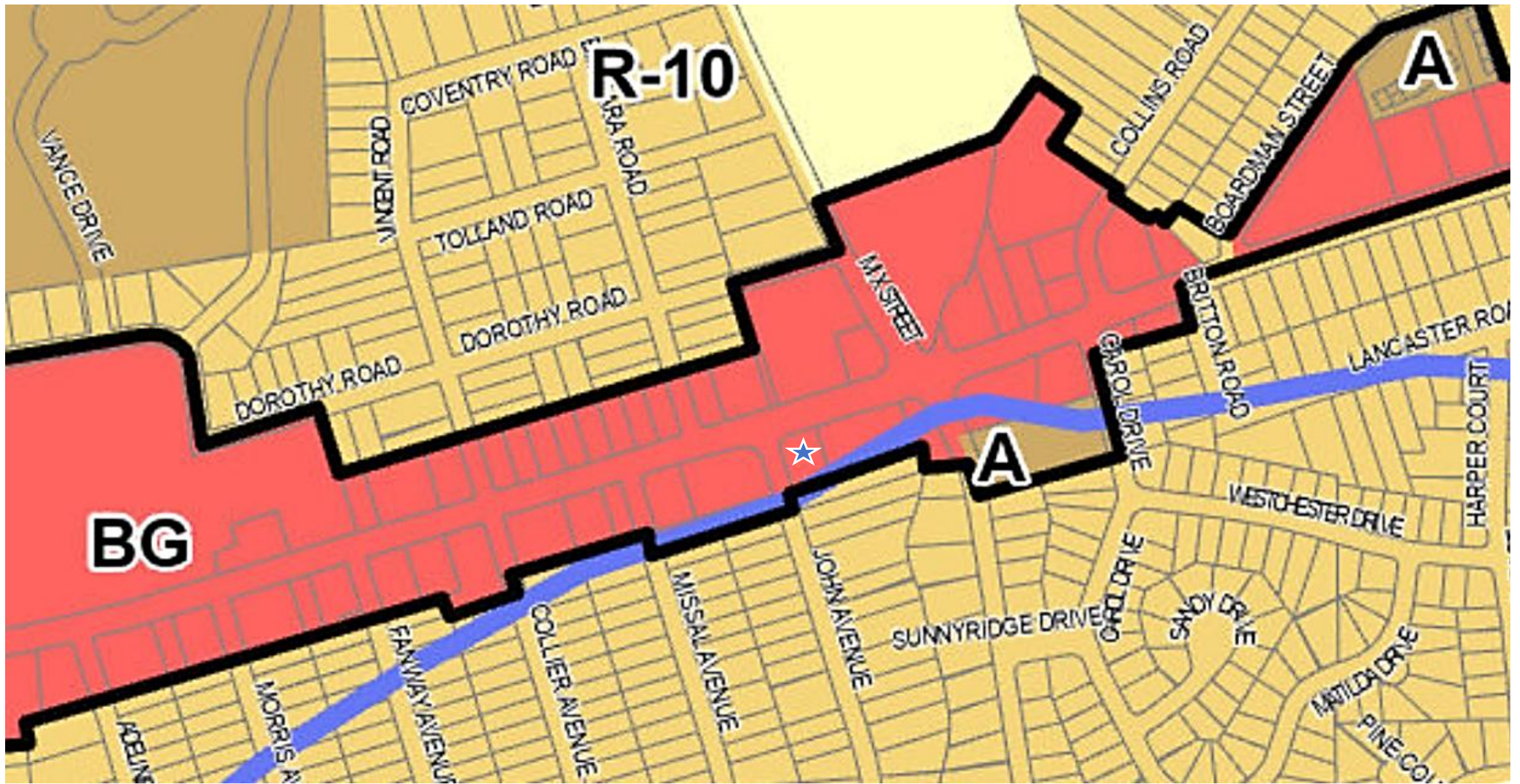
838 Farmington Avenue – Aquifer Protection
Map 48 & Lot 182



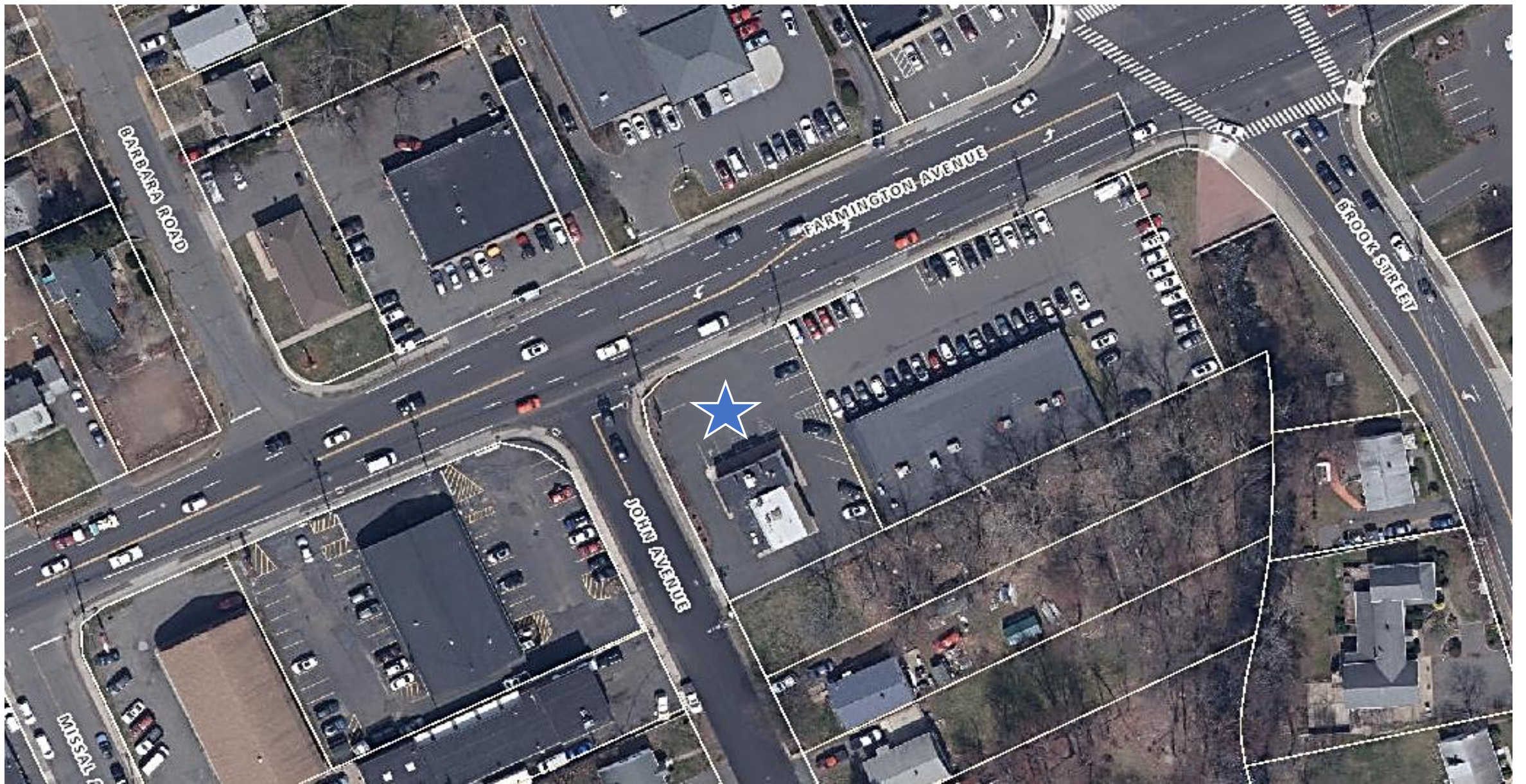
838 Farmington Avenue – Floodplain
Map 48 & Lot 182



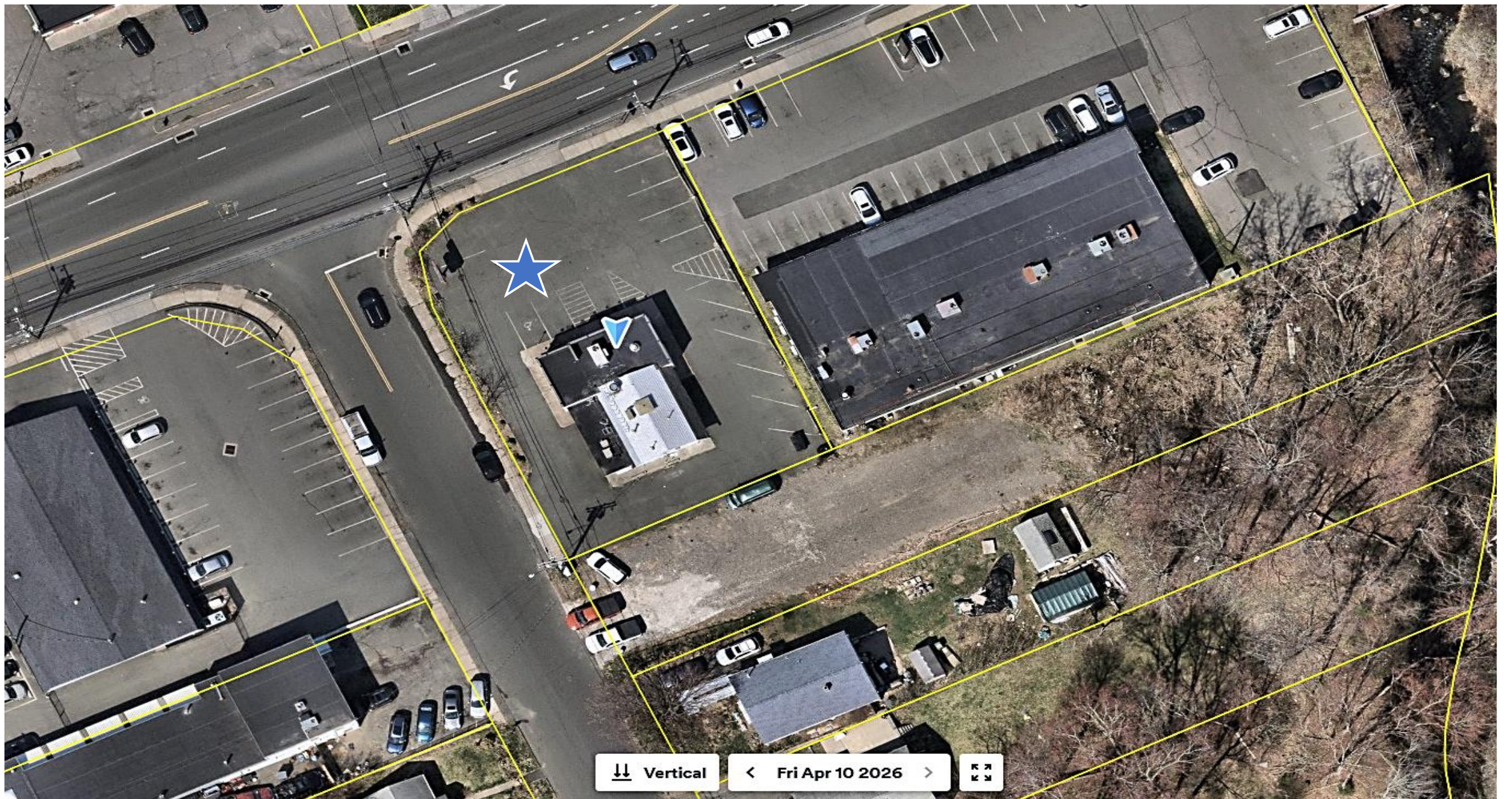
838 Farmington Avenue – Topography
Map 48 & Lot 182



838 Farmington Avenue – Zoning
BG (General Business) zone
Map 48 & Lot 182



838 Farmington Avenue – Aerial 2023
Map 48 & Lot 182



838 Farmington Avenue – Aerial 2026
Map 48 & Lot 182

SECTION 05

Owner Authorization

838 Farmington Avenue · Bristol, Connecticut

OWNER AUTHORIZATION LETTER

Date: 06/01/2026

Owner Authorization for Special Permit Application and Related Municipal Approvals

Property Address: 838 Farmington Avenue, Bristol, Connecticut 06010

Assessor's Map 48, Lot 182

To Whom It May Concern:

Vernon Properties, owner of the property located at 838 Farmington Avenue, Bristol, Connecticut 06010 (Assessor's Map 48, Lot 182), hereby authorizes Anand Jaiswal, Ananta Properties LLC and Delight Treats LLC, and their agents, consultants, engineers, architects, attorneys, contractors, and representatives, to prepare, submit, execute, and pursue applications and approvals related to the proposed development and operation of Cold Stone Creamery, Planet Smoothie, and Wetzel's Pretzels at the above-referenced property.

This authorization specifically includes, but is not limited to:

- Special Permit Applications
- Site Plan Applications and Modifications
- Zoning Commission Applications and Hearings
- Planning and Land Use Applications
- Building Permit Applications
- Sign Permit Applications
- Health Department Applications
- Utility and Engineering Reviews
- State and Local Agency Reviews
- Any other approvals, permits, licenses, or authorizations reasonably required for the proposed project

Vernon Properties acknowledges and consents to the filing of all applications necessary to obtain municipal, state, and other governmental approvals for the project and authorizes Anand Jaiswal, Ananta Properties LLC, and Delight Treats LLC to represent the project before the City of Bristol and any applicable governmental agencies.

Sincerely,

VERNON PROPERTIES

Name: Huilan Li

Title: CEO

Date: 06/01/26

Property Owner Address:

1 Pine Hollow Drive

Farmington, CT 06032

Phone: 9599884963

Email: timchen98@yahoo.com

Application Summary

CITY OF BRISTOL, CONNECTICUT
Planning Commission

SITE PLAN APPLICATION SUBMISSION

Cold Stone Creamery · Planet Smoothie · Wetzel's Pretzels



Proposed North Elevation — Russell and Dawson Inc., Architecture & Engineering

PROJECT NAME

Coldstone of Bristol — Building Addition & Tenant Fit-Out

PROPERTY ADDRESS

838 Farmington Avenue, Bristol, Connecticut 06010
Assessor's Map 48, Lot 182

APPLICANT

Anand Jaiswal — Ananta Properties LLC / Delight Treats LLC

PROPERTY OWNER

Vernon Properties

Executive Summary

Project Overview

This application requests approval to expand the existing commercial building at 838 Farmington Avenue, Bristol, Connecticut, to accommodate a single, integrated quick-service restaurant operating under three complementary brands — Cold Stone Creamery, Planet Smoothie, and Wetzel's Pretzels. The three concepts will function as one business, sharing management, staff, seating, and common service areas while maintaining separate food preparation stations. The expansion provides the additional floor area needed for equipment, food preparation, storage, and customer circulation that the existing 1,690–1,728 SF building cannot currently support.

Requested Approvals

- Site Plan Approval for the building addition and associated site improvements
- Aquifer Protection Area determination of regulatory status (Bristol Aquifer Protection Agency)

Existing Conditions

The 0.313-acre property is located in the BG zoning district at the corner of Farmington Avenue (Route 6) and John Avenue. It is currently improved with a 1,728 SF commercial restaurant building and associated parking. The site has frontage on both Farmington Avenue and John Avenue and is bounded by Mermaid Properties LLC to the east and Ranrick Holdings LLC to the south.

Proposed Improvements

- An 848 SF building addition on the west side of the existing structure, bringing total building area to 2,576 SF
- Interior tenant fit-out for three food-service brands with separate prep stations and shared seating
- Façade improvements and new storefront signage, with new exterior finishes matched to existing materials (EIFS, stone, and brick accents)
- A new outdoor seating area adjacent to the addition
- Associated site, utility, and accessibility improvements

Project Statistics

Item	Required / Allowed	Existing	Proposed	Status
Lot Area	15,000 SF min.	13,645 SF	13,645 SF	—
Building Area	—	1,728 SF	2,576 SF	—
Front Setback	20'-0" min.	65.8'	65.8'	Complies
Side Setback	15'-0" min.	—	Meets Req.	Complies

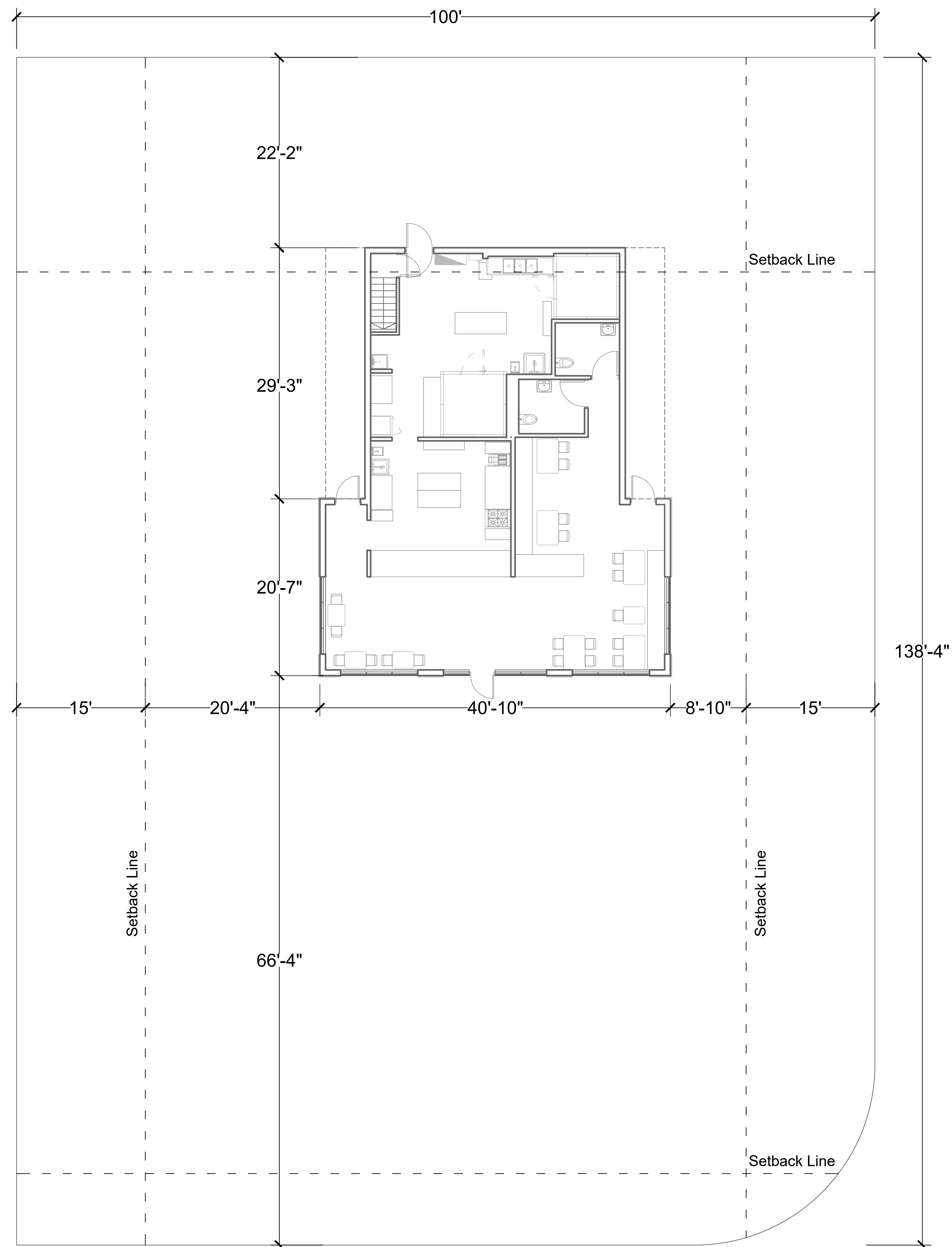
Rear Setback	25'-0" min.	—	Meets Req.	Complies
Building Height	40'-0" max.	20.1'	Within Limit	Complies
Lot Coverage	35% max. (4,726 SF)	12.6%	18.8%	Complies
Impervious Coverage	75% max. (10,128 SF)	95.6%*	95.6%*	See Note
Parking (Required)	2.5 spaces / 1,000 SF	14 spaces	10 spaces**	See Note
Zoning District	BG (Business General)	BG	BG	—

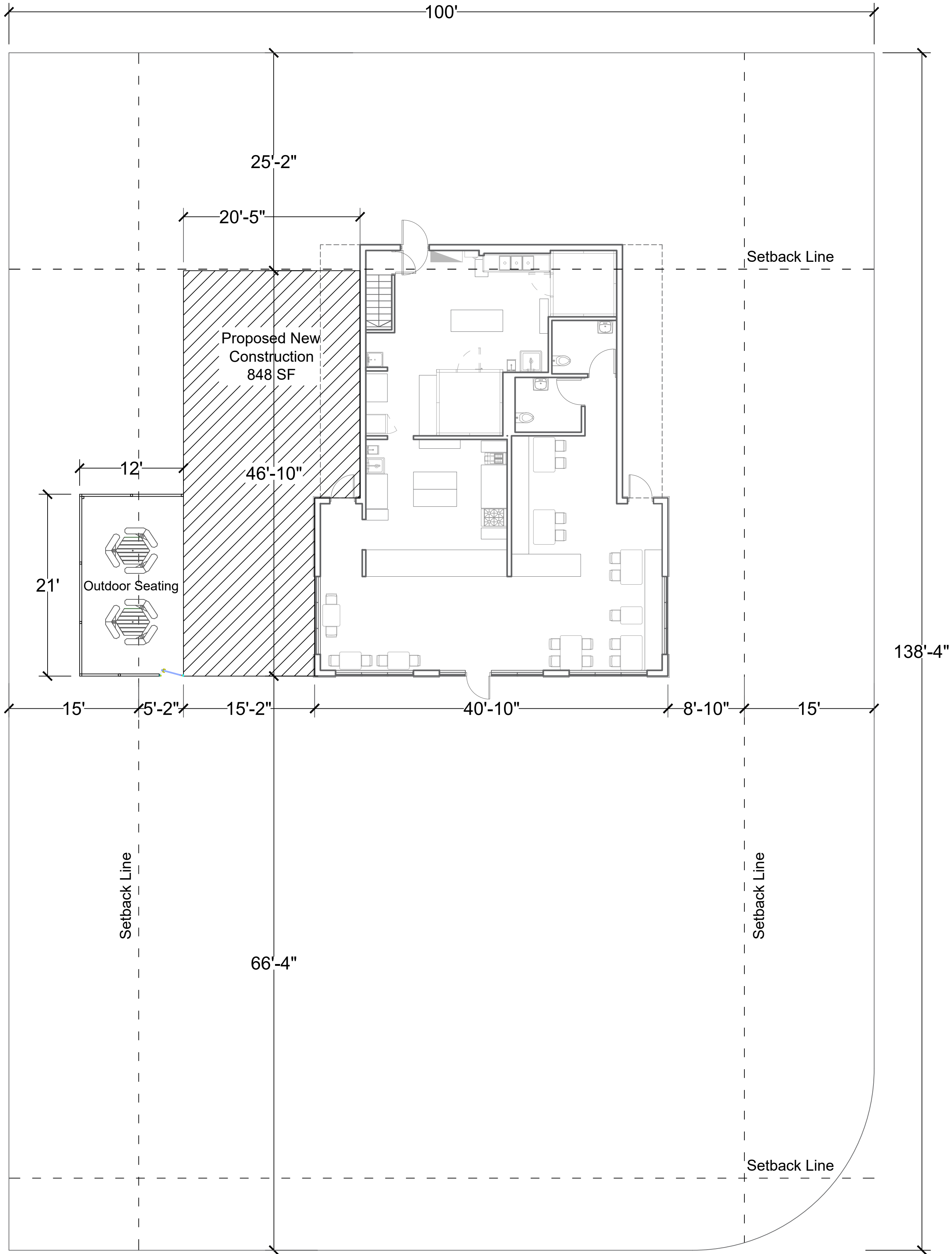
* Per site plan survey notes, existing and proposed impervious coverage is shown as approximately 95.6% on the site plan survey; applicant should confirm this figure against the zoning summary table shown on Sheet A-100/A-101, which lists impervious coverage as not calculated (—). ** Per Sheet 3204 site plan parking calculations: existing required parking is 14 spaces (provided); proposed required parking for restaurant/take-out/specialty food use is calculated at 10 spaces. Recommend confirming final parking compliance with the Land Use Office prior to hearing.

Hours of Operation & Employment

Proposed hours are 10:00 AM–10:00 PM Sunday through Thursday and 10:00 AM–11:00 PM Friday and Saturday. The combined operation is expected to employ approximately 15–18 full- and part-time staff.

Floor Plans





TOWN OF BRISTOL, CT ZONING REGULATIONS

Property Information

- Location: 838 Farmington Ave, Bristol, CT
- Zoning Code: BG
- Lot: 15,000 SF
- Existing use: Restaurant
- Proposed use: Restaurant

Building Data

- Existing Building: 1,728 SF
- Addition: 848 SF
- Total: 2,576 SF

Zoning Summary Table

Item	Required	Existing	Proposed	Status
Lot Area	15,000 SF Min	13,645 SF	13,645 SF	—
Front Setback	20'-0" Min	65.8'	65.8'	Complies
Side Setback	15'-0" Min	—	Meets Requirement	Complies
Rear Setback	25'-0" Min	—	Meets Requirement	Complies
Building Height	40'-0" Max	20.1'	Within Limit	Complies
Lot Coverage	35% Max (4,726 SF)	12.6%	18.8%	Complies
Impervious Coverage	75% Max (10,128 SF)	—	—	—

111 Main Street, East Hartford, CT 06108
TEL: (860) 225-1700 FAX: (860) 225-3272
RUSSELL AND DAWSON INC.
ARCHITECTURE & ENGINEERING

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NO. DESCRIPTION DATE BY

REVISIONS

NOT FOR CONSTRUCTION
ISSUED FOR CLIENT REVIEW
06/09/2026

STAMP:

PROJECT: COLDSTONE OF BRISTOL
838 FARMINGTON AVE, BRISTOL, CT

FILE NO: 25122
SCALE: AS NOTED
DATE: MM/DD/YYYY
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE: PROPOSED PLAN

SHEET NUMBER: A-101

Page 30



Property Information

- Location: 838 Farmington Ave, Bristol, CT
- Zoning Code: BG
- Lot: 15,000 SF
- Existing use: Restaurant
- Proposed use: Restaurant

- Existing Building: 1,728 SF
- Addition: 848 SF
- Total: 2,576 SF

Item	Required	Existing	Proposed	Status
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A-101a

Elevation Drawings

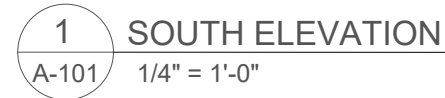
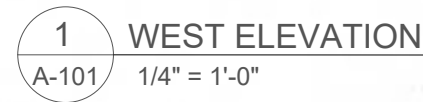
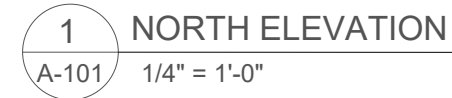


E-1 EFIS

S-1 Stone

B-1 **Brick**

Note: Provide all new exterior finish materials to match the existing materials in color, texture, and appearance.

[illegible]

Survey

NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS V-2 AND INTENDED TO BE USED FOR REGULATORY APPROVAL.
2. REFERENCE THE FOLLOWING MAPS ON FILE IN THE BRISTOL LAND RECORDS:
A) RM #131: "FANWAY MANOR, OWNED AND DEVELOPED BY I.S. MISSAL, BRISTOL, CONN." SCALE 1"=100'. DATED AUGUST 1926. PREPARED BY SPERRY & BUELL, INC.
B) "COMPILATION PLAN, TOWN OF BRISTOL, MAP SHOWING LAND RELEASED TO CITY OF BRISTOL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, FARMINGTON AVENUE (U.S. ROUTE 6)." SCALE 1"=20'. DATED MARCH 2018. PREPARED BY MARK D. ROLFE, P.E., CHIEF ENGINEER --- BUREAU OF ENGINEERING AND CONSTRUCTION.
3. PLAN PREPARED FOR OWNER.
4. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY. ALL CORNER MARKERS FOR THIS LOT ARE TO BE PLACED AS PART OF SUBDIVISION IMPROVEMENTS AND HAVE BEEN BONDED TO THE TOWN.
5. BEARINGS BASED ON NAD 83.
6. LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE.
7. CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.
8. THE FIELD SURVEY WAS COMPLETED ON 5-27-26.

ZONE: BG	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS
MINIMUM LOT AREA (S.F.)	15,000	13,645	13,645
MINIMUM LOT FRONTAGE (FT.)	N/A	N/A	N/A
MINIMUM LOT WIDTH (FT.)	100'	N/A*	N/A*
MINIMUM FRONT YARD: STATE HIGHWAY (FT.)	20'	65.8'	65.8'
MINIMUM FRONT YARD: CITY STREET (FT.)	20'	25.0'	25.0'
MINIMUM SIDE YARD (FT.)	15'	34.8'	19.8'
MINIMUM REAR YARD (FT.)	15'	22.1'	22.1'
MAXIMUM BUILDING HEIGHT (FT.)	40'	20.1'	20.1'
MAXIMUM BUILDING COVERAGE (%)	35%	12.6%	18.7%
MAXIMUM IMPERVIOUS COVERAGE (%)	75%	95.6%	95.6%

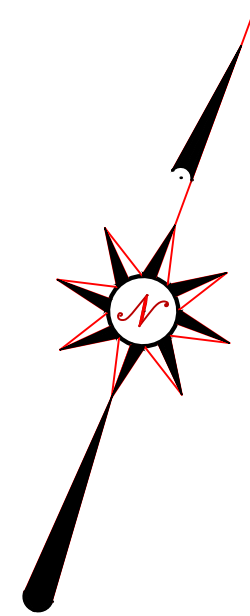
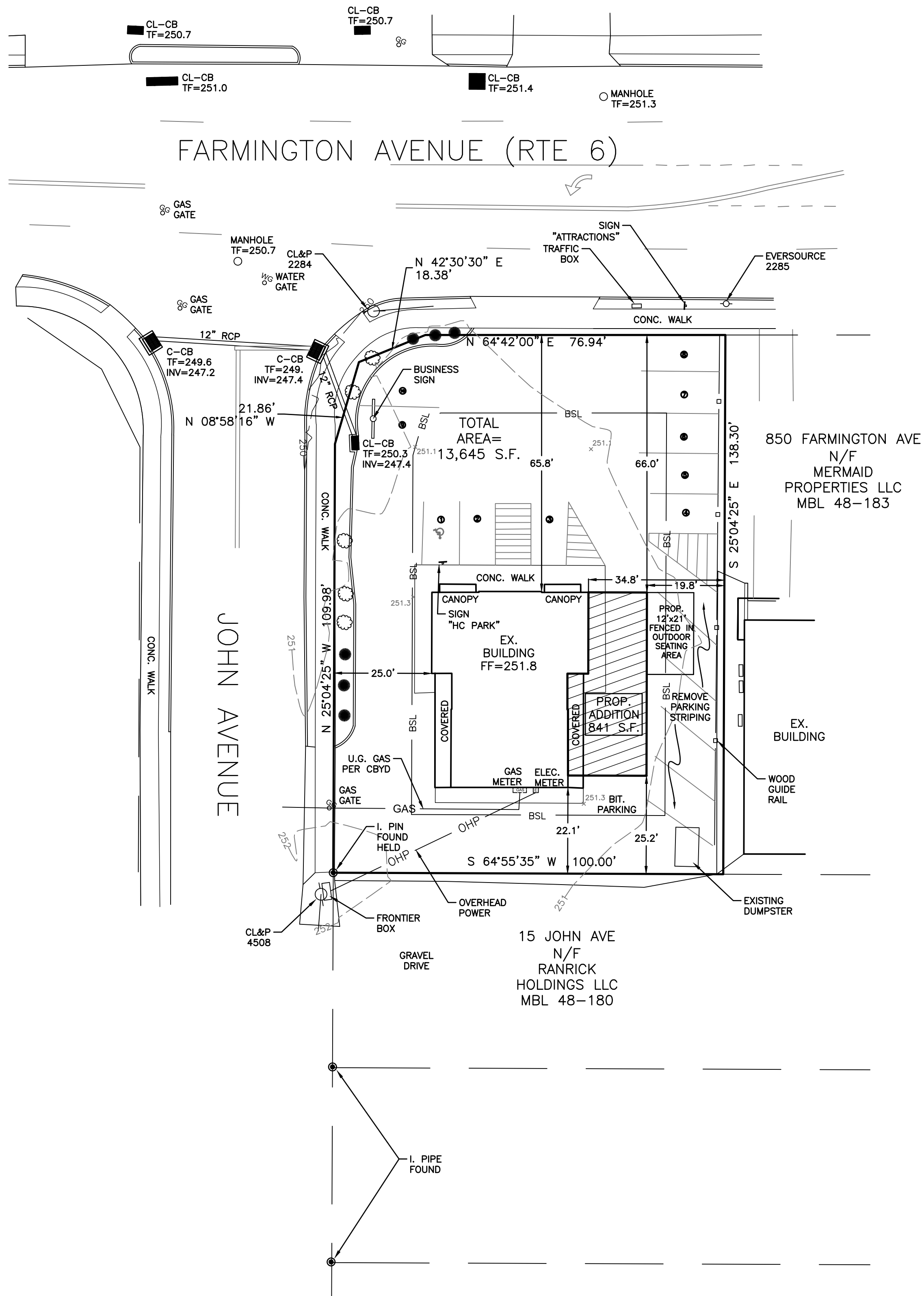
* LOT IS A CORNER LOT

PARKING CALCULATIONS:

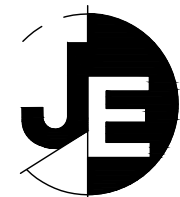
EXISTING USE: RESTAURANT, FAST FOOD
EXISTING FLOOR AREA: 1690 S.F.
EXISTING REQUIRED PARKING: 1.69 X 8 = 14 SPACES
EXISTING PROVIDED PARKING: 14 SPACES (1 HC)

NOTE: THE SITE WAS APPROVED FOR 19 PARKING SPACES
PER SITE PLAN DATED 9-26-83 AND APPROVED
BY THE CITY OF BRISTOL ON 12-12-83.

PROPOSED USE: RESTAURANT, TAKE OUT/SPECIALTY FOOD
PROPOSED FLOOR AREA: 2500 S.F.
PROPOSED REQUIRED SPACES: 2.5 X 4 = 10 SPACES
PROPOSED PROVIDED PARKING: 10 SPACES (1 HC)



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OR AFFIXED WITH THE LIVE STAMP OF SIGNATORY



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Engineering and Surveying
227 Stepney Road
Easton, CT 06612
(203) 268-4205
www.leassoc.com



PROPOSED
IMPROVEMENT PLAN

MBL 48-146
838 FARMINGTON AVENUE
BRISTOL, CONNECTICUT



SCALE 1"=20' JUNE 1, 2026
REVISED 06-10-26

APA
#2026-03

Proposed
Changes
7/23/26

838 Farmington Ave.

From: Anand Jaiswal <ajaiswal@yahoo.com>

Sent: Wednesday, July 22, 2026 10:39 PM

To: Robert Flanagan <RobertFlanagan@bristolct.gov>; Shaily Jaiswal <shailyjaiswal@gmail.com>; Ananta Properties <ananta_properties@yahoo.com>

Subject: Project Update and Request for Guidance on Upcoming Planning Commission Hearing

Hi Robert,

I wanted to provide you with an update on the project and seek your advice as we prepare for the upcoming Planning Commission hearing.

After further evaluation, we have decided **not to proceed with the building expansion**. During the structural assessment, **we learned today that the proposed expansion would likely trigger significant structural modifications**, ultimately requiring replacement of the entire roof. This substantially increases the construction cost and makes the project economically unviable.

Given these findings, **we plan to move forward with utilizing the existing building footprint rather than pursuing the expansion**.

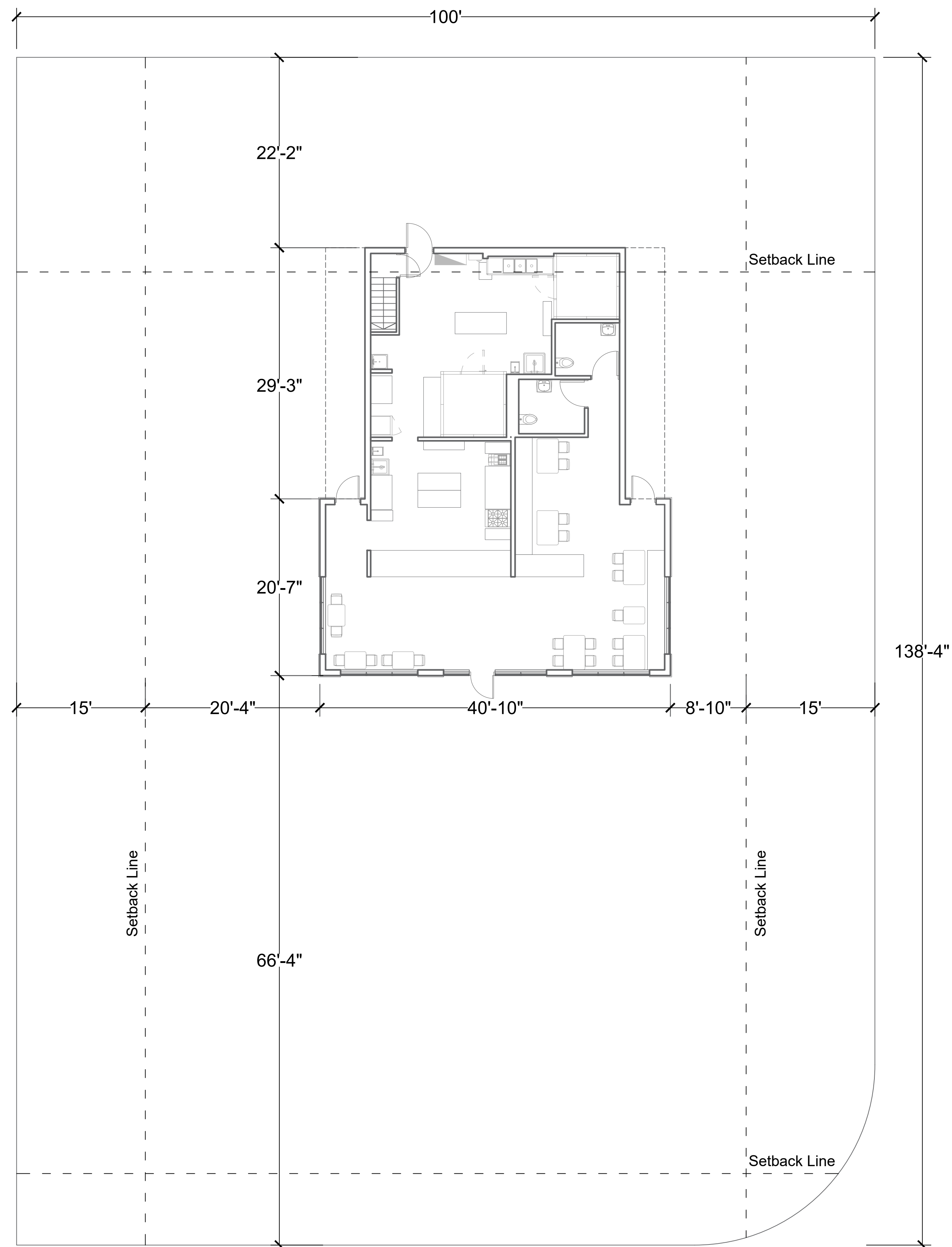
For your reference, I have attached the original building plans (File : 838 Farmington Ave Existing Building Plan.pdf). I would appreciate it if you could review them and advise us on the best approach for the upcoming Planning Commission hearing. Specifically, I would value your recommendations on:

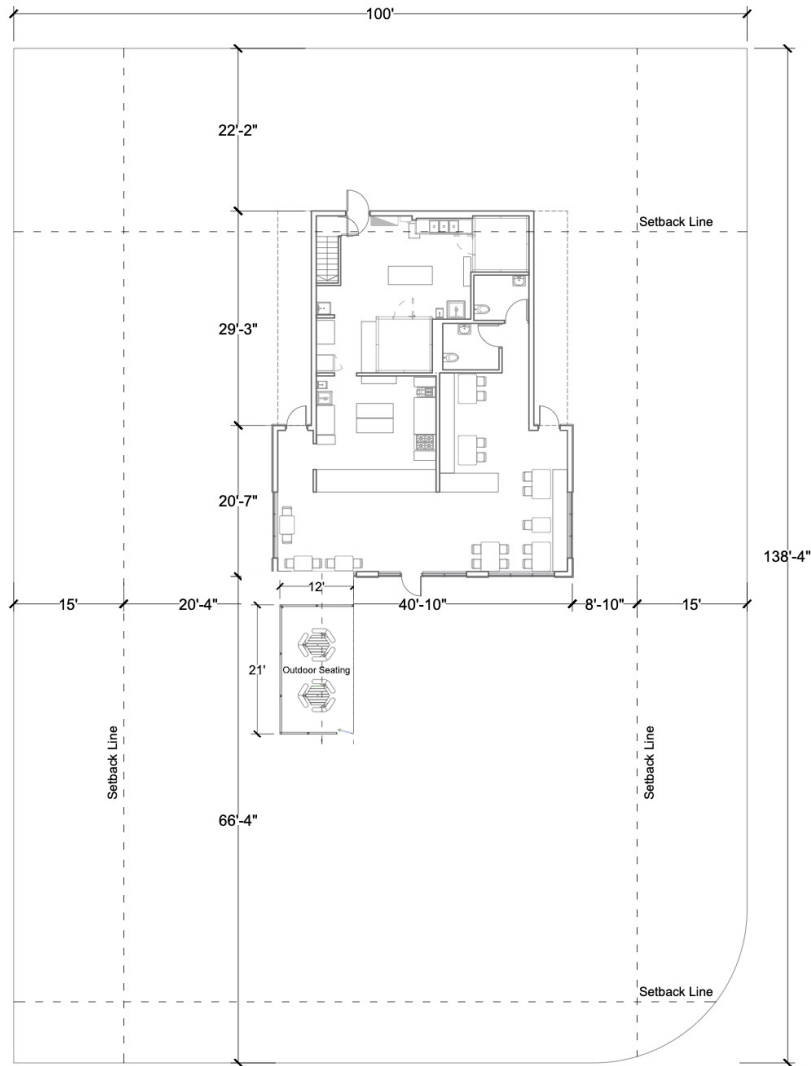
- What revisions should be made to our current submission.
- How best to present the updated scope to the Commission.
- In addition, we are exploring the possibility of providing **outdoor seating in the front-left area of the building**. Based on your experience, do you believe the Planning Commission would be receptive to approving outdoor seating in that location? (File : 838 Farmington Ave Proposed Outdoor Sitting.pdf)

Thank you, and I look forward to your advice.

Best regards,

Anand Jaiswal





1
A-101 EXISTING PLAN

TOWN OF BRISTOL, CT ZONING REGULATIONS

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- Zoning Code: BG
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REVISIONS NO. DESCRIPTION DATE BY		STAMP NOT FOR CONSTRUCTION REVIEWED FOR REVIEW 06/09/2026	PROJECT: COLDSTONE OF BRISTOL 838 FARMINGTON AVE, BRISTOL, CT
FILE NO: 20122 SCALE: AS NOTED DATE: 06/09/2026 DRAWN BY: MJD/YYY CHECKED BY:			