

**BRISTOL ZONING COMMISSION  
MINUTES  
REGULAR MEETING OF MONDAY JUNE 13, 2026**

**CALL TO ORDER:**

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 (Acting Chairman)         | X       |        |
|                    | John LaFreniere (Secretary)               | X       |        |
|                    | Richard Harlow                            | X       |        |
|                    | Sara Mangiafico                           | X       |        |
|                    |                                           |         |        |
| ALTERNATE MEMBERS: | Peter Caruso                              | X       |        |
|                    | Jeffrey Hayden                            |         | X      |
|                    | Morris Patton (arrived at 6:11 P.M.)      | X       |        |
|                    |                                           |         |        |
| STAFF:             | Robert M. Flanagan, AICP, City Planner    | X       |        |
|                    | Brandon Peate, Zoning Enforcement Officer | 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 is on Monday is Monday, August 10, 2026.

Acting Chairman Goodwin explained he would serve as Acting Chairman because Chairman White was online via Zoom.

## 2. Pledge of Allegiance

## 3. Approval of Minutes

## a. Regular Meeting — June 8, 2026

Acting Chairman Goodwin designated regular Commissioners Mangiafico, Goodwin, LaFreniere and White with alternate Commissioner Caruso to vote on the June 8, 2026, regular meeting minutes.

Acting Chairman Goodwin indicated a correction was needed on Page 3, Paragraph 1, that should say "Acting Chairman Goodwin designated" not "Chairman White designated."

**MOTION:** Move to approve the minutes of the June 8, 2026, regular meeting, as amended.

By: Mangiafico

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

## 4. Public Hearings

There were no new applications.

## 5. Public Hearings

- 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 White, Mangiafico, Harlow, LaFreniere and Goodwin to vote on Application #2565.

Charles Talmadge of Development Planning Solutions, 225 North Main St., representing the applicant, verified the property subject to the zone change application was 398 and 406 Broad Street; the building was built in 1946 that had an industrial use and it was built for a small machine shop. The consultant said in the 1990's the property was changed to a BG Zone but the request was to request to change the zone back to an I-Zone.

Mr. Talmadge noted the applicant wants to expand his business for a trade shop. The consultant indicated the Planning Commission gave a positive recommendation of the appropriateness of the referral at their June meeting. Mr. Talmadge reviewed how the POCD encouraged retaining industrial properties. The consultant noted this would be a low traffic use. Mr. Talmadge said the building would be converted from a machine shop to a trade shop. Mr. Talmadge thought the request would make good reuse of a building.

The consultant noted the applicant would not be connecting any fiber optics near the railroad. 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: Harlow

Seconded: Mangiafico.

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

Commissioner Patton arrived online at this time.

**MOTION:** Move that 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 be approved because:

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 the date on which a map and deed are filed on the City Land Records merging Assessor's Map 39, Lot 105 (398 Broad Street) with Map 39, Lot 138-140 (406 Broad Street). A draft of the proposed map should be submitted to the Land Use Office for review prior to recording.

By: Harlow

Seconded: Mangiafico.

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

The application is approved.

- 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 White, Mangiafico, Harlow, LaFreniere and Goodwin to vote on Application #2565.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, informed the Commission this application was initiated because bus yards were only allowed in the I-Zone. Attorney Ziogas said the Dattco was awarded a contract for the Board of Education. The attorney specified an I-Zone property was not available currently.

Attorney Ziogas noted the New Departure has a large parking lot available for lease in the IP-5 Zone but the bus yards are not permitted in the IP-5 Zone. The attorney confirmed a Site Plan would be applied for if the zone change application is approved this evening. Attorney Ziogas noted the applicant needed the parking spaces because school would be starting in September. The attorney said there was a 1-year lease with two 1-year extensions until there was a better location. Attorney Ziogas said the referral had a positive recommendation from the Planning Commission. The attorney pointed out the applicant was looking for a property to purchase in Bristol.

Commission inquiries, respectively: The attorney noted there were 120 buses with 150 vehicles for employee parking. Attorney Ziogas indicated for one year there would be a permanent office trailer with bathrooms. The attorney described the above ground fueling station that would be onsite. Mr. Flanagan advised the Commission the property was not in an Aquifer Protection Area.

The City Planner verified if approved this evening a Site Plan would be needed for the Planning Commission. 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: Harlow

Seconded: Mangiafico.

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

**MOTION:** Move that 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 be approved because:

The Zoning Text 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 Text Amendment will be August 10, 2026.

By: Harlow

Seconded: Mangiafico.

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

The application is approved.

## 5. Old Business

- a. 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 White, Mangiafico, Harlow, LaFreniere and Goodwin to vote on Applications #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.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reviewed the approved applications 5 years ago. Attorney Ziogas indicated there was site work done of tree removal, materials brought in and regrading. The attorney noted the applicant had some economic concerns with the first 5 years of the project but the banks are now willing to give financing to the applicant. Attorney Ziogas requested to extend the Site Plan approval for 5 years. The attorney noted the applicant would have to reapply for an additional 5-year extension.

Mr. Flanagan inquiries: Attorney Ziogas indicated the previous approval does not qualify for the 14-year extension.

Laura Carter, said she sent an email. Ms. Carter inquired if fiber optic would be installed on or near the property and if it would be connected to area properties. The City Planner recognized an e-mail was received this afternoon by Ms. Carter that was not in favor of the project.

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

**MOTION:** Move to approve the request for a 5-year extension of Applications #2405 & #2450 Site Plan Approvals to June 9, 2031.

By: Harlow

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

The application is approved.

#### 6. New Business

- a. Pre-Application Discussion: Pursuant to C.G.S. 7-159B and Article IV, Section 16.3.3. of the Zoning Regulations: Preliminary proposal for an Earth Excavation and Reclamation Facility containing 1. a minimum of 20 (twenty) acres 2. valid for a period of nine (9) years; in the (I) General Industrial zone. Request submitted by: Attorney James Ziogas.

Acting Chairman Goodwin designated regular Commissioners White, Mangiafico, Harlow, LaFreniere and Goodwin to vote on the Pre-Application Discussion: Pursuant to C.G.S. 7-159B and Article IV, Section 16.3.3. of the Zoning Regulations: Preliminary proposal for an Earth Excavation and Reclamation Facility containing 1. a minimum of 20 (twenty) acres 2. valid for a period of nine (9) years; in the (I) General Industrial zone. Request submitted by: Attorney James Ziogas.

Mr. Flanagan went over the rules for a preliminary discussion.

The City Planner said he had previous discussions with Attorney Ziogas regarding the plans.

Attorney James Ziogas explained how he compared Regulations with different towns so the City would have a Regulation for a potential facility. The attorney commented this would not be a typical sand and gravel removal and reclamation facility but there would be a use of the property after 45,000 cu. yds. are remove from the site.

Attorney Ziogas explained materials would be brought in and brought out that would be cleaned and crushed and sold from the site. The attorney stated there would be restrictions that would not allow these facilities all over the City so it would only be in an I-Zone properties with 20-acres. Attorney Ziogas ensured the request included a 9-year approval because of the scope of work involved with these types of plans. The attorney added the Zoning Enforcement Officer may inspect the properties.

Attorney Ziogas summarized his discussions with the City Planner. The attorney suggested occasional reviews by the ZEO of potential approved plans.

Commission inquiries: Attorney Ziogas was unsure of how many existing 20-acre properties there were but parcels may be merged to get 20-acre sites. Attorney Ziogas stated there were existing materials on site to be excavated and then when it is done the property would be a reclamation facility. The attorney noted this would not be a quarry for 9-years.

Edward D'Amato, 10 North Main St., verified that initially sand and gravel would be removed from the property.  
No votes were taken.

Acting Chairman requested Old Business to be reopened.

**MOTION:** Move that Old Business be reopened.

By: Harlow

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

The Old Business was reopened.

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

Acting Chairman Goodwin designated regular Commissioners White, Mangiafico, Harlow, LaFreniere and Goodwin to vote on the Corporation Counsel Memo dated April 22, 2026 — City Council Request to the Zoning Commission: Review of Vape Shops.

Mayor Ellen Zoppo-Sassu, City of Bristol, 111 North Main St., representing the City Council for two matters. The mayor stated the first item was the previous request for the review of Vape Shops. The mayor said it was communicated to the City Council the Commission needed parameters of what the City Council envisioned. The mayor informed the Commission that after lengthy discussions with the Ordinance Committee, there was an Ordinance passed for these concerns.

The mayor described the Ordinance Committee regulatory processes that included CT Public Act No. 26-08 and CT Public Act No. 26-100. The mayor requested a little more time so the Ordinance Committee may review the received documents. The mayor noted the ZEO had submitted information regarding additional authority to the mayor to deal with public health concerns as they are defined in the State laws. The mayor said the Committee was not sure yet of the exact request but a referral would be coming to this Commission. The mayor summarized some of the City Council findings from the drug control agents, CT Dept. of Consumer Protection laws and State laws.

Mr. Flanagan explained his suggestion of a moratorium as a first step to stop new uses of this kind. Acting Chairman Goodwin noted the Commission decided not to act on the moratorium at this time.

The mayor agreed a moratorium would be good first step until the new data is navigated.

At this time the mayor also indicated at the July 14, 2026 City Council meeting that there would be an item on the agenda for the Zoning Commission to consider a text amendment to the Regulations to reduce the maximum gross floor area of data centers in the IP zones of 15,001 sq. ft. to 250,000 sq. ft. be eliminated as a principal use in the Regulations.

The mayor noted that the City Council felt the reduced size was more appropriate for land use development, economic development and conservation. The mayor offered that the State cannot support large data centers with the current electrical draw from Eversource. The mayor indicated a referral would be sent to the Commission on this matter.

The Chairman thought a discussion was unnecessary at this time and that the Commission should continue with the agenda. No votes were taken.

## 7. Staff Reports

### a. June 2026 — ZEO Report

Brandon Peate, Zoning Enforcement Officer, distributed his report for June 2026 to the Commission and Staff. Mr. Peate stated the largest concerns were of erosion with the recent storm with Building Permits. The ZEO said the Public Works Department usually resolves erosion concerns under the inland wetlands category but the Building Dept. inspectors would handle some of the issues.

## 8. Communications

- a. Reappointments:  
R. Goodwin

C. Mangiafico

Acting Chairman Goodwin congratulated Commissioners Goodwin and Mangiafico on their reappointments to the Commission.

9. Adjournment

Acting Chairman Goodwin designated Commissioners White, Mangiafico, LaFreniere, Harlow and Goodwin to vote on the adjournment.

**MOTION:** Move to adjourn at 6:56 P.M.

By: White

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King  
Recording Secretary

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Richard Goodwin, Acting Chairman

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John LaFreniere, Secretary