



City of Bristol
Zoning Commission

SPECIAL MEETING — THURSDAY, AUGUST 20, 2026
VIRTUAL — ONLINE VIA ZOOM
5:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/83668399292?pwd=w3daQmu7aTvJg8ay9lXhYhRujfRO0k.1>

Meeting ID:

836 6839 9292

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. New Business
 - a. Commission Discussion on Vape/Smoke Shops
 - b. Commission Discussion on Data Centers
4. Staff Reports
5. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, September 21, 2026

City Council Referral



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860) 584-6200

July 15, 2026

Zoning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on July 14, 2026 it was voted to refer two matters to the Zoning Commission for action:

1. Request for consideration of a moratorium on new Vape/Smoke shops within Bristol for a 12-month period while the City Council, and its Ordinance Committee and legal staff, review state laws and regulations that may impact and enhance the City's ability to regulate the proliferation of Vape Shops to ensure they are not operating to the detriment of the community's public health;
2. Referral concerning the elimination of the 5,001-250,000 gross square footage for data centers. The City Council would also like the Zoning Commission to have all data center applications be the subject of a special permit, and to be appropriately distanced from other data centers.

Very truly yours,

A handwritten signature in cursive script, reading "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: City Council Members
Wyland Dale Clift, Corporation Counsel
Justin Malley, ECD Director

EDC Letter



August 7, 2026

Zoning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Dear Commissioners:

At its meeting held August 6, 2026, the Economic and Community Development (ECD) Board authorized submission of a letter to the Zoning Commission strongly supporting a moratorium on the approval of “vape shops” (retailers in which vapes and vape products comprise a majority of goods). The ECD Board is charged with establishing policies that encourage economic growth. Although vape shops *may* be legal businesses, the proliferation of these retailers is, ironically, detrimental to the economy.

Vape shops’ negative impact on community health is well documented. Evidence suggests that a percentage of vape shops engage in nefarious activities including selling illegal, unlicensed nicotine and THC products that may be dangerous. Evidence also indicates that vape shops, as a whole, have a habit of selling to minors. Vape products are abused in Bristol schools, in public parks, on sidewalks and streets, and in other public places. Obviously, this scenario negatively impacts the local economy.

In addition, vape shops introduce more nuanced problems for the local economy. From a business perspective, vape shops selling mystery THC products hurt licensed cannabis retailers that follow the law. Simply put: vape shops sell dangerous material at a reduced price, undercutting legal cannabis businesses that offer safe products taxed by the State of Connecticut. Additionally, the mere presence of a vape shop degrades the neighborhood and businesses nearby. Vape shops employ garish lighting and graphics designed to attract minors. Nearby businesses suffer: no quality business is interested in a vape shop opening next door or even down the street. In fact, the presence of a vape shop also limits the potential of attracting *new* businesses to the area.

The good news is that recently passed legislation may provide communities authority to hold bad vape shops – and, critically, their landlords – accountable. Some of this legislation is unclear, so time is needed to sort out a plan. This is where a moratorium will be particularly helpful: It would be frustrating to craft a plan for regulating unsafe vape shops as new vape shops are opening!

While there is promise for future State oversight, at present local government must step in to manage this situation. The City Zoning Enforcement Officer and code enforcement team have addressed some local violations, but the Zoning Commission remains the City’s best line of defense. We thank you for your work.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Justin Malley', is written over a blue horizontal line.

Justin Malley
Director
Economic and Community Development

City Council Referral

Data Centers



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Justin Malley, ECD Director