



City of Bristol
Zoning Board of Appeals

REGULAR MEETING — TUESDAY, SEPTEMBER 1, 2026
CITY HALL — COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/84856120073?pwd=I18DsCPg0HVadJvifsb92bHgbG4edS.>

1

Meeting I.D. Number:

848 5612 0073

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Public Hearings
 - a. Application #3832 – 1. Appeal of the Notice of Decision of the City of Bristol Zoning Enforcement Officer for Application B-26-48, for an Interior Fit-Out for a Retail Store at 325 Oakland Street; the Notice of Decision publication on March 5, 2026, commenced a 30-day appeal period that ended on April 5, 2026; this appeal application was filed on April 29, 2026. 2. Appeal of the City of Bristol Zoning Enforcement Officer's decision approving Application B-26-48, for an Interior Fit-Out for a Retail Store at 325 Oakland Street; Assessor's Map 24, Lot 236-14; Zone: BG (General Business) zone; OSJ of Bristol, LLC, owner/appellant - PUBLIC HEARING POSTPONED FROM THE JULY 7, 2026 REGULAR MEETING.
 - b. Application #3833 – Request for a variance from Article III, Section 13.2 of the Zoning Regulations to reduce the minimum number of parking spaces required from 149 spaces to 110 spaces for a Tennis or Racquet Club at 575 Broad Street; Assessor's Map 39, Lot 72; I (General Industrial) zone and BG (General Business) zone; Padel Connect CT, LLC., applicant; Bristol NYCEB, LLC, owner.

- c. Application #3834 – Request for a variance from Article II, Section 8.1.J. of the Zoning Regulations to reduce the 25' ft. minimum rear yard abutting a Residential zone to 15 ft. for the construction of a 2,640 sq. ft. proposed convenience store at 34 Farmington Avenue; Map 24, Lot 221; BG (General Business) zone; Sidhi Vinayak Petroleum, Inc applicant/owner.
- 4. Approval of Minutes
 - a. Regular Meeting — July 7, 2026
- 5. Adjournment

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, October 6, 2026