

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JULY 27, 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	
	Jon Pose	X	
	Tracey Bacchus		X
	Christopher Nardi (Secretary)		X
ALTERNATE MEMBERS:			
	Kiana Small (Acting Secretary)	X	
	Greg Klimek	X	
	DeWayne K. 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 P.M.

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, August 24, 2026.

2. Public Participation

Eric Madsen representing the Friends of the Hoppers inquired if he could speak on an application on the land near the hoppers site.

Chairman Veits said he would inform Mr. Madsen that he would could speak on an application later in the meeting.

3. Approval of Minutes

a. Regular Meeting — June 22, 2026

Chairman Veits designated regular Commissioners Pose, Soares and Veits with alternate Commissioner Small to vote on the June 22, 2026, regular meeting minutes.

MOTION: Move to approve the minutes of the June 22, 2026, regular meeting.

By: Pose

Seconded: Soares.

For: Small, Pose, Soares and Veits.

Against: None.

Abstain: None.

Chairman Veits designated regular Commissioners Pose, Soares and Veits with alternate Commissioners Wynn and Small as voting Commissioners this evening. In addition, Chairman Veits designated Commissioner Small as Acting Secretary this evening.

4. Receipt of New Applications

- a. Application #453 — Subdivision - 107 Chestnut Street (3 lots) Assessor's Map 29, Lot 253; RM-5 (Mixed Residential) zone; Mircalin Samedy, owner / Chestnut and Locust Holdings, LLC, applicant.

Chairman Veits designated regular Commissioners Pose, Soares and Veits with alternate Commissioners Wynn and Small to vote on Application #453.

Mr. Flanagan noted the applicant was unable to attend the meeting this evening but suggested the application be scheduled for a public hearing at the August 24, 2026, regular meeting.

MOTION: Move that Application #453 be scheduled for a Public Hearing at the next Regular Meeting of the Planning Commission on August 24, 2026.

By: Small

Seconded: Soares.

For: Small, Wynn, Pose, Soares and Veits.

Against: None.

Abstain: None.

- b. Application #452 — Site Plan for Three (3) Take-Out Restaurants at 838 Farmington Avenue; Assessor's Map 48, Lot 182; BG (General Business) zone; Anand Jaiswal, applicant / Vernon Properties, owner.

Chairman Veits designated regular Commissioners Pose, Soares and Veits with alternate Commissioners Wynn and Small to vote on Application #452.

Mr. Flanagan noted this application should be continued to the August 24, 2026, regular meeting because the plans needed to be revised for reasons of structural concerns of the building. The City Planner said that comments were sent to the applicant this afternoon. Mr. Flanagan indicated the applicant would revise the plans before next month's meeting for a Staff review.

Anand Jaiswal, 31 Florence Way, Farmington, reviewed how he had to revise the plans from 3 restaurants to 2 restaurants because of the load bearing wall in the building. Mr. Jaiswal advised that the plans were 90% done and then the building structural concerns were discovered so the plans have to be revised. The applicant said relocating the load bearing wall would make the plans unfeasible.

MOTION: Move that Application #452 be placed under "New Business" for the next Regular Meeting of the Planning Commission on August 24, 2026.

By: Small

Seconded: Soares.

For: Small, Wynn, Pose, Soares and Veits.

Against: None.

Abstain: None.

5. Public Hearings

- a. Application #449 — Site Plan for a Take-Out Restaurant at 735 Farmington Avenue; 53, Lot 12; BG (General Business) zone; 735 Farmington, LLC, applicant/owner.

Chairman Veits designated regular Commissioners Pose, Soares and Veits with alternate Commissioners Wynn and Small to vote on Application #449.

Matthew Brown, P.E. of Barton and Loguidice, LLC, 855 Winding Brook Dr., Glastonbury, reviewed the plans for a take-out restaurant on a .51-acre property. Mr. Brown described how the building was partially constructed years ago. The engineer noted the intentions were to re-use the existing structure. The engineer went over the comments and verified 2 curb cuts, a sidewalk, utilities and a storm drainage system would be constructed on the frontage of the property.

Mr. Brown noted on the east side and west side of the property, respectively, there would be an ingress and egress to the property. The engineer stated there would be one way traffic on the site. Mr. Brown verified 11 parking space were required but 13 parking spaces would be built. The engineer reviewed how the onsite traffic circulation would be improved with signage, parking and restriped parking lot.

Mr. Brown explained the grease trap would be under the driveway. The engineer noted the prior construction reduced the impervious surface and the stormwater catch basins would be to the rear of the building. Mr. Brown commented that the State permits for the catch basins were applied for with the State of CT. The engineer described the lighting plan shields to prevent light trespass for the area neighbors.

Mr. Flanagan verified the applicant received an approval from the Aquifer Protection Area Agency at the July 2026, meeting. The City Planner was satisfied with the response comments and for the application. Mr. Flanagan said the Fire Marshal has indicated that he would make regular inspections of the basement to make sure it was not being used for storage.

The City Planner reviewed the documents for the application.

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

MOTION: To close the public hearing for Application #449.

By: Soares

Seconded: Wynn.

For: Small, Wynn, Pose, Soares and Veits.
Against: None.
Abstain: None.

The hearing is closed.

MOTION: Move to approve 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, with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. The Site Plan shall be conducted in accordance with the drawings entitled "Site Plan Permit of Qdoba Restaurant, 735 Farmington Avenue, Bristol CT" prepared by Barton & Loguidice, with a last revision date of July 14, 2026.
3. A final As Built shall be submitted for staff review prior to a Certificate of Occupancy being requested.
4. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy being issued.

By: Wynn

Seconded: Soares.

For: Small, Wynn, Pose, Soares and Veits.
Against: None.
Abstain: None.

The application is approved with stipulations.

6. New Business

- a. Application #450 — Site Plan for a Mixed-Use Development for: 1. An existing commercial (Oak Hill School) 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.

Chairman Veits designated regular Commissioners Pose, Soares and Veits with alternate Commissioners Wynn and Small to vote on Application #450.

Michael and Lisa Fabiano, property owners of 10 North Main Street and 4 Riverside Ave., gave a presentation for the request of to convert the second floor of 10 North Main Street and 4 Riverside Ave. Ms. Fabiano indicated M & T Bank was on the first floor at 4 Riverside Ave. and Oak Hill School was on the first floor at 10 North Main St. The applicant pointed out the intent was to convert the second floor of each commercial building for 8 dwelling units.

Commission inquiries: Ms. Fabiano stated the second floor at 4 Riverside Avenue was vacant. The applicant noted the second floor at 10 North Main St. has Bristol Orthopedic with a one-year lease. Mr. Fabiano was unsure of the start of the construction date.

Commission inquiries, respectively: Mr. Flanagan depicted the layout of the units at 10 North Main St. Mr. Fabiano stated the units at 4 Riverside Ave. as one 2-bedroom unit and 7seven 1-bedroom units. Mr. Fabiano implicated there would be one affordable unit in one of the buildings that would be placed on the plans.

MOTION: Move to approve Application #450 — Site Plan for a Mixed-Use Development for 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, with the following stipulations:

1. The Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy being issued.

By: Wynn

Seconded: Soares.

For: Small, Wynn, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved with stipulations.

- b. Application #451 — 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 5,012 sq. ft. at 4 Riverside Avenue; Assessor's Map 30, Lot C-8-2; BD (Downtown Business) zone; Michael Fabiano, applicant; 4 Riverside Avenue, LLC, owner.

Chairman Veits designated regular Commissioners Pose, Soares and Veits with alternate Commissioners Wynn and Small to vote on Application #451.

The City Planner explained the application was for a commercial use and for dwelling units on the second floor. Mr. Flanagan indicated Application #451 was a similar request with the same property owners at 10 Riverside Ave. The City Planner stated the building was adjacent to 10 North Main St. Mr. Flanagan was satisfied with the response comments and added this would be a good plan for the downtown area.

Michael and Lisa Fabiano, property owner of 10 North Main St. and 4 Riverside Ave., representing the applicant, presented a request for a commercial use on the first floor and a residential use on the second floor of the building.

Commission inquires: Mr. Fabiano confirmed there would be 8 dwelling units on the second floor of the structure. The applicant claimed the units would be slightly lower rates than at 10 North Main St. Mr. Fabiano was unsure of the construction start date of the plans.

MOTION: Application #451 — 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 5,012 sq. ft. at 4 Riverside Avenue; Assessor's Map 30, Lot C-8-2; BD (Downtown Business) zone; Michael Fabiano, applicant; 4 Riverside Avenue, LLC, owner, with the following stipulations:

1. The Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy being issued.

By: Wynn

Seconded: Soares.

For: Wynn, Small, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved with stipulations.

7. Zoning Commission Referrals

- a. Application #2567 and #2568 — 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 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant/owner.
- b. 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/owner.

Chairman Veits explained Applications #2567, # 2568, #2569 and #2570 would be heard concurrently but voted on separately.

Chairman Veits designated regular Commissioners Pose, Soares and Veits with alternate Commissioners Wynn and Small to vote on Applications #2567, #2568, #2569 and #2570.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, detailed there were 2 applications with 2 conforming lots (Lots 214 and 216) Attorney Ziogas reported 2,100 Yds. of debris needed to be removed from Lot 214 and 4,500 Cu. Yds. of materials needed to be removed from Lot 216. Attorney Ziogas confirmed with staff this was a non-binding referral to the Zoning Commission.

The attorney claimed the plans were to construct single-family houses. Attorney Ziogas explained Lot 217 did not need materials removed and the houses were ready for construction. The attorney noted the prior application was 145,000 Cu. Yds. versus the 2,100 Cu. Yds. and 4,500 Cu. Yds.

Attorney Ziogas specified there would be septic and well systems. The attorney indicated the applicant received an approval from the Inland Wetlands Agency and the Zoning Commission would review the request at their September meeting.

The City Planner stated that the referral was required because of the Scenic Views to be preserved that was recommended in the POCD under Scenic Resources. Mr. Flanagan pointed out the amount of material to be removed was reduced significantly versus the prior plan but felt the Commission should review these plans.

Attorney Ziogas inquiry: The City Planner verified the prior Planning Commission referral in 2025 received a negative referral.

A brief discussion ensued with Commissioner Pose and Attorney Ziogas about the "in excess of 400 Cu. Yds. of materials" on the application. The attorney described the process for the property.

Mr. Flanagan stated the Engineering Dept. would be reviewing the applications. The City Planner added this was not a public hearing but information was submitted by the Friends of the Hoppers for the applications.

Chairman Veits did not allow Mr. Madsen to speak on the application since this was not a public hearing. Mr. Flanagan mentioned the data from the Friends of the Hoppers was also for Applications #2569 and #2570.

MOTION: Move to send a negative referral to the Zoning Commission for Applications #2567 & #2568.

The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling unit at Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant/owner, as presented, is generally not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Wynn

Seconded: Small.

Roll Call Vote:

Wynn: yes.
Small: yes.
Pose: yes.
Soares: yes.
Veits: yes.
Against: None.
Abstain: None.

The Applications #2568 and #2569 are recommended for a negative referral.

MOTION: Move to send a negative referral to the Zoning Commission for Application #2569 and #2570.

The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling unit at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant/owner, as presented, is generally not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Wynn

Seconded: Soares.

Roll Call Vote:

Wynn: yes.
Small: yes.
Pose: yes.
Soares: yes.
Veits: yes.
Against: None.
Abstain: None.

The Applications #2569 and #2570 are recommended for a negative referral.

8. City Council and Other Referrals

- a. C.G.S. 8-24 Referral:
Witches Rock Road — Map 8, Lot 6+7+8

Chairman Veits designated regular Commissioners Pose, Soares and Veits with alternate Commissioners Wynn and Small to vote on C.G.S. 8-24 Referral: Witches Rock Road — Map 8, Lot 6+7+8.

The City Planner reviewed his conversation with Chairman Veits on the phone from this afternoon regarding this referral from the City Council. Mr. Flanagan indicated a neighbor was requesting to purchase a portion of the site near his property. The City Planner went over the previous referral on the property with the Commission that received a positive referral. Mr. Flanagan noted the property has not been sold since the previous referral.

MOTION: Move to send a positive referral to the City Council for the C.G.S. 8-24 referral for: Witches Rock Road — Map 8, Lot 6+7+8.

The Planning Commission finds that the C.G.S. 8-24 referral to sell the property on Witches Rock Road — Map 8, Lot 6+7+8, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Small

Seconded: Soares.

For: Wynn, Small, Pose, Soares and Veits.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

- b. C.G.S. 8-24 Referral:
Kilmartin Road — Map 8, Lot 88

Chairman Veits designated regular Commissioners Pose, Soares and Veits with alternate Commissioners Wynn and Small to vote on C.G.S. 8-24 Referral: Kilmartin Avenue — Map 8, Lot 88.

The City Planner reviewed the previous referral for the property and that the property was not sold since then. Mr. Flanagan reviewed his conversation with Attorney Steeg regarding the City wanting to sell this property and to send an additional referral to the City Council for the property. The City Planner added this was a positive referral to the City Council as was the previous referral.

MOTION: To send a positive referral to the City Council for the C.G.S. 8-24 referral for: Kilmartin Avenue — Map 8, Lot 88.

The Planning Commission finds that the C.G.S. 8-24 referral for Kilmartin Avenue — Map 8, Lot 88, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Wynn

Seconded: Small.

For: Small, Wynn, Pose, Soares and Veits.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

9. Staff Reports

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

Mr. Flanagan explained the process for the POCD updates that must occur every 10 years; the current plan must be updated by April 1, 2028. The City Planner indicated that the RFP would be finalized by late summer.

Mr. Flanagan said a committee for the RFP would be assembled with one member from each Land Use Board to interview the consultants. The City Planner noted special meetings would be required to allow the Commission to refine the PoCD.

b. Subdivision Status Report — July 2026

Mr. Flanagan highlighted a change to the Subdivision Status report regarding Blossom Estates approval for a 5-year extension to 2031. The City Planner specified most of the public infrastructure work has been completed. Mr. Flanagan stated the City has \$175,000 bond in place.

10. Communications

There were no communications.

11. Adjournment

Motion was made by Commissioner Soares to adjourn.

Motion seconded by Commissioner Veits.

Motion carried 5-0.

The meeting adjourned at 7:20 P.M.

These minutes represent the proceedings of the meeting.

This meeting was recorded.

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission