

AGENDA
BRISTOL ZONING COMMISSION
CITY OF BRISTOL

REGULAR MEETING OF MONDAY, NOVEMBER 13, 2023
MEETING ONLINE VIA ZOOM AND
BOARD OF EDUCATION AUDITORIUM, 129 CHURCH STREET
7:00 P.M.

Pledge of Allegiance

Administrative Matters

1. Approval of Minutes
 - a. [October 16, 2023](#)
2. ZEO Report
 - a. [October 2023](#)

Receipt of New Applications

3. [Application #2482](#) – Change of Zone from R-15 (Single-Family Residential) zone to BG (General Business) zone at 27 Matthews Street, Assessor’s Map 19, Lot 24; 250 Terryville Avenue, LLC, applicant.

Public Hearings

4. [Application #2477](#) – Special Permit for the construction of a Unified Residential Development consisting of 11 units at 15 Haviland Street and the corner of Haviland Street and West Street; Assessor’s Map 28, Lots 137 & 137-B; R-15/BT (Single-Family Residential & Downtown/Neighborhood Transition) zone; COKEL Properties LLC, applicant – *(Public Hearing continued from October 16, 2023).*
5. [Application #2478](#) – Site Plan for the construction of a Unified Residential Development consisting of 11 units at 15 Haviland Street and the corner of Haviland Street and West Street; Assessor’s Map 28, Lots 137 & 137-B; R-15/BT (Single-Family Residential & Downtown/Neighborhood Transition) zone; COKEL Properties LLC, applicant – *(Public Hearing continued from October 16, 2023).*
6. [Application #2481](#) – Revision to an Approved Site Plan for the construction of a splash pad and pavilion at 255 West Street and 33 Jacobs Street; Assessor’s Map 28; Lots 115 and 119; R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; Boys and Girls Club of Bristol, applicant. *(This application was withdrawn by applicant).*
7. [Application #AZR 23-1](#) – Review, discussion and possible adoption of Phase 1 of the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.
 - a. Summary of Rewrite (consultant, staff, and/or Commission)
 - b. Review of Changes/Edits
 - c. Public Comments
 - Consideration of Next Steps:
 - d. Discussion on continuation of Public Hearing
 - e. Scheduling of additional meetings

Old Business

New Business

City Planners Report

8. [2024](#) Meeting Schedule

Adjournment

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct.gov.zoom.us/j/87683736365?pwd=TWdsN0I4Ym95b1Zqb0R4Zmd3NnVJUT09>

Meeting ID:

876 8373 6365

Meeting Passcode:

123456

Join by phone

1-929-205-6099

NOTE: This meeting will be held in-person and online (Via Zoom).
Please contact the Land Use Office at 860-584-6225 for further information.

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, December 11, 2023.