

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF MONDAY APRIL 4, 2024**

By: Chairman White

Time: 5:00 P.M.

Place: City Hall – Zoom Only

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Thomas Marra (Vice Chairman)	X	
	Richard Harlow	X	
	Richard Goodwin (Secretary)	X	
	John LaFreniere	X	
ALTERNATE MEMBERS:	Michael DeRoehn	X	
	Sara Mangiafico	X	
	Peter Caruso		X
STAFF	Robert M. Flanagan, AICP – City Planner	X	

1. Call to Order

Per the order of Chairman White, the meeting was called to order at 5:00 P.M.

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, April 8, 2024.

1. Public Participation

There was no public participation.

2. Old Business

There was no old business.

3. New Business

b. Discuss Phase 3 approach and schedule

Mr. Gomes explained the Commission is in Phase 3 and this project is on schedule to be completed in June 2025. He reviewed the items the Commission needed to finish. Mr. Gomes reviewed the parking Regulations.

Mr. Gomes explained he would discuss the following six subjects of the Regulations: parking regulations, environmental regulations, commercial districts, industrial district (housing districts), site designs and the permit process.

He discussed the schedule and the process for special meetings.

He will request a special meeting when all the recommended amendments are completed.

c. Discuss Parking Regulations

Mr. Gomes reviewed the summary of parking deficiencies. He explained one deficiency was the required determination by the Commission. Additionally, landscaping parking lot definitions were limited and parking lots for community residences and child care homes should be added. The responsibility of reporting associated uses for assessing parking lots also needs to be updated. The commercial, industrial and mixed-use districts generally do not have any parking requirements.

Staff inquiries: Mr. Gomes explained the negative and positive aspects of parking determinations by the Commission, which needed clearer definitions. He explained the fire house application on April 8, 2024 would need appropriate parking requirements.

Mr. Gomes compared the downtown district and Route 6 district parking requirements.

He reviewed his suggestion to reduce downtown parking requirements.

Staff reviewed the parking in various downtown areas that did not have parking requirements to potentially expand the development and parking for the area but there needs to be adequate ADA parking spaces.

The Commission generally agreed with Staff's suggestion because currently there was not a lot of people in the downtown area. The Commission had potential concerns if the downtown area does develop if there would be sufficient parking.

- d. Discuss additional items that require attention
 - i - Needed revisions to Section 17.2 Zoning Board of Appeals
 - ii - Other

Mr. Gomes explained there were some additional items that needed to be discussed that had not been addressed. Section 17.2 regarding the Zoning Board of Appeals (ZBA), ZBA cannot grant Use Variances. He explained the reasons the Use Variance should be removed from the Regulations.

Mr. Gomes reviewed the previous Regulations for mobile vending units for food trucks/trailers. He also reviewed the updated Regulations for mobile vending units. The Commission agreed that in the industrial district that mobile vending units for food truck/trailers should not be allowed to park overnight on a property but can be there during the day.

Mr. Gomes reviewed the existing hobby kennel Regulations that needed to be discussed at additional meetings. He noted in the prior Regulations that there was an accessory use of keeping of domestic animals which was removed. He reviewed his suggestion to limit the number of dogs by acreage. He reviewed his reasonings to limit the number of dogs by acreage. He requested the Commissioners give some suggestions and feedback on the number.

Staff explained the concerns of potential problems of keeping of 4 or more domestic dogs on any sized property.

Mr. Gomes inquiries: The Commission agreed hobby kennels for dogs should have a defined number of dogs. Commissioner DeRoehn thought the number of dogs per acre was arbitrary. Commissioner Mangiafico agreed there should be a limit on the number of dogs on hobby kennels. Commissioner Goodwin had some thoughts but he preferred to discuss this at additional meetings.

Regarding Phase 3, Mr. Gomes explained it was important to invite the public to this process for their views because the Commission was changing things that were allowed in districts. He explained this would allow the Commission to say the public was surveyed and the public supported a regulation.

Mr. Gomes noted the next meeting would be on Thursday, May 9, 2024, at 5:00 P.M.

5. Adjournment

Chairman White designated regular Commissioners Harlow, Goodwin and White to vote on the adjournment. He also designated alternate Commissioners DeRoehn to vote on the adjournment in place of Commissioners Marra this evening.

MOTION: Move to adjourn at 6:51 P.M.

By: White

Seconded: Goodwin.

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

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary