

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY OCTOBER 10, 2024**

CALL TO ORDER:

By: Chairman White

Time: 5:07 P.M.

Place: City Hall, via Zoom

ROLL CALL:

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	

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

Chairman White designated regular Commissioners Goodwin and White as voting members this evening. Chairman White designated alternate Commissioners DeRoehn, Mangiafico and Caruso as voting members in place of Commissioners Marra, Goodwin and LaFreniere with their absences this evening.

1. Call to Order

2. Public Participation

There was no public participation.

3. New Business

a. Review Phase 3 schedule

Mr. Gomes will discuss the environmental amendments to the Regulations this evening that would be presented at the Virtual Presentation Meeting at 6:00 P.M., on October 17, 2024. Mr. Gomes needed most of the discussion this evening to be about the Industrial, Commercial and Mixed-Use Districts because this was the next phase of discussion for the Commission.

Mr. Gomes noted the Industrial, Commercial and Mixed-Use Districts would take 3 months to discuss and review. Mr. Gomes announced 73 responses were received from the survey that was on the City's Website. Mr. Gomes hoped to get more responses from the Virtual Meeting and throughout the fall.

b. Briefly discuss status of recommended environmental amendments and review Public Virtual Meeting presentation.

Mr. Gomes explained the Virtual Meeting slides would the same basic introduction that was presented at the previous presentation. Mr. Gomes wanted to make sure the public understands the entire presentation.

Mr. Gomes commented if the Commission was okay with his review, then the Commission may go forward with the recommendations.

Mr. Gomes reported the Aquifer Protection Area (APA) would be better referenced in the Regulations. Mr. Gomes explained the ground mounted solar should be allowed additional height. Mr. Gomes noted there should be better protection and planting of trees. Mr. Gomes explained the Riparian Corridor Protection area also needed discussion.

Mr. Gomes outlined his discussions with Attorney Peter Olson regarding the Riparian Corridor Protection area. Mr. Gomes explained Attorney Olson said it was appropriate to grandfather existing buildings and structures as a conforming uses.

c. Discuss Commercial, Industrial and Mixed-Use Districts and potential needs across those districts

Mr. Gomes next discussed the Commercial, Industrial and Mixed-Use Districts. Mr. Gomes reviewed the areas on a map that allowed both residential and commercial uses in these districts. Mr. Gomes shared that the City was a 85% residential use now in the districts. Mr. Gomes clarified this represented 14.5% of the City's area because not all the land was usable. Mr. Gomes explained two thirds of the zones are industrial zones. Mr. Gomes noted that one third of the zones are commercial zones. Mr. Gomes pointed out these zones are helpful to the City for employment and as a tax base. Mr. Gomes reviewed the purposes of each of the zones from the Regulations. Mr. Gomes mentioned many of the properties do not have City water and sewer services.

Mr. Gomes outlined his discussion with Staff to reduce the standards of maximum impervious coverage from 90% in the BHC Zone and the I-Zone. Mr. Gomes suggested to reduce the I-Zone maximum impervious coverage from 90% to 80% in the I-Zone without creating non-conformities.

Mr. Gomes thought micro-breweries should be allowed in the BG Zone and the BHC Zone because they are allowed in the BT Zone. Mr. Gomes considered micro-breweries should be treated like brew pubs.

Staff noted the Site Plans may be filed with the Planning Commission to review.

Mr. Gomes inquired about some items from the Accessory Uses for the Commercial, Industrial and Mixed-Use Districts that he wanted the Commission to consider for the Regulations.

Mr. Gomes reviewed a chart of for Accessory Uses in the Commercial, Industrial and Mixed-Use Districts that contained suggestions to considered for the Commission.

Mr. Gomes suggested to allow accessory manufacturing in the BG Zone and the BHC Zone because it was allowed in the BD Zone. Mr. Gomes noted there may be some type of small manufacturing service that may be allowed. Mr. Gomes commented there may be Accessory Retail with a business with possible manufacturing that was not allowed in zones. Mr. Gomes suggested the Accessory Retail be allowed with a Zoning Permit across the zones.

Mr. Gomes discussed the Ground Mounted Solar regulations. Mr. Gomes stated the Ground Mounted Solar was suggested to be prohibited that was in an overlay zone. Mr. Gomes did not want to suggest the Ground Mounted Solar was not allowed if the property was in the R-15/BT zone. Mr. Gomes said this was a conflict of language so this should be revised. Mr. Gomes suggested the Ground Mounted Solar would be allowed by Special Permit.

Mr. Gomes inquiry: Staff reviewed the application process for Changes of Use with the Building Department. If approved, Staff noted the Zoning Enforcement Officer would issue a Zoning Permit. Staff clarified the Change of Uses may be Retail Fit-Outs with administrative reviews.

Mr. Gomes inquiry: Staff shared that an approved Special Permit filed on the Land Records runs with the property. Staff clarified if a Special Permit was required at the time but not filed or approved for the site, a new Special Permit was required. Staff detailed if there was a change of use from retail to fast food restaurant a new special permit was required for the property.

d. Next Steps

Mr. Gomes reminded the Commission the next meeting was on October 17, 2024, at 6:00 P.M. for a Virtual Meeting Presentation and he hoped there would be suggestions from the public audience in order to make adjustments for the November meeting.

e. Adjournment

MOTION: Move to adjourn at 6:21 P.M.

By: White

Seconded: Goodwin.

For: Goodwin, DeRoehn, Mangiafico, Caruso and White.
Against: None.
Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary