

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY, NOVEMBER 14, 2024**

By: Chairman White

Time: 5:00 P.M.

Place: City Hall
111 North Main St.
Via Zoom

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.

2. Public Participation

There was no public participation.

Item 3.e. was taken out of order.

3.e. Next Steps

Mr. Gomes reviewed the schedule with the Commission. The consultant explained the next regular meeting would have been the second week of December, but after a discussion with Staff it was suggested to have this meeting on January 9, 2025.

3. New Business

a. Review of Special Permit Requirements and Procedures

Mr. Gomes said part of the Special Permit standards would be reduced for the uses that are allowed in commercial zones. The consultant recommended an applicant should show why a request was a good fit for the property with a permit. The consultant reviewed what the Commission should do with all the data required with an application. The consultant pointed out sections of documents to help review permits such as the PoCD and the purpose statements in the Regulations.

Staff noted he would review the information with applications to ensure the information complied with the Regulations. Staff summarized that during deliberations a motion may be drafted by Staff to point out the considerations.

Staff read into the record the statement for the standards of approval for Special Permits.

b. Review of Site Plan Requirements and Procedures

Mr. Gomes said similar to Special Permits, part of the Site Plan standards would be reduced for uses allowed in commercial zones.

Mr. Gomes went over the statement for the standards of approvals for Site Plans.

Staff reminded the Commission applications may be deliberated within the State Statute timelines.

c. Review Phase 3 schedule

Mr. Gomes noted the Commission was reviewing the commercial and industrial zone districts, which was discussed last month. The consultant verified he and Staff developed amendments from the discussions last month. At the January meeting the consultant will review the final recommendations to be brought to a public hearing. Mr. Gomes said the Phase 3 review is on schedule. The consultant noted there were few participants at the public virtual presentation last month. The consultant noted the recommendations and the virtual presentations are on the City's Website.

d. Review recommended commercial and industrial zone amendments

Mr. Gomes reviewed the six recommendations for the commercial and industrial zone districts. The consultant said some applications may be reduced to just a Site Plan application or have increased requirements. The consultant said the BN zone developments would be limited. The consultant wanted to discuss the unified downtown development Regulations. Mr. Gomes suggested the IP-25 standards should be amended to 25-acre minimum. The consultant requested to discuss a residential zone amendment at the February meeting.

Mr. Gomes suggested reducing the less intensive uses with special permits and site plans to just a site plan for the Planning Commission. Staff agreed to the suggestion to reduce the permits for the Commission. Staff suggested allowing hotels/motels in the industrial zones. Staff indicated the city should prepare for the evolving uses to existing industrial zone buildings.

The consultant reviewed the uses that needed special permits in the table. The Commission disagreed with putting medical laboratories in the I-zone because of the controversy of the medical burning. The Commission preferred the medical laboratories to have Special Permits and Site Plans to control the uses. The Commission agreed to keep commercial uses as a Special Permit requirement near residential areas. The Commission agreed to keep the specialty uses with a special permit requirement.

The consultant and Staff recommended the Unified Downtown Development should be removed from the downtown area. Regarding the R-25 zone, the Commission agreed to change this to a R-5 zone (5-acre min.) and revise the Regulations similar to the BT standards. Staff requested the consultant and the Commission work on guidelines for indoor growing of cannabis for an application the Planning Commission would be reviewing.

Mr. Gomes explained the next steps were to develop the Commercial, Industrial and Mixed-Use Districts. The consultant would put the discussions into a memo to review at the next meeting. Then a virtual presentation would be scheduled and the suggestions would be worked on later.

Mr. Gomes reminded the Commission the next special meeting was on January 9, 2025.

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, November 18, 2024.

4. Adjournment

Chairman White designated regular Commissioners Marra, Goodwin, Harlow and White to vote on the adjournment.

MOTION: Move to adjourn at 7:00 P.M.

By: White

Seconded: Marra.

For: Harlow, Marra, Goodwin and White.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

