



City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, FEBRUARY 10, 2025
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/89676718463?pwd=WQVL0qz0sVWCJtZ87XeJPb6DAkNGxJ.1>

Meeting ID:

896 7671 8463

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Special Meeting of January 9, 2025
 - b. Regular Meeting - January 13, 2025
3. Receipt of New Applications
 - a. Application #2522 - Special Permit for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236 - (99 Farmington Avenue); BG (General Business) zone; SBM Bristol, LLC, applicant.
 - b. Application #2523 - Site Plan for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236 - (99 Farmington Avenue); BG (General Business) zone; SBM Bristol, LLC, applicant.
 - c. Application #2524 - Revision to an Approved Site Plan for multi-family dwellings at 370 Emmett Street (Thornberry Ridge); Assessor's Map 3, Lot 36-2; A (Multi-Family Residential) zone; Thornberry Builders LLC, and Quality Contracting, LLC, applicants.

4. Public Hearings

- a. Application #2514 – Special Permit for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant.
- b. Application #2515 – Site Plan for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant.
- c. Application #2517 - Special Permit for the Removal of Earth Materials at 165 Warner Street; Assessor's Map 55, Lot 49; R-25/OSD (Single-Family Residential/Open Space Development Overlay) zone; DB Homes, LLC, applicant.
- d. Application #2518 - Proposed amendments to the Zoning Regulations to 1) to amend Section 4.2 to add Brewpub as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals; 2) to amend Section 4.2 to add Microbrewery as a principal use in the (I) Industrial zone subject to Special Permit and Site Plan approvals.

5. Old Business

6. New Business

- a. Application #2347 – Request for a five-year extension of the Site Plan for a high technology business without a manufacturing component at 3 North Street; Assessor's Map 22, Lot 33; BD-2 (Downtown Business) zone; Bristol Enterprises LLC, applicant; the revised site plan expiration date would be: December 11, 2029.
- b. Request for electronic message board:
Faith Lutheran Church, 1125 Stafford Avenue, Assessor's Map 52, Lot 11-2; R-40 (Single-Family Residential) zone; Faith Lutheran Church, owner/applicant.

7. City Planner's Report

- a. Zoning - January 2025

8. Communications

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, March 10, 2025