

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF MONDAY JANUARY 9, 2025**

By: Chairman White

Time: 5:00 P.M.

Place: City Hall
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.

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, January 13, 2025.

2. New Business

a. Presentation of recommended Commercial and Industrial regulation amendments to the Zoning Regulations.

Mr. Gomes explained he had a few new items to add to the discussion of Commercial and Industrial Regulations. Mr. consultant noted the Commission was at the end of this topic. Mr. Gomes said the next step was to discuss Residential Districts and the impacts on housing developments and neighborhoods.

The consultant said a public hearing needed to be scheduled to present the recommendations to the public. Mr. Gomes indicated in February he would review some items in the PoCD for recommendations for housing and residential districts. The consultant reviewed Recommendation #19 through #24 line by line that was discussed previously with the Commission. Mr. Gomes verified Recommendation #20 that the blue highlighted items were not allowed currently but would now be allowed in different zones.

Mr. Gomes suggested that brew pubs be allowed in the I-Zone. The Commission agreed to add the brew pubs to the I-zone. The consultant reported the Planning Commission agreed at their last meeting to review Site Plans without Special Permits.

Mr. Gomes described Recommendation #22 of Accessory Use Permit requirement amendments. The consultant said Recommendation #22 should allow 5,000 sq. ft. buildings in the BN-Zone.

Mr. Gomes verified Recommendation #23 would delete the Unified Downtown Development Regulations in the BD-Zone. Staff mentioned the second parking garage was being constructed in the downtown area.

The consultant reviewed Recommendation #24 to amend the IP-25 Zone standards to the subdivision regulations to allow subdivisions and 5 acre lots.

Mr. Gomes discussed three added amendment considerations in the BD Zone to adjust a boundary on West St. The Commission had concerns of rezoning the lot north of the gymnastics building on West St. The consultant would contact the property owner's attorney and the City's attorney to get their views on changing this to a BD-Zone. The Commission wanted to ensure the property had some compliance with the R-15/BT Zone if it is changed to a BD Zone. Mr. Gomes said the parking lot zone would not be changed because there was no active non-conformity on the lot.

Mr. Gomes reviewed 139-153 Center St. that did not have downtown or residential zone businesses. The consultant suggested changing this property to a BD Zone that would make it more compliant. Mr. Gomes noted this would change the BD Zone boundary and may allow for development to include the railroad quarter.

Mr. Gomes compared the BD-1 Zone and the BD-2 Zone. The consultant suggested to just have the BD Zone. Mr. Gomes would review the maps and percentages next month.

b. Discussion of recommended amendments including questions and answers

Mr. Gomes requested the Commission's views on 139-153 Center St. The Commission thought future Commissioners should be flexible to allow the use. The Members felt this property should remain as it exists. The Commission noted the building was odd shaped to develop. The Members had concern for the neighbors to the east and to north if the property is developed. Two of the Commissioners thought this property should become a BD Zone. Mr. Gomes pointed out these were only suggestions to bring to a public hearing. The consultant would provide the percentages of the zones in this area next month.

c. Next Steps

Mr. Gomes reviewed the next steps to draft the amendments for the additional items reviewed this evening. The consultant noticed the Commission the discussion for the residential zones would begin. Mr. Gomes would prepare the February agenda. The consultant would speak with the communications department to send out materials for the online survey. Mr. Gomes said at the February meeting the Commission should schedule a public discussion for the recommended Commercial and Industrial regulation amendments. The consultant reminded the Commission the next special meeting is February 6, 2025, at 5:00 P.M.

3. Public Participation

There was no public participation.

4. Adjournment

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

MOTION: Move to adjourn at 6:20 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