



City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, MARCH 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/86125397590?pwd=Vp7eip8EI1h7gFoHEQZo5PIYxzZZfL_

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Meeting ID:

861 2539 7590

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. Special Meeting - February 6, 2025
 - b. Regular Meeting - February 10, 2025
4. Receipt of New Applications
 - a. Application #2525 - Special Permit for a Personal Services Establishment (beauty/barber shop) at 277 West Street; Assessor's Map 28, Lot 136A; R-15/BT (Single-Family Residential/Downtown Neighborhood Overlay Transition) zone; Aesthetic Artist Professional Suites, LLC, applicant.
 - b. Application #2526 - Site Plan for a Personal Services Establishment (beauty/barber shop) at 277 West Street; Assessor's Map 28, Lot 136A; R-15/BT (Single-Family Residential/Downtown Neighborhood Overlay Transition) zone; Aesthetic Artist Professional Suites, LLC, applicant.

- c. Application #2527 - Site Plan for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at Lot 129A Davis Drive; Assessor's Map 53, Lot 129A; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant; Eversource Energy/Yankee Gas, owner.

5. 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 – PUBLIC HEARING CONTINUED FROM FEBRUARY 10, 2025.
- 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 – PUBLIC HEARING CONTINUED FROM FEBRUARY 10, 2025.
- 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; DP Homes, applicant – PUBLIC HEARING CONTINUED FROM FEBRUARY 10, 2025.
- d. Application #2519 - Special Permit for a Mixed-Use Development containing two non-residential units (first floor) and four dwelling units (second floor) at 216 Central Street; Assessor's Map 42, Lot 22; BN (Neighborhood Business) zone; Forestville Properties, LLC – PUBLIC HEARING POSTPONED TO APRIL 14, 2025.
- e. Application #2520 - Special Permit for parking on a separate lot under the same ownership at 216 Central Street & 15 Circle Street; Assessor's Map 42, Lots 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant – PUBLIC HEARING POSTPONED TO APRIL 14, 2025.

6. Old Business

7. New Business

- a. Application #2524 - Revision to an Approved Site Plan for multi-family dwellings (21 units) 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.

8. Staff Reports

- a. Zoning - February 2025

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, April 14, 2025