

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF MONDAY FEBRUARY 6, 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, February 10, 2025.

Staff noted this evening he would send the electronic packets for the February 10, 2025, Zoning Commission and Aquifer Protection Area meetings to the Commission.

1. New Business

Mr. Gomes continued the discussion of the commercial zones from the point of the January meeting. The consultant noted the Commission was just starting Housing and Residential Districts and the associated Regulations to be discussed for 3 months. Mr. Gomes said the Site Design and Sign Regulations would be discussed next for 3 months. The consultant requested any suggestions for the Regulations this evening.

a. Review of zoning update schedule

The consultant indicated the Commission was on track for the schedule if there are meetings every month.

b. Brief discussion on recommended commercial zone amendments

Mr. Gomes verified eight updated Regulations were distributed for the Commercial zones and Industrial zones, which he reviewed. The consultant reminded the Commission any subjects of prior discussions are not closed and may be discussed again.

c. Review of residential zones and residential zoning regulations

Mr. Gomes explained there were not a lot of Regulations that had to be changed in the residential zones. The consultant noted there were some differences between the actual residences and what is allowed in the Regulations such as lot sizes. Mr. Gomes and Staff had to review if Bristol is primarily a single-family residential town. The consultant stated the concerns of Section 7.2.4. Single-Family Subdivisions such as Section 7.2.4.C. lacked content and regulatory content for administration and enforcement. Mr. Gomes suggested this item should be deleted or to have Staff monitor this for the ten years.

The consultant suggested that the BT zone become a base zoning district and to delete the overlay zones in the BT zone. Mr. Gomes suggested making the RM zone a new district and to delete the RM (Mixed Residential zone.) The consultant recommended correcting the language of the OSD (Open Space Development) zone to make it clearer of its intent.

Mr. Gomes reviewed the allowed principal uses of the residential zones. The consultant reminded the Commission that the Unified Residential Development zone was added to the RM zone and the BT zone. Staff wanted the Commission to discuss the Unified Residential Development zone in more detail with Mr. Gomes. The Commission and Mr. Gomes agreed the Minimum Front Yard should be 15 ft. for the Unified Residential Development zone.

Staff and the Commission would re-review the standards for the URD zone. Commissioner Caruso reminded the Commission of the 20 ft. buffer requirement for the URD zone near a residential zone. Staff suggested a 20 ft. rear yard setback for the URD zone. Mr. Gomes suggested re revising the URD zone off-street parking from 2 per dwelling unit to 1 parking space per dwelling unit plus 0.5 per bedroom.

Mr. Gomes suggested revising the Accessory Uses table in the A zone for Antennas/Communications Structures and for Parking Structures. Staff's view was to allow the antennas/communications structures in the A zone.

Mr. Gomes recommended updating the URD and BT residential zone maximum building height and maximum building coverage.

d. Brief discussion on future amendments

The consultant would review the potential of possibly rezoning some of the R-15 zones that would be discussed next month. Mr. Gomes will research the URD in the BT, RM and Mixed-Use Development zones to for the densities and lot requirements. The consultant said some adjustments to the permitted uses. Mr. Gomes stated the BT should be reviewed to turn the BT into a base zoning district. The consultant requested the Commission's suggestions for the RM zone at next month's meeting to make this a base zoning district.

e. Next Steps

Mr. Gomes concluded the next steps were to draft the recommended Regulations for the March meeting. The Commission and Staff agreed to schedule a public presentation meeting for the commercial and industrial zone in the 3rd week of April, 2025. Mr. Gomes clarified the suggested rezoned residential lot area would not affect the taxes but would make processes simpler for residents. The consultant gave an example if the residential lots were rezoned to place some restrictions in the Regulations to make the lots conforming. Staff wanted to further review the suggested recommendations to reduce the residential lot sizes.

Mr. Gomes notified the Commission that the survey had some advertising and there were 355 responses versus 67 prior responses. The consultant reminded the Commission the next special meeting was on March 6, 2025, at 5:00 P.M.

3. Public Participation

There was no public participation.

4. Adjournment

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

MOTION: Move to adjourn at 6:56P.M.

By: White

Seconded: Harlow.

For: Harlow, Marra, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary