

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY MARCH 6, 2025**

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. New Business

a. Review of zoning update schedule

Mr. Gomes wanted to review the schedule and the survey results. The consultant requested to discuss the BD zone, cannabis Regulations and the residential amendments from last month. Mr. Gomes said the Commission was in the middle of discussing the residential districts. The consultant indicated there were commercial district items to finish discussing. Mr. Gomes drafted some recommended amendments to review and the items that are not reviewed may be reviewed next month.

b. Review and discussion of survey results

Mr. Gomes reviewed the survey results mostly from older survey participants and longtime residents. The consultant said 55% of the surveyed know the community should change but it should be incremental. Mr. Gomes noted 25 % of those surveyed wanted significant change. The consultant indicated Bristol supported doing things a little better or differently versus surrounding towns. Mr. Gomes compared the percentages of the type of housing the surveyed wanted the most.

Mr. Gomes said the residents' views were varied if accessory dwelling unit housing was too restrictive or not restrictive enough. Mr. Gomes noted most survey participants said less area should be taken up by industrial and commercial properties. In addition, waste incineration was strongly not preferred at industrial and commercial properties. The consultant said there was mixed views, but survey participants preferred to not have smoke shops, vape shops, package stores and cannabis retailers. Mr. Gomes noted survey participants preferred street facing first floors in the downtown area should be reserved for commercial use.

c. Review of potential cannabis cultivation regulations

Staff thought there was a flaw in the Regulations because of the smell and noxious uses. The City Planner had concerns of a recent cannabis cultivation facilities. Staff was okay with the current Regulations for the industrial zone but he wanted to add cannabis cultivation Regulations before this becomes a concern. The City Planner did not want outdoor cultivation because of the associated concerns. Commission inquiries: Staff reviewed the large-scale cannabis facility Regulations and Federal Regulations. The City Planner and Mr. Gomes indicated the municipal ordinances would be reviewed.

d. Review of BD (Downtown Business) Zoning Permit (ZP) requirements

Mr. Gomes inquiries: The Commission will review the uses on the list for the April meeting that do not require a Special Permit or Site Plan for the Zoning Commission or the Planning Commission, respectively.

e. Review of recommended residential zones amendments

The consultant reviewed 5 recommended amendments #28 through #32 to the Zoning Regulations to ensure the Commission does not have any recommendations. Mr. Gomes said the BT overlay zone in the downtown area would be replaced with a base zone of residential transition 5 zone (RT-5 zone) that would only change the name and the Zoning Map. The consultant went over the uses that do not make sense or are not feasible that would be removed.

Mr. Gomes indicated some Regulations were removed from the multi-family residential zone in 2022 but the reference was not removed that had to be cleaned up, which pertained to parking spaces near buildings. The consultant noted the affordable housing Regulation was not effective and should be removed. Mr. Gomes suggested small antennas should be allowed as accessory uses.

The consultant compared the discrepancy of the OSD zone that was referred to as both a floating zone and an overlay zone, which would be changed to a floating overlay zone to clear up the language.

Mr. Gomes suggested the URD zone/Mixed Use standard that would become the RT-5 zone should have different density compliance levels. The consultant would review the RT-5 zone in more detail for next month's meeting.

The Commission agreed the RM zone should be changed to an RM-5 zone similar to the BT zone being changed to an RT-5 zone.

Regarding accessory dwelling units with the survey, Mr. Gomes said survey participants wanted the Regulations to be more permissive. The Commission agreed accessory dwellings should be allowed with the cost of housing and care for elderly people. Staff had concerns with the side yard and rear yard setbacks of accessory dwelling units. The consultant would review the accessory dwelling unit Regulations and provide some recommendations at the next meeting.

f. Next Steps

Mr. Gomes summarized the next steps would be to complete the recommended amendments and draft new recommendations from this evening. The consultant would next review the site design and sign regulations. Mr. Gomes reminded the Commission that the next meeting was Thursday, April 10, 2025. Staff and Mr. Gomes would have a meeting to prepare a list and tentatively prepare a special public hearing date for the Commission in May 2025.

3. Public Participation

4. Adjournment

Chairman White designated himself, regular Commissioners Harlow, Marra, Goodwin, LaFreniere and White to vote on the adjournment. He also designated alternate Commissioners DeRoehn, Mangiafico and Caruso to vote on the adjournment.

MOTION: Move to adjourn at 6:38 P.M.

By: White

Seconded: Harlow.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary