



City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, MAY 12, 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/81497297498?pwd=HNZFvVQ97EiTHI1oT6h0WaQaaJBuzK.>

1

Meeting ID:

814 9729 7498

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Special Meeting - April 10, 2025
 - b. Regular Meeting - April 14, 2025
3. Receipt of New Applications
 - a. Application #2530 - Revision to an Approved Site Plan to add fixed planters and fencing for outdoor dining patios areas associated with a 152,000 s.f. mixed-use development at 100 & 130 North Main Street; Map 30, Lot 5 and Map 26 Lots 7; BD-1 (Downtown Business) zone; Centre Square Village, LLC, owner/applicant.
4. Public Hearings
 - a. 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 CONTINUED FROM APRIL 14, 2025.

- b. 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 CONTINUED FROM APRIL 14, 2025.
 - c. 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 — PUBLIC HEARING CONTINUED FROM APRIL 14, 2025.
- 5. Old Business
 - a. Application #2529 - Site Plan for a (1) a Mixed-Use Development containing two non-residential units (first floor) and four dwelling units (second floor) and (2) Parking on a separate lot under the same ownership at 216 Central Street and 15 Circle Street; Assessor's Map 42, Lot 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC.
- 6. New Business
- 7. Staff Reports
 - a. April Zoning Report
- 8. Communications
- 9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, June 9, 2025

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY APRIL 10, 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 6:00 P.M.

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, April 14, 2025.

2. New Business

a. Review of zoning update schedule

Staff explained there would be a special meeting on Thursday, May 29, 2025, for purposes of opening the public hearing for the Zoning Regulation Rewrite.

Mr. Gomes explained the Commission would close their discussion this evening on the residential districts this evening. The consultant noted the Commission should discuss some residential district recommendations this evening. Mr. Gomes indicated the next steps were to discuss the site designs, sedimentation controls, greening and buffering.

Mr. Gomes stated that the administrative aspects of the Regulations would then be discussed with permit requirements by the Commission. After these discussions, Mr. Gomes noted the site designs and signage Regulations would then be discussed.

Mr. Gomes summarized all the items that would be discussed at the May 29, 2025, meeting.

b. Review of an amendment to the Adaptive Reuse of Existing Non-Residential Principal Buildings Regulation to add: Personal Service Establishment to the list of allowed uses.

Mr. Gomes wanted to discuss a few new recommended amendments that were discussed last month. Mr. Gomes said the Staff had recommended amendments for the adaptive reuse of existing non-residential principal buildings. The consultant noted there was a new use for battery energy storage systems. The consultant suggested adding personal service establishments as a permitted use to the adaptive reuse for Special Permits or Site Plans just for that use itself.

Staff pointed out the permitted use as suggested by Mr. Gomes would be used for an existing building. Commission inquiries: Mr. Gomes explained if the adaptive reuse Regulation is adopted for the entire City, a mixed use would be allowed with retail and residential uses. Staff would provide a list of the abandoned properties in the industrial zone for the Commission.

- c. Review of an amendment to allow Battery Energy Storage Systems (BESS) as an accessory use in various zones.

The City Planner said the new Regulation amendment for energy storage systems would be for homeowners and larger Commercial and Industrial applications. He noted that Mr. Gomes had discovered a document from the American Planning Association recommendations for the size of the facilities. The City Planner reviewed the different sizes of the energy storage systems.

Commission DeRoehn described the difficulties of putting out fire of the energy storage systems.

Mr. Gomes outlined the three levels of energy storage systems and the specified zones. The consultant indicated up to 80 kilowatts would be allowed by right and not require a zoning permit in residential zones. The consultant noted residential permits would be with the Building Dept. Mr. Gomes specified 80 to 600 kilowatts required a Zoning Permit and a Site Plan with the Zoning Commission. The consultant verified the kilowatts over the 600 level would require a Site Plan with the Zoning Commission.

Mr. Gomes reviewed the limits, requirements and stipulations for the energy storage systems. The consultant suggested allowing energy storage systems in the industrial zone for now. Mr. Gomes suggested if successful then allowing the use in commercial zones. The consultant noted the accessory use table Section 5.2. had to be updated. Mr. Gomes detailed Section 5.4.7. would be added to the Regulations for energy storage systems.

Commission inquiries: The consultant would update the fence height for Section d.2. Staff would review the inquiry into if the energy storage system was in an Aquifer Protection Area and it melts down.

Staff inquiries: Mr. Gomes specified that 60 to 80 kilowatts would be allowed in the commercial and mixed-use zones and all the zones except for the residential zones. The consultant indicated above 600 kilowatts would require a Special Permit and Site Plan in the industrial zone and industrial park zones.

Staff requested the Commission to review the energy storage system Regulations before the public hearing.

- d. Review recommended Parking amendments

Mr. Gomes detailed the suggestions to the parking amendments that would simplify the process for applications. The consultant mentioned most of the uses had the applicants providing the specification for the parking requirements. Mr. Gomes reviewed the details of the suggested parking recommendations #1 to #10 with more guidance on how the Regulations work.

Commission inquiries: The consultant compared the parking differences of micro-breweries, restaurants and fast-food restaurants.

- e. Review recommended Commercial, Industrial and Mixed-Use Districts amendments

Mr. Gomes went over some of the recommended new uses in the I zone, IP zone and the BN zone. The consultant said the Commission was looking to lower the permit requirements for Special Permits and Site Plans. Mr. Gomes pointed out that large parking garages would now require a Site Plan with the Special Permit. Regarding establishments and building sizes, the consultant suggested to increase these to 5,000 sq. ft.

Mr. Gomes said the total size of the buildings was eliminated. Mr. Gomes added there was a new IP-5 zone with a 5-acre lot minimum. The consultant suggested a property that was in the R-15/BT zone be amended to be in the BD zone boundary.

Mr. Gomes reviewed recommendation 33: RM-5 Mixed Residential Zone. The consultant suggested the existing business transition overlay zone be converted to a base zoning district. Mr. Gomes said the Zoning Commission agreed to change the RM overlay zone. The consultant indicated some uses in the RM-5 base zoning would be eliminated because it required a lot of land and there was not a lot of land in the area.

f. Review of recommended Environmental amendments

Mr. Gomes reported on some of the updated references to the environmental amendments that applied to the APA Regulations, protection of trees and the Riparian Corridor Protection Regulations.

Commission inquires: The consultant said the clear cutting of trees would be prevented with the new Regulations. Mr. Gomes thought if there were problems with clear cutting trees, then an Ordinance would be strengthened by this associated activity with strict fines. The consultant compiled a points system for incentives for environmental improvements. Mr. Gomes reviewed the new Riparian Corridor Protection Regulations that prevented any construction within 25 ft. of the Pequabuck River.

The Commission suggested offsite alternative properties in Bristol to plant trees if the applicant had insufficient area on an applicant's site.

g. Review of recommended Residential zone amendments

Mr. Gomes reviewed the recommendation 34 for accessory dwelling units and the suggested amendments. Staff noted Section 5.4.3.C. and D. were part of the old Regulations and were put back in the Regulations because of some two-family house concerns.

The Commission agreed these amendments were a partial solution to the high costs of housing. The members agreed that the accessory dwelling units should be attached to the house. The Commission agreed the detached accessory dwelling units should be deleted from the Regulations. The members agreed that Section 5.4.3.C. and D. should be added to the Regulations.

Mr. Gomes cited some of the revised Regulations such as the BT overlay zone would be converted to an RT-5 zone. The consultant said the Commission agreed previously to consider the Open Space Development zone as a floating overlay zone. Mr. Gomes indicated the Universal Residential Development/Mixed Use Standard would be convert to the RT-5 zone. The consultant reviewed the process of the public hearing that would apply from the BT overlay zone to the RT-5 zone. Mr. Gomes explained his authorization at the public hearing that was discussed with the Corporation Counsel Office. The consultant made clear the RM zone would be voted on separately because of all its nuances.

Staff suggested for the URD zone should specify 9 units per acre with a 15 ft. front yard setback because of the previous difficulties with the Earl St. plan.

h. Review of recommended Cannabis Cultivation regulations

Mr. Gomes explained the cannabis cultivation Regulations were discussed at last month's meeting.

Staff said that cultivators were above 10,000 sq. ft. and micro cultivators were between 2,000 sq. ft. and 10,000 sq. ft. that would be allowed inside a building. The City Planner said the micro-cultivators could expand by about 5,000 sq. ft.

The consultant compared the requirements of both the cultivators. Mr. Gomes said the biggest concern was the odor. The consultant reviewed the Commission's questions from the last meeting regarding best practices, distances/sensitive distances and what different towns were doing.

Mr. Gomes' view was that the numbers in the recommendations were the right numbers. The consultant indicated that many of the I zone and IP zone properties were close to residential properties.

i. Review of Current Map (digital conversion)

Staff explained the GIS software that the City was using was no longer supported and a new version of GIS is now available. The City Planner noted that Mr. Gomes has updated the Zoning Map to the new software version of GIS for the City.

j. Review of Proposed Zoning Map (digital conversion)

Mr. Gomes reviewed the areas on the Zoning Map that were updated. The consultant reviewed the SDD zone. The consultant, Staff and the Commission would review the SDD zone and the BG zone near the high school during the rewrite process.

Commission inquiries: Staff would contact the property owner's attorney for the property located in the RT-5 zone on West St. Staff noted Attorney Peter Olson would overview all the amendments before the public hearing.

Mr. Gomes noted there were numerous items to bring to the public hearing on May 29, 2025. The consultant said the Commission should discuss any items before the public hearing.

k. Review and discussion of survey results

Mr. Gomes said there were 366 responses in January 2025 and since February 2025 there was a small number of responses. The Commission agreed to make the survey official and close the survey.

3. Public Participation

There was no public participation.

Mr. Gomes listed the next steps were to review the site design, sign regulations, lighting and exterior items. Mr. Gomes reminded the Commission the next special meeting was on Thursday May 8, 2025, at 5:00 P.M. to discuss the site design, sign regulations, lighting and exterior items.

4. Adjournment

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

MOTION: Move to adjourn at 7:30 P.M.

By: Harlow

Seconded: Goodwin.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY APRIL 14, 2025**

By: Chairman White

Time: 6:04 P.M.

Place: City Hall, 111 North Main St.
Council Chambers, First Floor

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	
	Brandon Peate, ZEO	X	

1. Call to Order

Per the order of Chairman White, the meeting was called to order at 6:04 P.M.

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, May 12, 2025.

2. Approval of Minutes

a. Special Meeting - March 6, 2025

Chairman White designated himself, regular Commissioners Marra, Harlow and LaFreniere with alternate Commissioner DeRoehn to vote on the March 6, 2025, special minutes.

MOTION: Move to approve the minutes of the March 6, 2025, special meeting.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

b. Regular Meeting - March 10, 2025

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on the March 10, 2025, regular minutes.

MOTION: Move to approve the minutes of the March 10, 2025, regular meeting.

By: Marra

Seconded: Goodwin.

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

Against: None.

Abstained: None.

3. Receipt of New Applications

- a. Application #2529 - Site Plan for a (1) a Mixed-Use Development containing two non- residential units (first floor) and four dwelling units (second floor) and (2) Parking on a separate lot under the same ownership at 216 Central Street and 15 Circle Street; Assessor's Map 42, Lot 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2529.

Staff requested a brief review of the application before it was relocated to New Business.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, gave an overview of the plans to construct a mixed use on the first floor with 1-bedroom unit and two commercial units. Attorney Ziogas said there are 3 existing bedroom units on the second floor. The attorney verified this building was a former plumbing facility. Attorney Ziogas indicated there is an existing parking lot. The attorney reviewed the tenants that applied for the building and the permits that required.

Attorney Ziogas validated the house at 15 Circle St. was owned by the applicant for the project. The attorney said the tenants at 15 Circle St. would park in the existing parking lot. Attorney Ziogas noted the applicant has not received comments from Staff and presumed the application would be continued to the May meeting. The attorney noted the plans were amended from the original application.

Staff verified the application and the floor plans had to be amended from the original application.

MOTION: Move to move that Application #2529 be accepted and moved to New Business on this evening's agenda.

By: Marra

Seconded: Goodwin.

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

Against: None.

Abstained: None.

The application is moved to New Business on this evening's agenda.

- b. Application #AZR 25-01 – Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission:

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #AZR-25-01.

MOTION: Move that AZR 25-01 be accepted and scheduled for a Public Hearing at a Special Meeting of the Zoning Commission on Thursday, May 29, 2025, at 6:00 PM.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- c. Application #AZR 25-02 – Review, discussion and possible adoption of the Environmental Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission:

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #AZR-25-02.

MOTION: Move that AZR 25-02 be accepted and scheduled for a Public Hearing at a Special Meeting of the Zoning Commission on Thursday, May 29, 2025, at 6:00 PM.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- d. Application #AZR 25-03 – Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use District Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission:

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #AZR-25-03.

MOTION: Move that AZR 25-03 be accepted and scheduled for a Public Hearing at a Special Meeting of the Zoning Commission on Thursday, May 29, 2025, at 6:00 PM.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- e. Application #AZR 25-04 – Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #AZR-25-04.

MOTION: Move that AZR 25-04 be accepted and scheduled for a Public Hearing at a Special Meeting of the Zoning Commission on Thursday, May 29, 2025, at 6:00 PM.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- f. Application #AZR 25-05 – Review, discussion and possible adoption of the Unified Residential Development (URD) Regulations for the RM Zone recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission:

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #AZR-25-05.

MOTION: Move that AZR 25-05 be accepted and scheduled for a Public Hearing at a Special Meeting of the Zoning Commission on Thursday, May 29, 2025, at 6:00 PM.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- g. Application #AZR 25-06 – Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: December 21, 1990, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #AZR-25-06.

MOTION: Move that AZR 25-06 be accepted and scheduled for a Public Hearing at a Special Meeting of the Zoning Commission on Thursday, May 29, 2025, at 6:00 PM.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

Staff informed the public the documents for the Zoning Regulations Rewrite are on the City's Website. The City Planner encouraged the public to review the information before the public hearing.

4 . Public Hearings

- a. 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 MARCH 10, 2025.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2517.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, explained the application was reviewed two months ago but the comments were received just before the meeting. Attorney Ziogas indicated there were only a few outstanding housekeeping comments and he sent a letter today regarding the bond to the city. The attorney said the City Engineer agreed with the bond amount. Attorney Ziogas informed the Commission the property was in the Aquifer Protection Area and that note had to be added to the map.

Staff agreed with Attorney Ziogas that the remaining comments were housekeeping in nature. The City Planner and the City Engineer agreed with the bond amount of \$10,000. Staff said this was the third time this property had been approved. The City Planner was working with the assistant city planner, the engineering department and the applicant on the remaining site plan comments. The City Planner indicated the applicant was aware of the Aquifer Protection Area on the property.

No one else spoke in favor of the application.

No one spoke against the application.

Staff reviewed the documents for the application.

The hearing is closed.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The Chairman was comfortable with the plan and noted the application should be approved this evening.

MOTION: Move that 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, applicant, be approved with the following stipulations:

1. The use shall be conducted in accordance with the drawings entitled "Special Permit for Earth Removal 165 Warner Street Bristol, Connecticut December 9, 2025" with a last revision date of April 8, 2025.
2. The Special Permit for Earth Removal shall be good for a period of three years from the date of approval.
3. The hours of operation for construction activities shall be:
 - a. Monday through Saturday, 7:00 AM to 7:00 PM.
 - b. No work shall occur at the site before 7:00 AM.
 - c. There shall be no operations on holidays on Sunday's or Holidays
4. The property is located within the Level "A" City of Bristol Aquifer Protection Area; adherence to CT DEEP Best Management Practices before, during and after site development activities is required.
5. Article III, Section 15.2.5.3. provides for a 100' foot no excavation buffer; the Commission finds that the lesser buffer area is warranted in order to match proposed contours to the existing contours of adjoining land; the lesser buffer is approved by this motion and is shown on the Site Plan.
6. Pursuant to Article III, Section 15.1.7, a Bond for Erosion Controls must be posted in accordance with Article IV, Section 16.3.16. The following Erosion Control bond amounts have been accepted by the City Engineer:

1 Sedimentation Control Fence	\$1400.00
2 Construction Entrance Pad	\$1000.00
3 Topsoil, Seed and Mulch	\$3,600.00
4 Erosion Control Matting	\$2,000.00
SUBTOTAL	\$8,000.00
Biding and Contract Admin 15% -	\$1,200.00
<u>TOTAL</u>	<u>\$10,000.00</u>
7. Measures to control dust from the operation shall be applied as needed.
8. The applicant shall sweep and remove any errant sand or debris along the frontage of the property at least once a week, for the duration of this Special Permit.
9. No material shall be brought onto the property for processing.
10. This approval is subject to a once yearly review beginning at the May 2026 Zoning Commission meeting. The applicant and/or their representatives, will appear before the Commission and submit progress reports and other relevant information with respect to the construction and earth removal activities associated with this approval, along with updates to the construction timeline and sequencing, as appropriate.
11. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
12. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto shall remain with the property.
13. Regular inspections of the excavation sequence used by the applicant shall be conducted by the Zoning Enforcement Officer. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.
Against: None.
Abstained: None.

The application is approved with stipulations.

- b. 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 FROM MARCH 10, 2025.
- c. 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 FROM MARCH 10, 2025.

Chairman White explained that Application #2519 and Application #2520 would be heard concurrently but voted on separately.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow, LaFreniere to vote on Applications #2519 and #2520.

Staff explained after reviewing the plans, a 35-day extension was unnecessary because the hearing was not opened in March. Staff verified the 35-days may be put back in the 65-day bin. Therefore, the City Planner indicated tonight was the opening of the public hearings and none of the time was used up for the applicant.

Attorney Mark Ziogas, 88 Valley Street, representing the applicant, detailed the first plan was for a mixed-use building for the former plumbing company on the site. Attorney Ziogas said the first floor was vacant. The attorney stated with existing zoning three units were allowed but a mixed-use plan allowed additional units.

Attorney Ziogas indicated the plan was to turn three residential units into two additional residential units on the 2nd floor. The attorney said one residential unit and two commercial units would be put on the 1st floor. Attorney Ziogas requested the parking lot be shared with the 2 units at 15 Circle St. The attorney verified 17 parking spaces are needed and there are 14 existing parking spaces.

Commission inquiries: The attorney was unsure if the façade would be redone but indicated a fire escape would be added to the 2nd floor. Attorney Ziogas added there was a garage for the 15 Center St. property.

No one else spoke in favor of the application.

The following person spoke against the application: Stacy Lorenzetti, 242 Central St. and Thomas Lorenzetti, 242 Central St.

Among their concerns were the following: Ms. Lorenzetti was not against the application for the property but was against the parking lot. The neighbor was concerned about the potential use of the commercial units with large trucks in the parking lot next to her property. Ms. Lorenzetti had concerns for the pedestrians. Mr. Lorenzetti had no concerns with the plans. The neighbor had concerns between 242 Central St. and the building there previously large trucks and dumpsters in the parking lot. Mr. Lorenzetti wanted to make sure there would be no heavy commercial use for the building and parking lot.

The attorney verified the building was not suited for construction businesses. Attorney Ziogas said the parking spaces would be needed for the residential units in place. The attorney stated the commercial use may be a beauty salon or a construction management office. Attorney Ziogas verified the parking lot of concern was not the applicant's property.

Staff clarified this was a BN zone that had very limited uses. The City Planner pointed out the parking lot of concerns was not the subject parking lot this evening. Staff stated the Application #2519 had to be amended.

MOTION: Move to continue the Public Hearing on Application #2519 to the May 12, 2025, Regular Meeting of the Commission.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.
Against: None.

Abstained: None.

The application #2519 is continued.

MOTION: Move to continue the Public Hearing on Application #2520 to the May 12, 2025, Regular Meeting of the Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2520 is continued.

- d. 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.
- e. 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.

Chairman White explained Application #2522 and Application #2523 would be heard concurrently but voted on separately.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2522 and Application #2523.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the Special Permit was for a drive-thru facility at the vacant Boston Market. Attorney Ziogas reported there are no drive-thru windows at this plaza. The attorney stated there is no tenant for this building. Attorney Ziogas reported the plaza owner wanted to improve the building for the difficulty leasing the site. The attorney indicated the comments were addressed and a traffic report was provided for the drive-thru window.

Scott Hesketh, P.E., T.E., of F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, representing the applicant, overviewed the traffic study. Mr. Hesketh compared the peak trips for the A.M. and P.M. for the site. The traffic engineer said this would only be a pickup window for now and may change to a fast-food window. Mr. Hesketh noted there was a stacking que of 14 vehicles in a one-way lane. The traffic engineer indicated most people take a right onto RT 6 to exit the site. Mr. Hesketh's view was there was sufficient queuing and service levels for the site.

Commission inquiries: Mr. Hesketh reviewed the traffic pattern for the site. The traffic engineer said there would only be bollards in front of the building, but not for the driving lane. Attorney Ziogas presumed the Police Dept. did not review the traffic report to address their comments. Staff presumed the Police Dept. comments were regarding the site plan related.

Staff said he would inquire at the site plan committee meeting regarding the outstanding Police Department comments.

Staff reviewed the documents for the applications.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing #2522 is closed.

By: Marra

Seconded: Harlow.

For: Goodwin, Marra, Harlow and White.

Against: None.

Abstained: LaFreniere.

MOTION: Move that 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, be approved with the following stipulations:

1. The use shall be conducted in accordance with the drawings entitled "Site Plan Modification Lane Re-Assignment and Drive-up Window, Bristol Commons Assessor's Map 24, Lot 236 45 Farmington Avenue, Bristol, Connecticut October 10, 2024" with a last revision date of April 8, 2025.
2. This Special Permit shall authorize the accessory use of the building known as 45 Farmington Avenue for a Drive-up Facility on the property known as 99 Farmington Avenue, Map 24, Lot 236.
3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Marra

Seconded: Harlow.

For: Marra, Goodwin, Harlow and White.

Against: None.

Abstained: LaFreniere.

The application is approved #2522 is approved.

MOTION: Move to continue the Public Hearing on Application #2523 to the May 12, 2025, Regular Meeting of the Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2523 is continued.

- f. 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 Transition Overlay) zone; Aesthetic Artist Professional Suites, LLC, applicant.
- g. 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 Transition Overlay) zone; Aesthetic Artist Professional Suites, LLC, applicant.

Chairman White explained Applications #2525 and #2526 would be heard concurrently but voted on separately.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2525 and Application #2526.

Attorney James, 104 Bellevue Ave., representing the applicant, described the request as the applicant purchased the vacant property at 277 West St. and wanted to relocate his barber shop from Farmington Avenue to this location. Attorney Ziogas reviewed the prior uses on the property that had more intensive uses versus the proposed use.

The attorney stated a Special Permit was needed for the Personal Services Establishment use. Attorney Ziogas noted the applicant complied with the request to provide a new Site Plan to make the plan clear. The attorney verified the parking lot would have angled parking and complied with Regulations. Attorney Ziogas pointed out the access on West St. would be eliminated and replaced with landscaping. The attorney said as such there would be a one-way ingress and egress.

Attorney Ziogas reviewed the comments. The attorney indicated stop bars and do not enter signs would be added to the property. Attorney Ziogas noted the handicapped parking would be near the building on the north side of the property. The attorney stated that 3 trees would be added to the existing landscaping. Attorney Ziogas indicated one box truck delivery per week was sufficient. The attorney made the Commission aware the applicant would like to expand the services in the future. Attorney Ziogas noted there were no outstanding comments. Attorney Ziogas indicated that the applicant did not require a dumpster.

Staff indicated the Building Dept. did not have a chance to respond to the comments.

The City Planner reviewed the documents for the application.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

MOTION: Move that 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 Transition Overlay) zone; Aesthetic Artist Professional Suites, LLC, applicant, be approved, with the following stipulations:

1. The use shall be conducted in accordance with the drawings "Site Plan #277 West Street Property of: Aesthetic Artist Professional Suites, LLC Bristol, CT.", with a last revision date of April 2, 2025.
2. This Special Permit shall authorize the use of the property as a Personal Service Establishment.
3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2525 is approved with stipulations.

The hearing is closed.

By: Marra

Seconded: NAME.

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

Against: None.

Abstained: None.

MOTION: Move that 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 Transition Overlay) zone; Aesthetic Artist Professional Suites, LLC, applicant, be approved, with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Site Plan #277 West Street Property of: Aesthetic Artist Professional Suites, LLC Bristol, CT.", with a last revision date of April 2, 2025.
2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
3. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2526 is approved with stipulations.

5. New Business

- a. Application #2402 & 2524 - Request to extend the Site Plan expiration date from May 12, 2026 to May 12, 2031 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.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2524.

City Planner spoke with the applicant's attorney that requested Application #2502 & 2524 be extended for 5 years which was not a concern to Staff.

MOTION: Move to approve a 5-year extension for Application #2402 from May 12, 2026, to May 12, 2031, which was originally approved on May 12, 2021; additionally, Application #2524, a revision to the approved plan (additional 21 units), approved on by the Zoning Commission on March 10, 2025, and is also extended to May 12, 2031.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved.

Item 3.a. from Receipt of New Applications was resumed that was relocated under New Business.

- a. Item Application #2529 - Site Plan for a (1) a Mixed-Use Development containing two non-residential units (first floor) and four dwelling units (second floor) and (2) Parking on a separate lot under the same ownership at 216 Central Street and 15 Circle Street; Assessor's Map 42, Lot 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow, LaFreniere to vote on Application #2529.

MOTION: Move to continue discussion and review of Application #2529 to the May 12, 2025, Regular Meeting of the Commission, and have this item placed under "Old Business" on the May agenda.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is continued.

6. Staff Reports

a. Zoning - March 2025

Mr. Peate reviewed his monthly report for March dated April 1, 2025. The Zoning Enforcement Officer indicated the complaints were increasing and he was very busy investigating complaints on properties. Mr. Peate said that many commercial signage was being removed from the public right of way. The ZEO noted a member of the Code Compliance Committee spoke to him about a PSA for removing signs from the public right of way.

The City Planner indicated that it is his guidance to the Commission that Commissioners should not be taking down any commercial signage no matter where it is located. If there is a question about a sign and/or its location, the ZEO should be contacted.

Commission inquiries: The Zoning Enforcement Officer indicated he could not enforce the restaurant at the Chippanee Golf Club because a liquor permit that was signed off on for the State. Mr. Peate was able to have the large signage and boat was removed from the property. The Zoning Enforcement Officer mentioned the commercial activity was increasing on the property. The Commission noted the backhoe was relocated and that area should be improved somehow.

7. Communications

There were no communications.

8. Adjournment

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

MOTION: Move to adjourn at 8:00 P.M.

By: Marra

Seconded: White.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

Application #2530

<i>For Office Use Only</i> APPLICATION NO. <u>2530</u> DATE FILED: <u>04-30-2025</u> DECISION DATE: _____ DECISION: _____
--

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR REVISION TO AN APPROVED SITE PLAN

The undersigned Applicant hereby applies for approval of a revision to a previously approved Site Plan.

Address or Location of the Property: _____ 100 & 130 North Main Street

Assessor's Map No.: 30 & 26 Assessor's Lot No.(s): Lots 5 & 7 Zone of the Property: BD-1

Title of approved Site Plan: _____ Centre Square Village

Date of original Site Plan approval: _____ 2-2-2023

Nature of proposed revision:

_____ To add fixed planters and fencing along outdoor dining patios

Reason for proposed revision:

_____ To create a visual separation between dining patios and public walkways

Other comments:

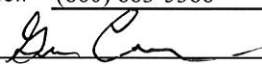
NOTE: Section 8-3(g) of the Connecticut General Statutes requires that, if an application for a Site Plan involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Site Plan application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Centre Square Village LLC

Address: 161 Birch Street City: Southington State: Ct Zip: 06052

Telephone No.: (860) 883-5388 E-Mail: ginoc@bycarrier.com

Signature:  Signature – (Printed/Typed) Gino Carrier

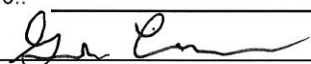
CHECK ONE: ☒ owner [] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Same as Applicant

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature:  Signature – (Printed/Typed) Gino Carrier

The following shall be included as part of this application:

- filing fee – \$310 (includes \$60 State fee) – make checks payable to "City of Bristol"
- six paper copies and one digital copy of the revised Site Plan
- any other data and drawings as may be required

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. _____

Address or location of property: _____ 100 & 130 North Main Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

Address: 43 Bellevue Avenue City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 589-4343 E-Mail: tfurey@fureydonovan.com

08/17 - LUO

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. _____

Address or location of property: _____ 100 & 130 North Main Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street Suite 207 City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

08/17 - LUO

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH



Manisha Juthani, MD
Commissioner

Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies

FROM: Lori Mathieu, Public Health Branch Chief, EHDW *Lori J. Mathieu '21*

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: [DPH Project Notification Form](#) and the mapping application is available at: [DPH Project Notification Form Mapping Application](#).

To review the entire Public Act 21-121 please see the following link:

<https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF>

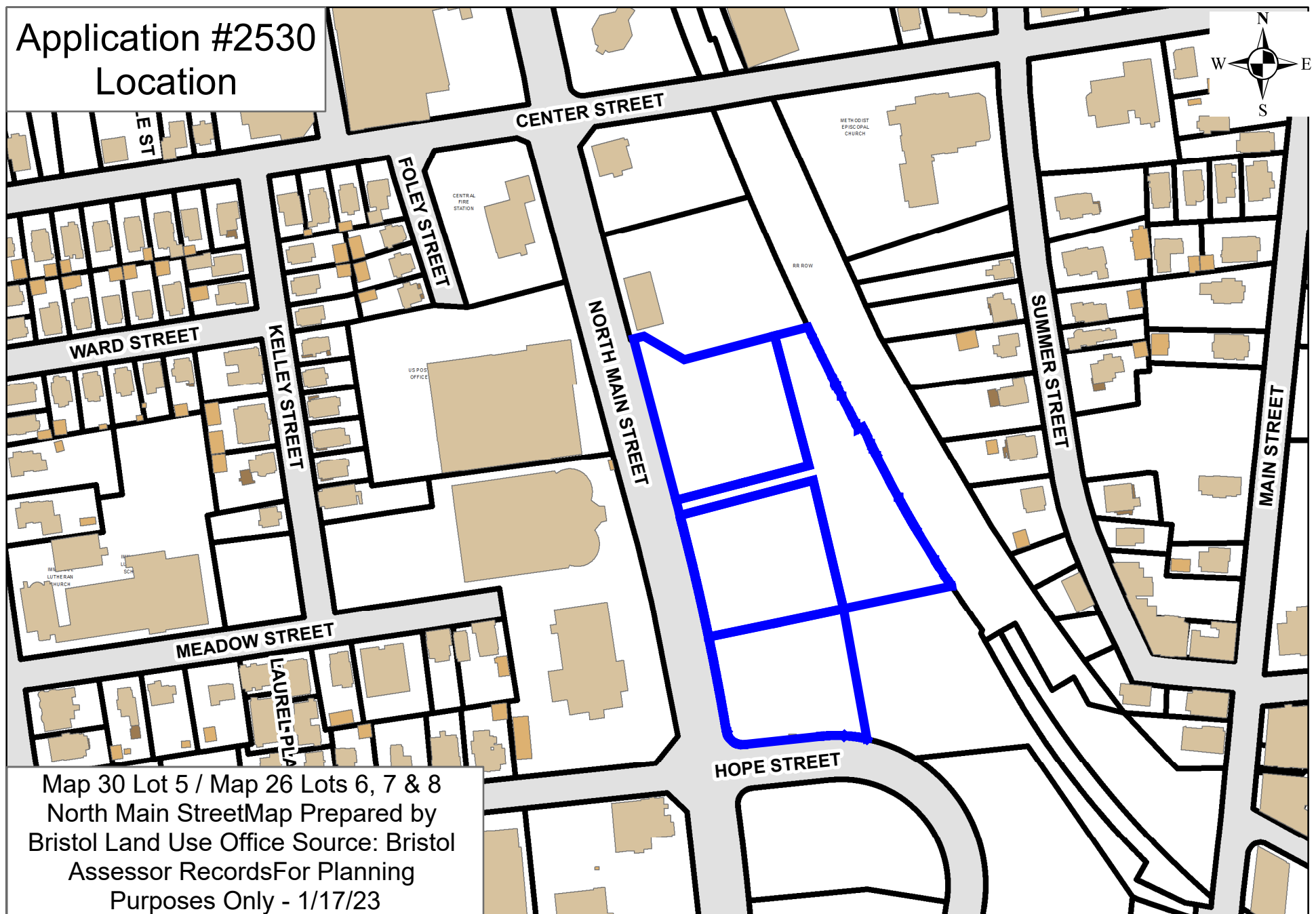
c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health



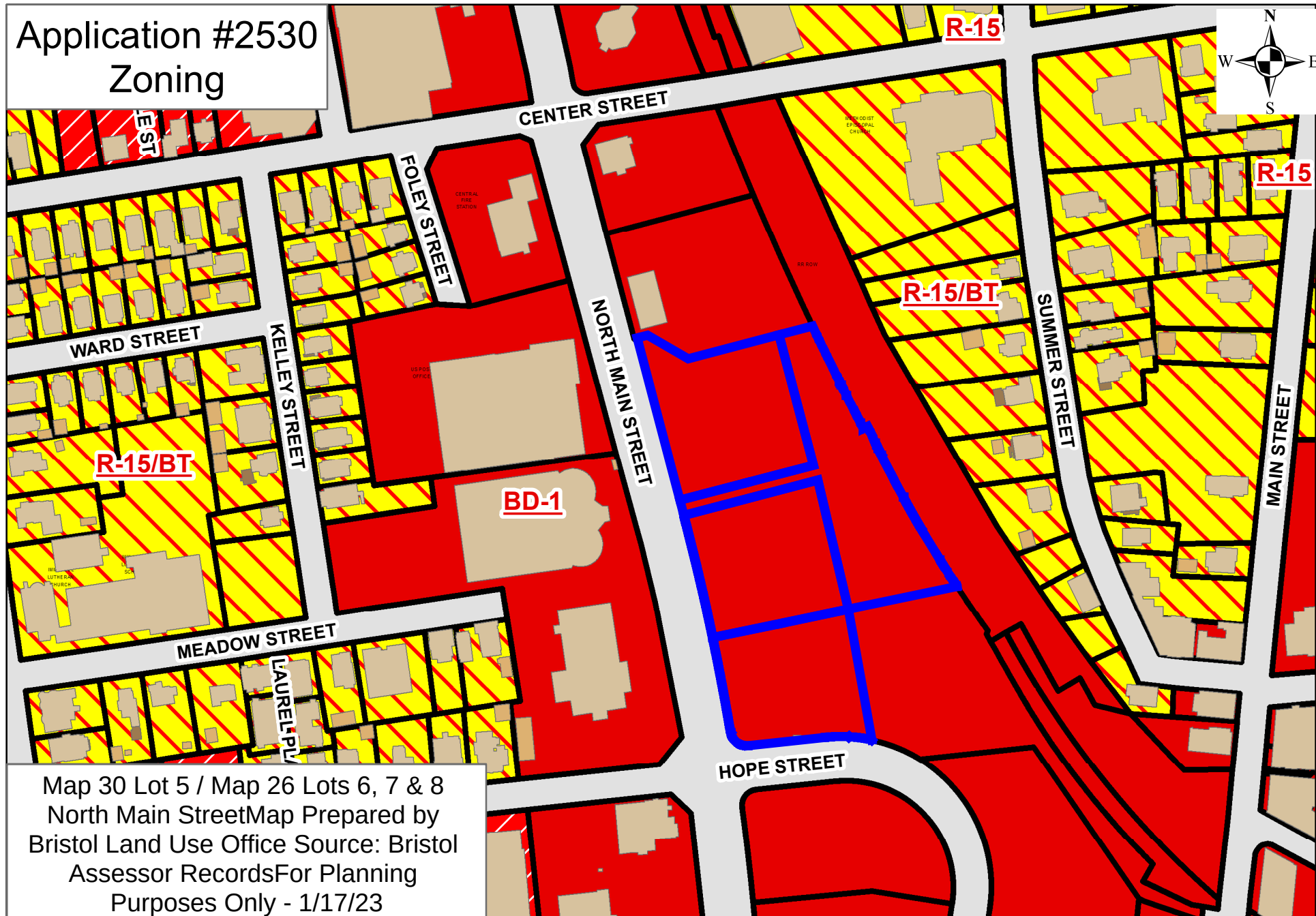
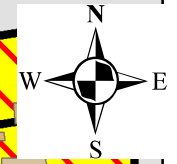
Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater

Affirmative Action/Equal Opportunity Employer

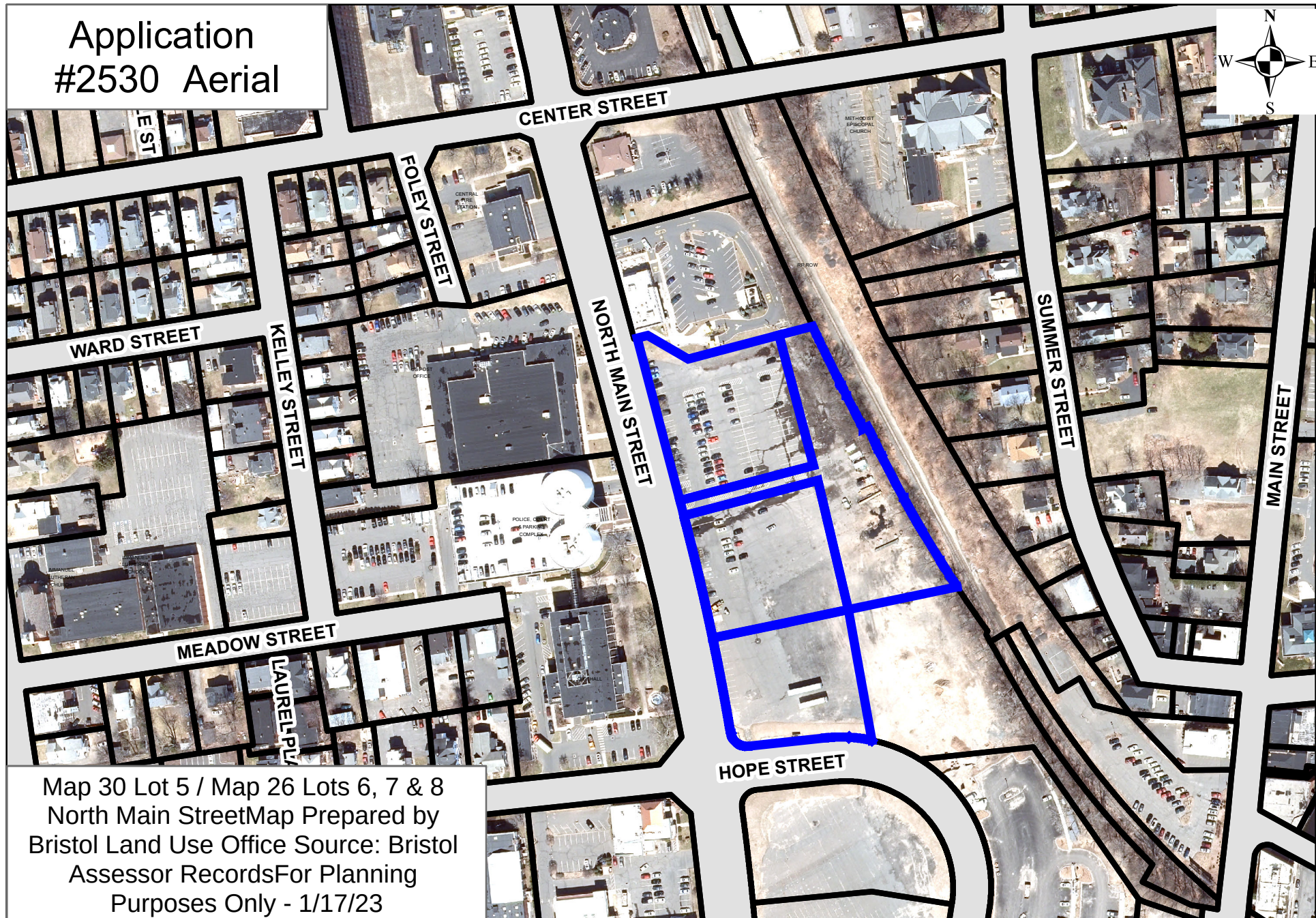


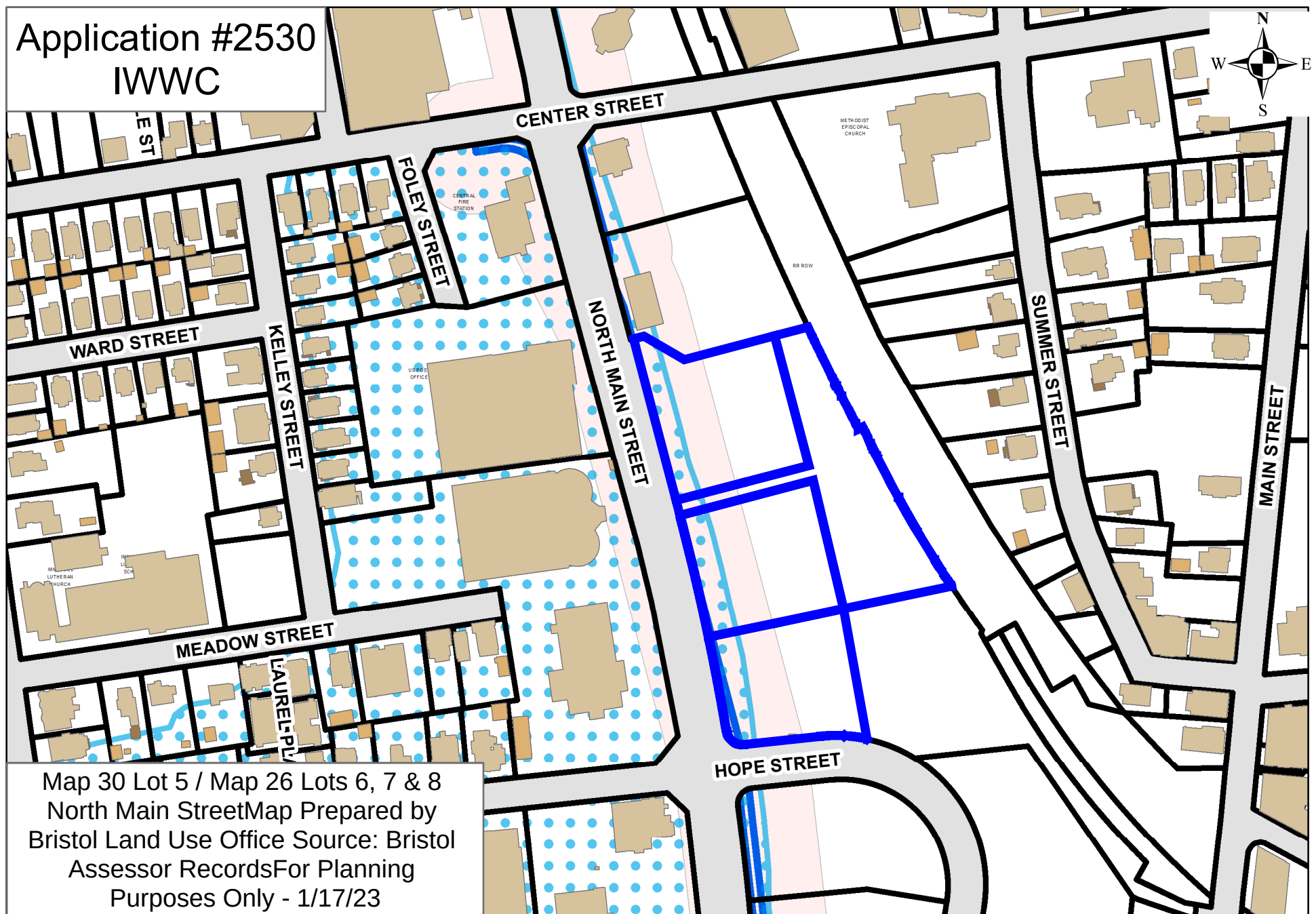


Application #2530
Zoning

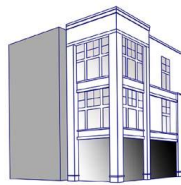


Application
#2530 Aerial





Narrative



Project Narrative

Project Title: Centre Square Village

General Information

Project Name: Centre Square Villag Project Location: 100 &130 North Main Street Zone: BD-1 Project Type: Mixed Used Development Variances Required: Approved 2-7-23 Wetlands Approval Required: No Special Permit Required: Approved 2-22-23 Site Plan Approval Required: Approved 2-22-23	Developer: Carrier Construction Incorporated Site Engineer: Robert Green Associates LLC Architectural Design: Schadler Selneau Associates LLC Five West Designs LLC Development Planning Solutions LLC Landscape Design: Development Planning Solutions LLC Lighting Design: Wattsaver Lighting Project Consultant: Development Planning Solutions LLC Legal Representative: Attorney Timothy Furey
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Project Overview

Carrier Construction Incorporated, owner of Centre Square Village LLC is seeking a modification to the Site Plan approved in February 2023. The modification request is to add fixed planters and fencing to enclose the North Dining Patio associated with Phase I (100 North Main Street) as well as both Dining Patios associated with Phase II (130 North Main Street)

This modification stems from request from the tenants of the restaurant spaces to create a visual separation between the dining spaces and public walkways. The planters being proposed are similar in nature to the existing planter at the South Dining Patio at the corner of North Main Street and Hope Street.

STRATEGIC LAND USE PLANNING AND DEVELOPMENT CONSULTING

**225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT
(860) 506-4268**

Applicant Renderings of Patio Area













FW
DESIGN
FIVE WHIST DESIGNS





Centre Square
Village
Approved
Plan
Cover
Sheet

APPLICATION: #3782
VARIANCE OF THE BUILD-TO-LINE TO ALLOW FOR THE CONSTRUCTION OF A MIXED USE DEVELOPMENT
GRANTED: APRIL 5, 2022

APPLICATION: #3792
VARIANCE OF 1) BUILD TO LINE (MAXIMUM OF 10 FT.) AND 2) BUILDING FRONTAGE-LOT FRONTAGE RATION (MIN. OF 65%) TO ALLOW FOR THE CONSTRUCTION OF A 152,000 S.F. MIX USED DEVELOPMENT.
GRANTED: FEBRUARY 7, 2023

APPLICATION: #2460
SPECIAL PERMIT FOR PARKING ON A SEPARATE LOT UNDER THE SAME OWNERSHIP WITHIN 500 FEET OF THE BUILDING ENTRANCE FOR A 152,000 S.F. MIXED USED DEVELOPMENT.
GRANTED: FEBRUARY 22, 2023

APPLICATION: #2461
SPECIAL PERMIT TO REDUCE THE BASELINE NUMBER OF OFF STREET PARKING SPACES FOR A 152,000 S.F. MIXED USE DEVELOPMENT.
GRANTED: FEBRUARY 22, 2023

APPLICATION: #2462
SITE PLAN FOR 152,000 S.F. MIXED USE DEVELOPMENT
GRANTED: FEBRUARY 22, 2023

LIST OF REVISIONS		
REV.	DATE	REVISION DESCRIPTION
4	6-16-23	ADDED DRAINAGE EASEMENT AS SHOWN ON MAP REF. #7
3	5-15-23	SITE PLAN REVIEW STAFF COMMENTS 2/1/23 (2nd REVIEW), RETAINING WALL LOCATION
2	2-13-23	SITE PLAN REVIEW STAFF COMMENTS 1/27/23 (1st REVIEW)
1	1-27-23	REVISED PROPERTY LINES

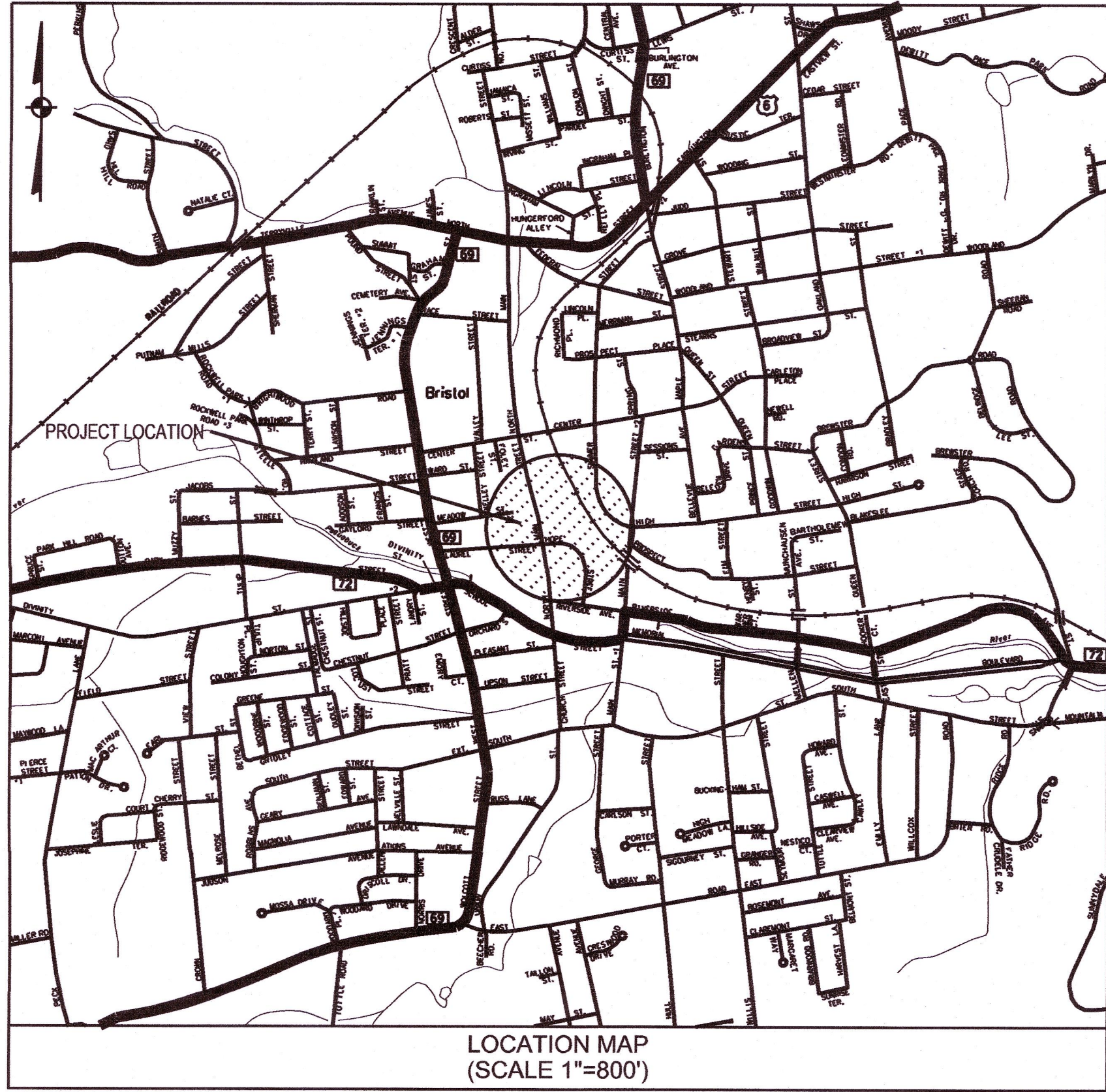
LEGEND	
	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CURBING (TYPE AS NOTED)
	CHAIN LINK FENCE
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING SEWER MAIN
	APPROX. LOCATION EXISTING WATER MAIN
	APPROX. LOCATION EXISTING GAS MAIN
	APPROX. LOCATION EXISTING COMMUNICATION LINE

CENTER SQUARE VILLAGE

NORTH MAIN STREET AND HOPE STREET BRISTOL, CONNECTICUT

ASSESSORS MAP/LOT'S: 30/5, 26/6, 26/7 & 26/8

DECEMBER 13, 2022



LIST OF DRAWINGS

1	COVER SHEET		
2	PROPERTY & TOPOGRAPHIC SURVEY	L1.0	LIGHTING PLAN
3	GENERAL NOTES	L2.0	LANDSCAPING PLAN
4	SITE REMOVALS PLAN		BUILDING ELEVATIONS (BUILDING #1)
5	CONSTRUCTION PHASING PLAN		1st FLOOR PLAN (BUILDING #1)
6	OVERALL SITE PLAN		2nd-4th FLOOR PLAN (BUILDING #1)
7-8	LAYOUT PLAN		BUILDING ELEVATIONS (BUILDING #2)
9-10	SIGNS AND PAVEMENT MARKINGS PLAN		1st FLOOR PLAN (BUILDING #2)
11-12	DRAINAGE AND UTILITIES PLAN		2nd-4th FLOOR PLAN (BUILDING #2)
13-14	GRADING PLAN		11 CAR GARAGE ELEVATIONS (GARAGE #1)
15-16	EROSION AND SEDIMENTATION CONTROL PLAN		11 CAR GARAGE PLAN (GARAGE #1)
17-20	CROSS SECTIONS		7 CAR GARAGE ELEVATIONS (GARAGE #2)
21-25	MISCELLANEOUS NOTES AND DETAILS		7 CAR GARAGE ELEVATIONS (GARAGE #2)
26-28	CITY OF BRISTOL STREETSCAPE DETAILS		CARPORT ELEVATIONS
29	VEHICLE TURNING AND SIDEWALK CLOSURE PLAN		CARPORT PLAN

App. 2462
CITY OF BRISTOL, CONNECTICUT
This Site Plan has been approved by the
Zoning Commission of the City of
Bristol, CT
Chairman/Secretary
2/22/23 Date

Pursuant to Section 8-3(l) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by 2/22/28. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

Original Plan Apporval
2023

Applicant:
Carrier Construction Inc.
161 Birch Street, Suite B
Southington, CT 06489
(860) 222-7098

Surveyor/Civil Engineer:
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:
Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268

Lighting:
Wattsaver Lighting Products
22 Thomas Street
East Hartford, CT 06108
(860) 282-1822

APPROVED

Surveyor's Notes: 1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

2. Boundary Determination Category - Resurvey; the property lines as depicted does not present a property boundary opinion and was taken from map reference #1.

3. Horizontal Accuracy Class - A-2

4. Topographic Accuracy Class - T-2

5. Vertical Datum - NAD 1988

6. Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

7. Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 462 of 675, Map Number 1900304625, Effective Date September 25, 2018, the parcels lie within Zone X (Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood).

8. Parcel may be subject to possible effects of use restriction as set forth in Warranty Deed from William Lindsted to S. A. Nelson & Son dated April 5, 1884 and recorded in Vol. 42, Pg. 31 of the Bristol Land Records.

9. Parcel is subject to possible effects of a Stopping Center Easement Agreement between Mario Ottaviano and Michael Tehran and McDonald's Corporation dated June 12, 1989 and recorded in Vol. 981, Pg. 694 of the Bristol Land Records, as modified by Easement Agreement between Bristol Centre Mall Limited Partnership and McDonald's Corporation dated December 14, 1990 and recorded in Vol. 1033, Pg. 929 of the Bristol Land Records.

10. Parcel is subject to a Negative Pledge Agreement between the State of Connecticut and the City of Bristol, recorded July 27, 2006 and recorded in Vol. 1692, Pg. 109 of the Bristol Land Records, and as amended in Vol. 1933, Pg. 788 of the Bristol Land Records, and as amended in Vol. 1933, Pg. 14 of the Bristol Land Records.

11. Parcel is subject to a variance as described in Vol. 198, Pg. 752 of the Bristol Land Records.

Map Reference: 1. Resubdivision Map, Centre Square Resubdivision, North Main Street, Riverside Avenue & Main Street, Bristol, Connecticut, Prepared for The City of Bristol, Scale 1"=60', June 5, 2017, Milne & MacBroom, Inc.

2. Bristol Center Redevelopment Area, Conn. R-38, Bristol, Connecticut, Disposition of Block C, Scale 1"=50', Dec. 9, 1963, Revised March 31, 1969, Anderson-Nichols

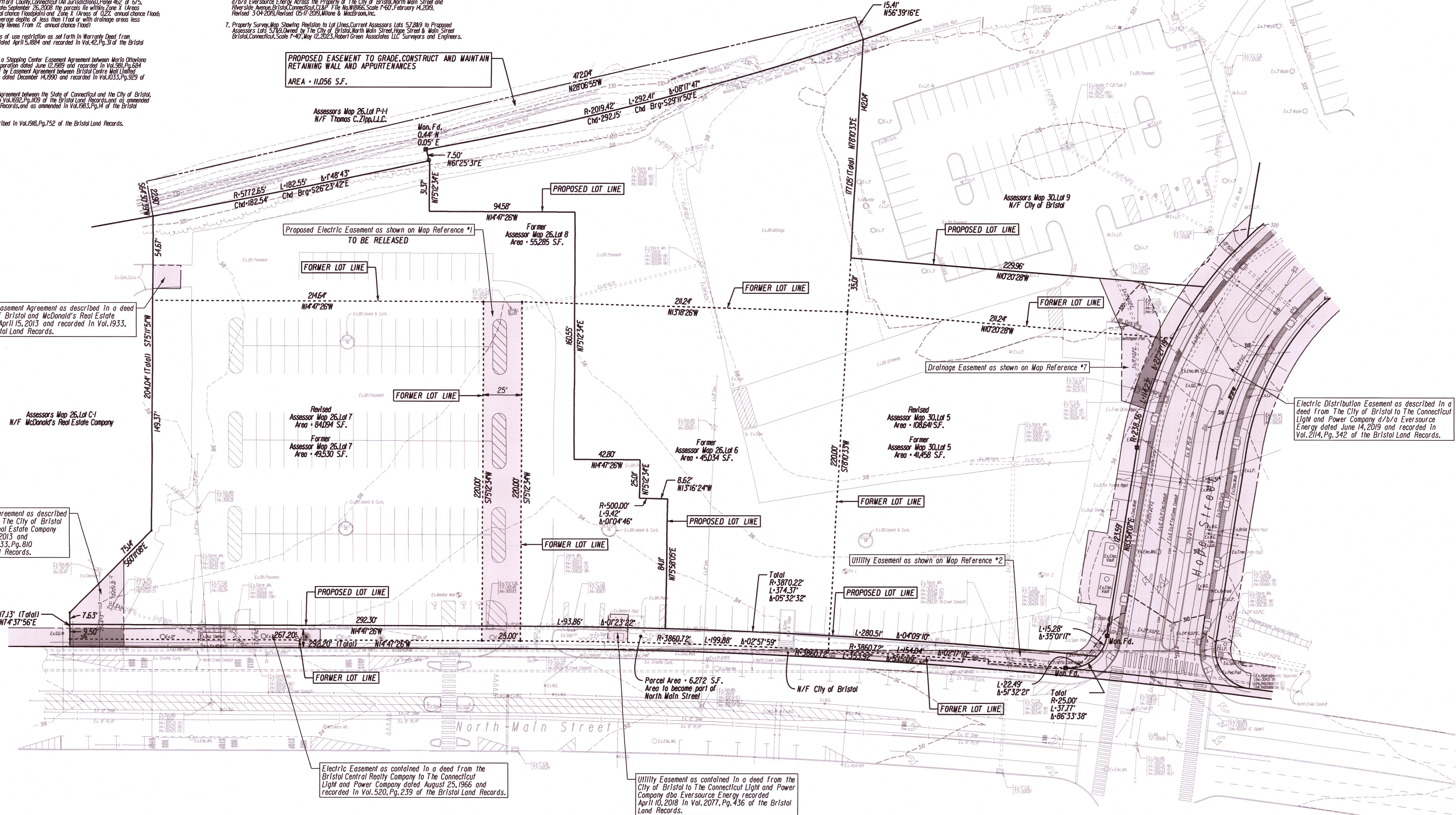
3. Map Showing Proposed Utility Easement in Favor of McDonald's Real Estate Company Across the Property of The City of Bristol, 150 North Main Street, City of Bristol, Connecticut, Scale 1"=40', February 28, 2013, Revised March 7, 2013, Control Point Associates, Inc.

4. Map Showing Proposed Site Access and Sign Easement in Favor of McDonald's Real Estate Company Across the Property of The City of Bristol, 150 North Main Street, City of Bristol, Connecticut, Scale 1"=40', March 1, 2013, Revised March 7, 2013, Control Point Associates, Inc.

5. Compilation Plan, Easements to be Acquired/Released, Property of City of Bristol, 111 North Main St., Bristol, CT, Scale 1"=60', 12-26-2017, Eversource Energy

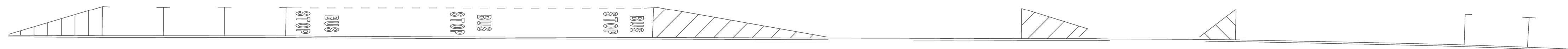
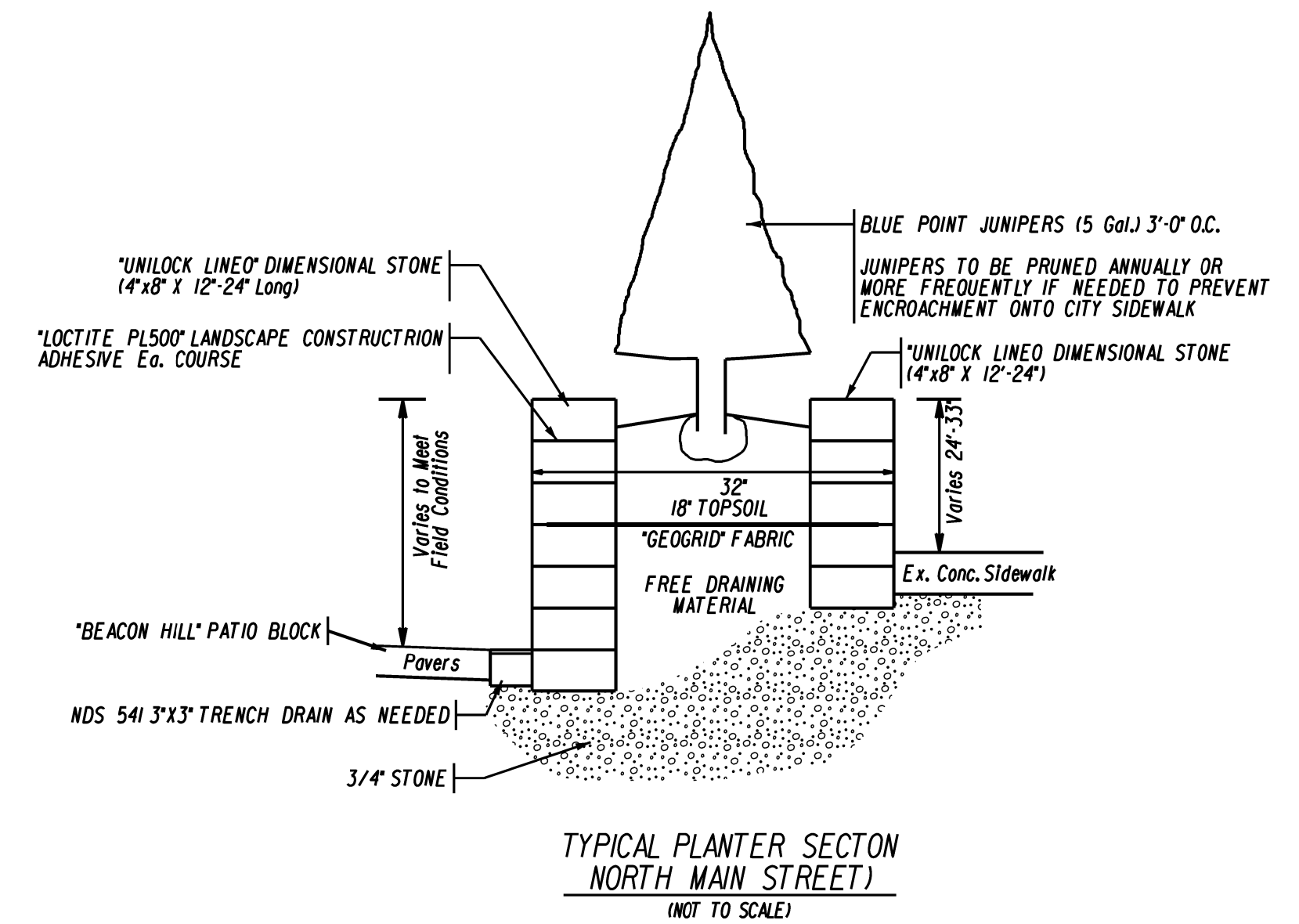
6. Easement Map, Depicting Easement Area to be Granted to The Connecticut Light and Power Company d/b/a Eversource Energy Across the Property of The City of Bristol, North Main Street and Riverside Avenue, Bristol, Connecticut, Scale 1"=60', File No. W086, Scale 1"=60', February 14, 2019, Revised 3-04-2019, Revised 05-11-2019, Milne & MacBroom, Inc.

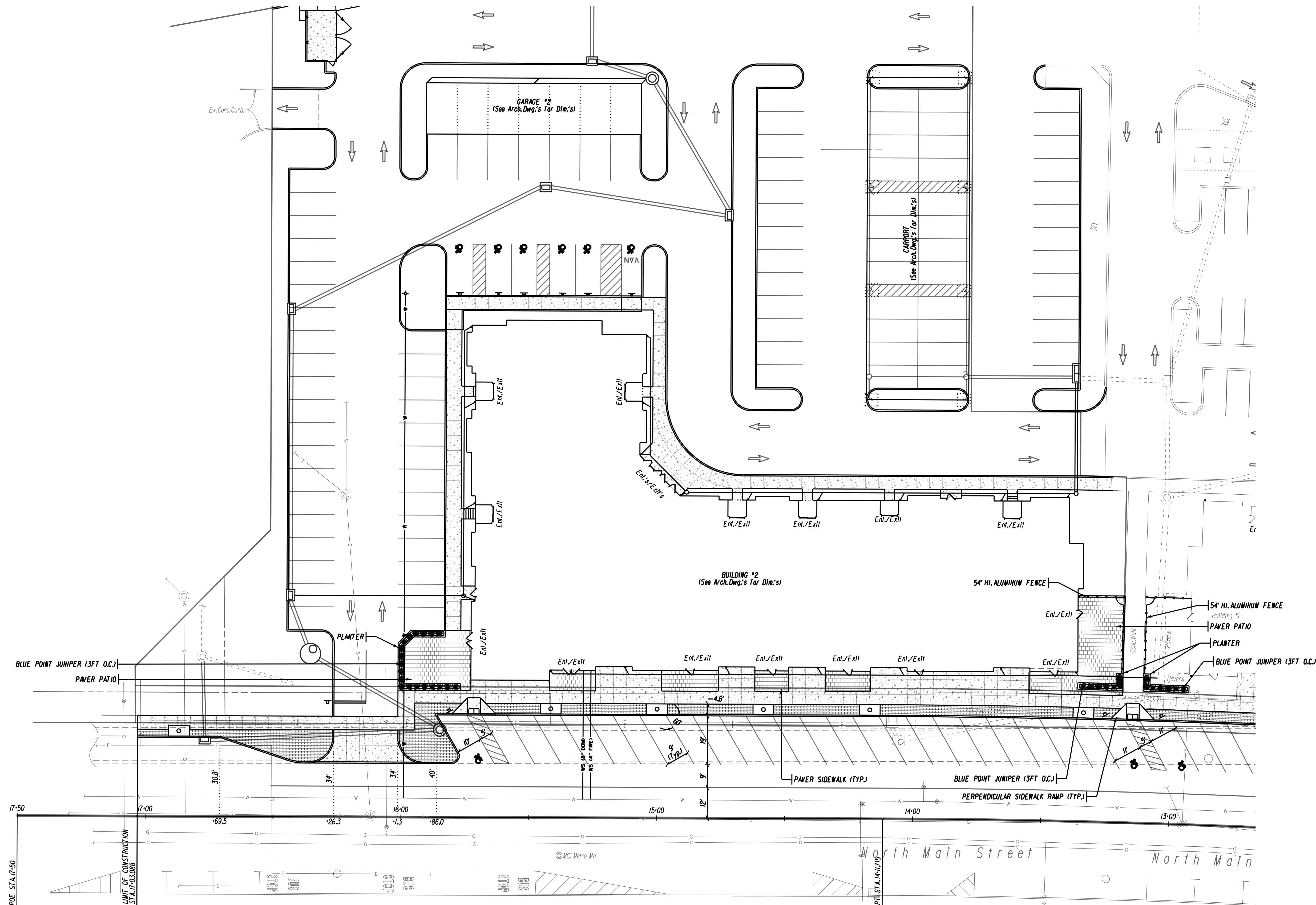
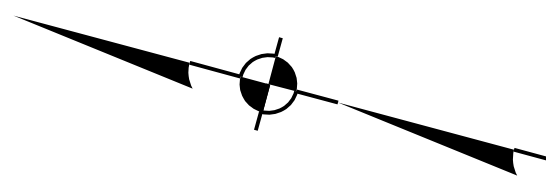
7. Property Survey Map Showing Revision to Lot Lines, Current Assessors Lots 57, 889 to Proposed Assessors Lots 5, 789, Owned by The City of Bristol, North Main Street, Hope Street & Main Street, Bristol, Connecticut, Scale 1"=40', May 12, 2023, Robert Green Associates LLC Surveyors and Engineers.



REV.	DATE	REVISION DESCRIPTION	DATE:	SCALE:	SCALE IN FEET	SCALE 1"=30'	SURVEYOR SIGNATURE/BLOCK:	PROJECT TITLE:	ASSessor's MAP/LOT:	DRAWING NO.
4	6-16-23	ADDED DRAINAGE EASEMENT AS SHOWN ON MAP REF. #7	DECEMBER 13, 2022					SITE PLAN	30 / 5, 26/6, 26/7 & 26/8	V-001
3	5-15-23	SITE PLAN REVIEW STAFF COMMENTS 2/21/23 (2nd REVIEW), RETAINING WALL LOCATION						CENTER SQUARE VILLAGE		
2	2-13-23	SITE PLAN REVIEW STAFF COMMENTS 1/27/23 (1st REVIEW)						NORTH MAIN STREET AND HOPE STREET		
1	1/27/2023	REVISED PROPERTY LINES						BRISTOL, CONNECTICUT	BOUNDARY AND TOPOGRAPHIC SURVEY	2

Current Request for Proposed North Patio Revisions May 2025

Page 43



REV.	DATE	REVISION DESCRIPTION

DATE:
SCALE:
SCALE IN FEET
0 20 40



ENGINEER SIGNATURE/BLOCK:

Current Request
Proposed North Patio Revisions
May 2025

PROJECT TITLE:

SITE PLAN
CENTER SQUARE VILLAGE
NORTH MAIN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:

DRAWING TITLE:
BUILDING #2 STREETSCAPE
SK_3-31-25

DRAWING NO.

SHEET NO.

Originally Approved Phasing Plan

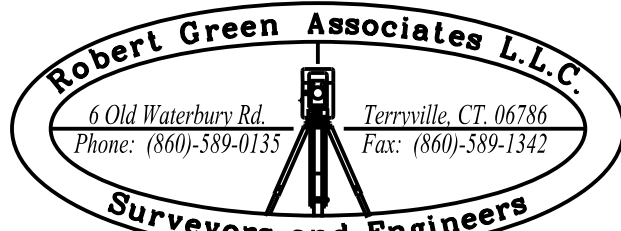
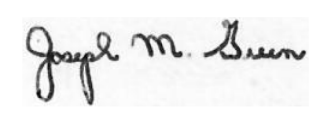
4. ALL WORK REQUIRED FOR THE CONSTRUCTION OF THE PROJECT TO THE SOUTH OF STA.10+34 TO BE DESIGNED AND CONSTRUCTED BY OTHERS.

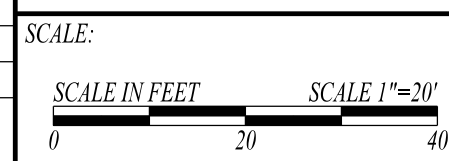
PHASE 1 IS ESTIMATED TO BEGIN WITH 6 MONTHS OF SITE PLAN APPROVAL AND COMPLETED WITHIN 18 MONTHS FROM THE COMMENCEMENT OF CONSTRUCTION. PHASE 2 IS ESTIMATED TO BEGIN WITHIN 18 MONTHS OF COMPLETION OF PHASE 1 AND COMPLETED WITHIN 18 MONTHS FROM THE COMMENCEMENT OF CONSTRUCTION. PHASE 3 AND PHASE 4 ARE LIKELY TO COINCIDE WITH THE CONSTRUCTION OF THE PREVIOUS PHASES ALTHOUGH A SPECIFIC TIMEFRAME CAN NOT BE GIVEN AS THAT WORK IS TO BE PERFORMED BY OTHERS. COORDINATION BETWEEN CARRIER AND THE SELECTED CITY CONTRACTORS WILL TAKE PLACE AT THE APPROPRIATE TIME.

Page 46

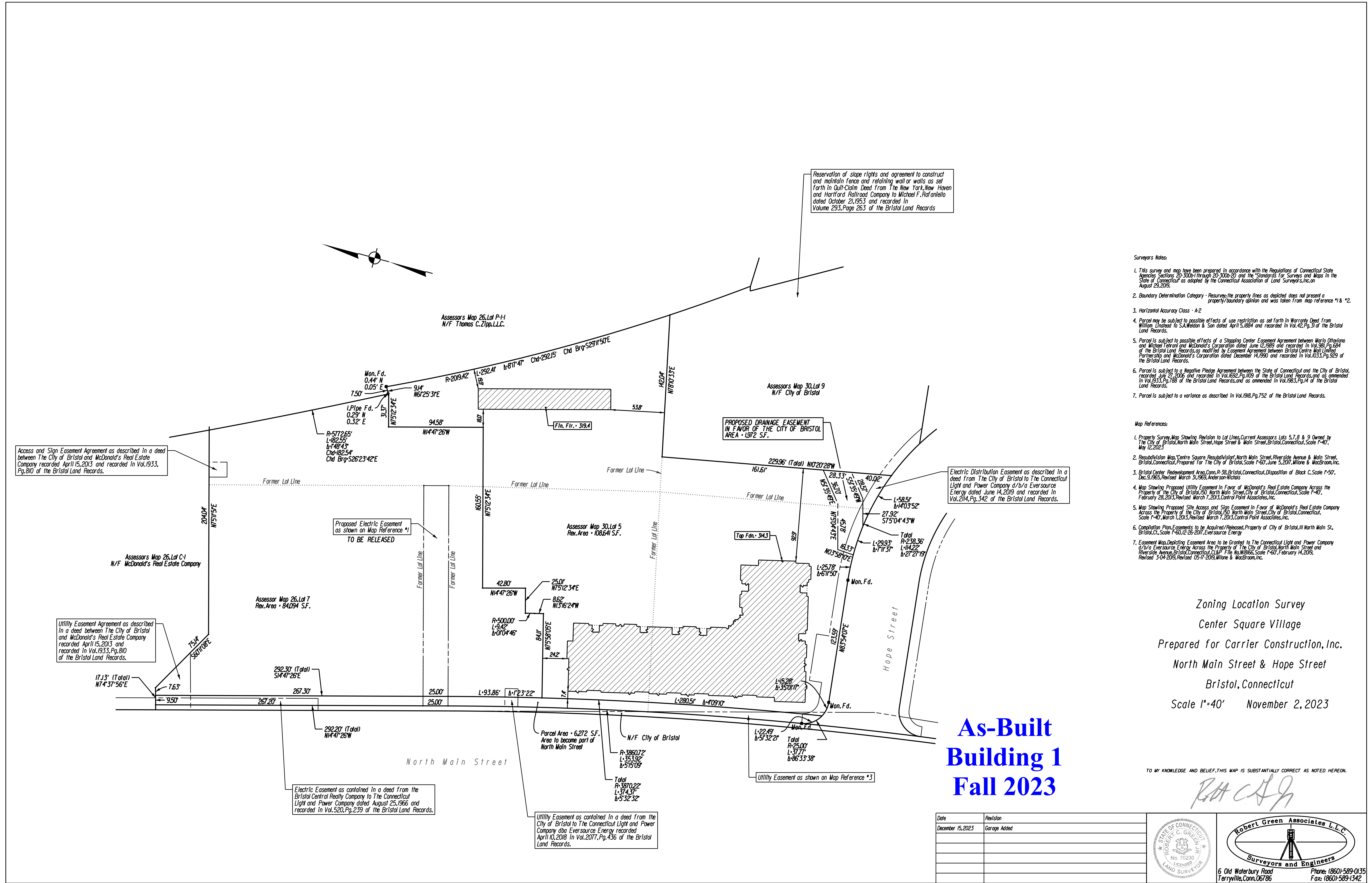
South Patio Approval 2024

South Patio
Approved Plan
2023

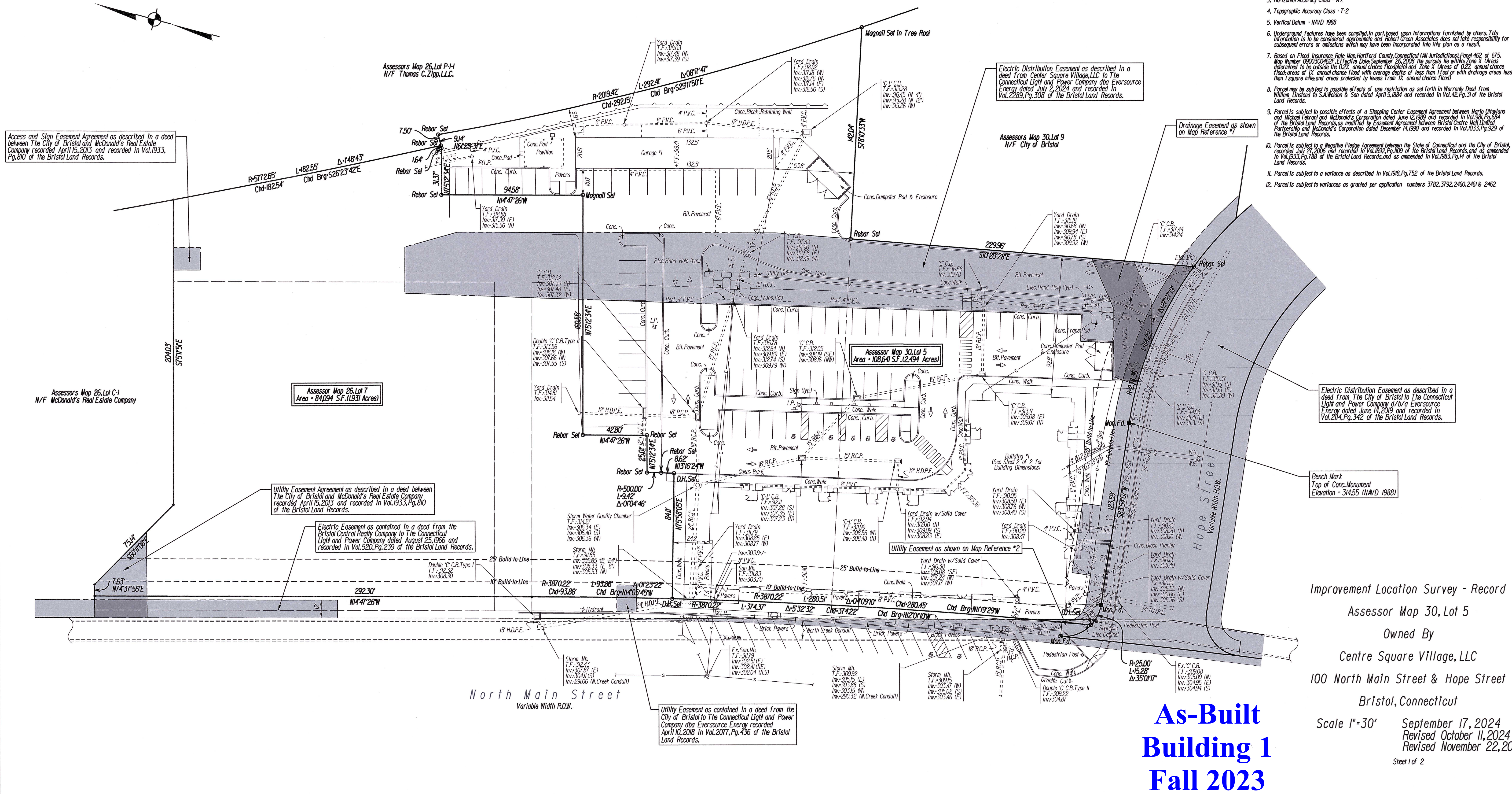
		DATE: DECEMBER 13, 2022	 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860) 589-0133 Fax: (860) 589-1342 Surveyors and Engineers	ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN CENTER SQUARE VILLAGE NORTH MAIN STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 30 / 5, 26/6, 26/7 & 26/8	DRAWING NO. PLN-001
2	2-13-23	SITE PLAN REVIEW STAFF COMMENTS 1/27/23 (1st REVIEW)					DRAWING TITLE: LAYOUT PLAN	SHEET NO. 7
1	1-27-23	REVISED PROPERTY LINES						
REV.	DATE	REVISION DESCRIPTION						



As-Built Building 1 Fall 2023



- Surveyors Notes: 1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 23, 2015.
2. Boundary Determination Category - Resurvey: the property lines as depicted does not present a property/boundary opinion and was taken from map reference #1 & #7
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988
6. Underground Features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.
7. Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 462 of 675, Map Number 090030462F, Effective Date September 26, 2008, the parcels lie within Zone X (Areas determined to be outside the 1% annual chance floodplain and Zone X (Areas of 1% annual chance floodplains of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 1% annual chance flood)
8. Parcel may be subject to possible effects of use restriction as set forth in Warranty Deed from William Unstead to S.A. Weldon & Son dated April 5, 1884 and recorded in Vol. 42, Pg. 31 of the Bristol Land Records.
9. Parcel is subject to possible effects of a Shopping Center Easement Agreement between Mario Ottaviano and Michael Tarrant and McDonald's Corporation dated June 12, 1999 and recorded in Vol. 98, Pg. 684 of the Bristol Land Records, as modified by Easement Agreement between Bristol Centre Mall Limited Partnership and McDonald's Corporation dated December 14, 1990 and recorded in Vol. 1033, Pg. 929 of the Bristol Land Records.
10. Parcel is subject to a Negative Pledge Agreement between the State of Connecticut and the City of Bristol, recorded July 27, 2006 and recorded in Vol. 1692, Pg. 109 of the Bristol Land Records, and as amended in Vol. 1953, Pg. 14 of the Bristol Land Records.
11. Parcel is subject to a variance as described in Vol. 1918, Pg. 752 of the Bristol Land Records.
12. Parcel is subject to variances as granted per application numbers 3782, 3792, 2460, 2461 & 2462



Improvement Location Survey - Record
Assessor Map 30, Lot 5
Owned By
Centre Square Village, LLC
100 North Main Street & Hope Street
Bristol, Connecticut

Scale 1"=30' September 17, 2024
Revised October 11, 2024
Revised November 22, 2024
Sheet 1 of 2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C.

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860)-589-0135
Fax: (860)-589-1342

WITHDRAWAL - 2519

MARK ZIOGAS
ATTORNEY AT LAW
106 NORTH STREET (Route 6)
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@csnzllc.com

Phone (860) 589-4121

FAX (860) 589-4966

May 12, 2025

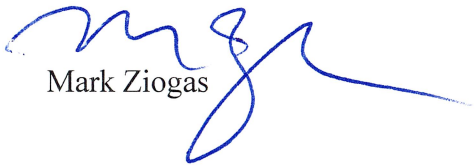
Zoning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Zoning Applications #2519, 2520 & 2529

Dear Commissioners:

On behalf of the applicant we would like to withdraw the above-captioned applications with the intent on refiling them with some revisions to the plans. Since the engineer has not finished the plans and we are running out time on the existing application we think it is prudent to resubmit the applications with updated plans.

Very truly yours,


Mark Ziogas

REVISED - 5-1-2025

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

For Office Use Only	
APPLICATION NO.	2519
DATE FILED:	1-2-2025
DECISION DATE:	
DECISION:	

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) 4.1 of the Bristol Zoning Regulations for the following
Special Permit use: MIXED USE DEVELOPMENT

Address or Location of the Property: 216 CENTRAL STREET

Assessor's Map No.: 42 Assessor's Lot No.(s): 22

Zone of the Property: BN Size of the Property (In acres or square feet): .09 acres

Reason for the Special Permit: TO ALLOW FOR 2 COMMERCIAL SPACES AND 1 RESIDENTIAL SPACE ON LOWER FLOOR AND 5 RESIDENTIAL SPACES ON UPPER FLOOR

Does this application involve an activity regulated by the Inland Wetlands Agency? ☐ yes ☒ no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☐ yes, on _____ ☐ no

Other comments: Historically this site has been a mixed use property with commercial and residential units. Looking to increase much needed residential units to the current use.

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: FORESTVILLE PROPERTIES, LLC

Address: 139 CENTER ST City: Bristol State: CT Zip: 06010

Telephone No.: 860-729-1010 E-Mail: TCZIPP@AOL.COM

Signature:  Signature - (Printed/Typed) THOMAS ZIPP

CHECK ONE: ☒ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature - (Printed/Typed) _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION - NO EXCEPTIONS!

BZC - 08/17

ORIGINAL

**BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT**

For Office Use Only
APPLICATION NO. <u>2519</u>
DATE FILED: <u>1-2-2025</u>
DECISION DATE: _____
DECISION: _____

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) 4.1 of the Bristol Zoning Regulations for the following
Special Permit use: MIXED-USE DEVELOPEMENT

Address or Location of the Property: 216 CENTRAL STREET

Assessor's Map No.: 42 Assessor's Lot No.(s): 22

Zone of the Property: BN Size of the Property (in acres or square feet): .09 acres

Reason for the Special Permit: To allow for commercial space on lower level with additional apartments on upper level

Does this application involve an activity regulated by the Inland Wetlands Agency? [] yes ☒ no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☒ yes, on March 16, 1987 [] no

Other comments: Historically this has been a mixed use proeprty with commercial business on lower floor and apartments

on upper level. Still looking to keep commercial on lower leveal but looking to increase number or rental units upstairs.

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: FORESTVILLE PROPERTIES, LLC

Address: 139 CENTER ST City: Bristol State: CT Zip: 06010

Telephone No.: 860-729-1010 E-Mail: TCZIPP@AOL.COM

Signature:  Signature – (Printed/Typed) THOMAS ZIPP

CHECK ONE: ☒ owner [] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2519

Address or location of property: 216 CENTRAL STREET

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

Address: 88 Valley St City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4121 E-Mail: mziogas@csmlc.com

08/17 - LUO

Public Hearing Postponement to: 4/14/25

Request for postpone Public Hearing to 4/14/25.

MARK ZIOGAS
ATTORNEY AT LAW
106 NORTH STREET (Route 6)
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@cszmzllc.com

Phone (860) 589-4121

FAX (860) 589-4966

February 24, 2025

Zoning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Zoning Applications #2519 and 2520

Dear Commissioners:

On behalf of the applicant we would like to request an extension of time of 35 days (April 14, 2025) to allow for a delay in the opening of the public hearing on these two applications, to provide additional time for the engineer to finish the site plan. Please let me know if you need anything further.

Very truly yours,

Mark Ziogas

Narrative

ORIGINAL - Narrative for Mixed Use

216 Central St Mixed Use

This property dates back to around 1900. Historically it was used as retail plumbing and plumbing supply company. In the 80's the upper level was converted into 3 apartments. In order to add the apartments, the town required a site plan for parking since 216 Central St had no parking on that particular parcel. 15 Circle Street was owned by the same owners as 216 Central Street so the area between the two buildings was made into a parking lot. In 1988 a site plan for parking was submitted to the Planning Commission which was approved Nov. 21, 1988. That site plan is still in effect today. The property was recently purchased by the applicant and he is trying to lease the lower levels as retail, personal service business or office space. There is additional space on the upper level so he is seeking to add much needed residential unit(s). In order to add additional apartment we need a special permit for mixed use. The property has long had a mixed use but in order to expand the housing units we need this a mixed use special permit.

The applicant currently has a nail salon looking to rent retail space. Under the current zoning regulations a personal services business needs a Zoning Permit and a Site Plan. The salon has already received a Zoning Permit from the Zoning Enforcement Officer, and the previously approved site has 23 parking spaces which is more than enough for the apartments and the retail space. We are asking for the commission to allow us to move forward with the nail salon with the existing site plan and then act on the mixed use application to allow for the additional residential units.

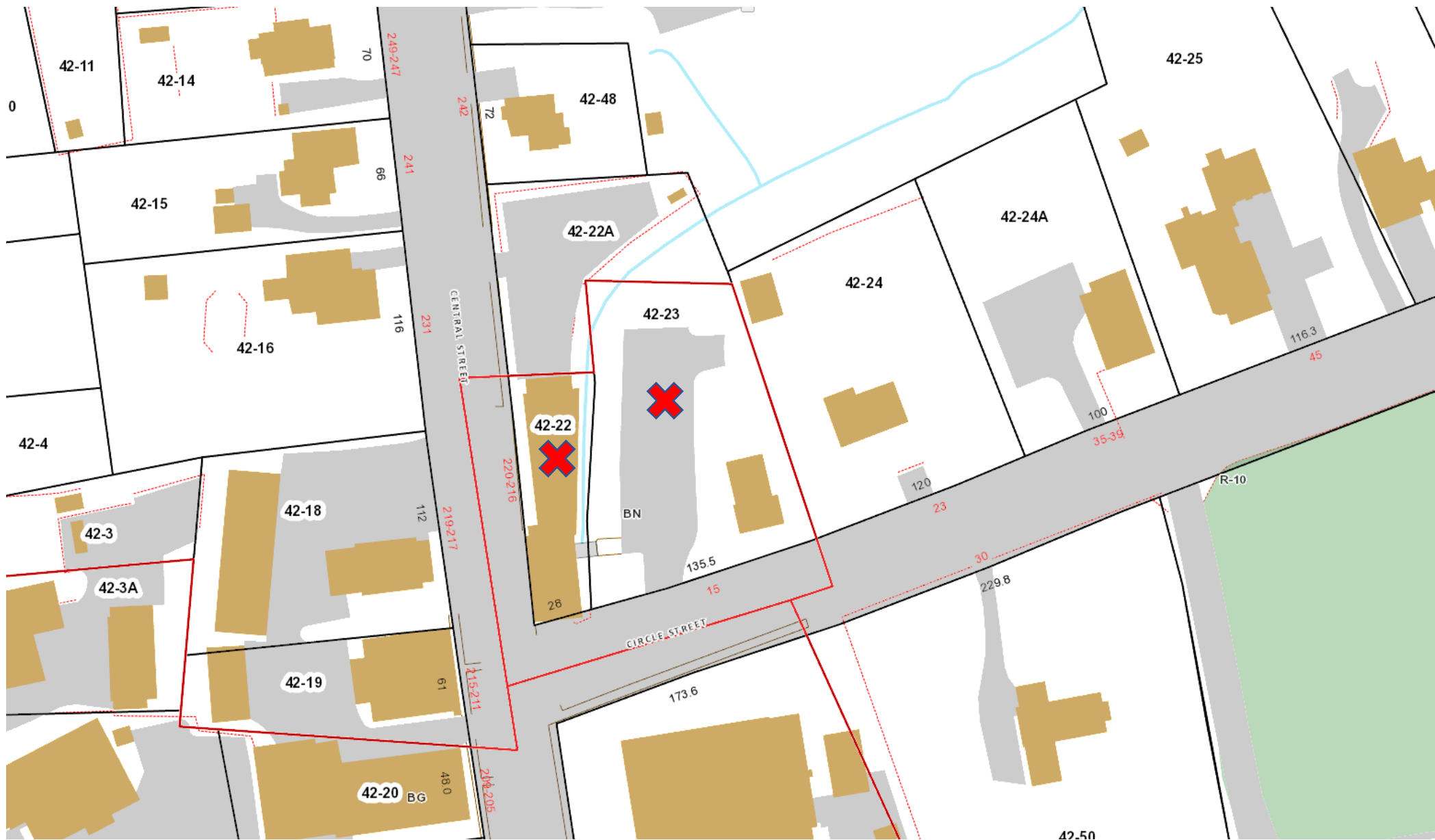
REVISED 5-1-2025 - Narrative for Mixed Use

216 Central St 15 Circle St Shared Parking and Mixed Use Development

216 Central Street dates back to around 1900. Historically it was used as retail plumbing and plumbing supply company. In the 80's the upper level was converted into 3 apartments. Currently there are 3 residential units on the upper floor and 2 commercial spaces on the ground floor. The applicant is looking to add 2 additional residential units on the upper floor and 1 additional residential unit on the ground floor. One of the commercial spaces is currently being leased to a property management company. The other commercial space is currently unoccupied and will be renovated once a suitable tenant is found. In order to add the apartments, the zoning regulations required a special permit for a mixed use development. Since 216 Central St does not have enough parking on that particular parcel, and 15 Circle Street is owned by the same owner as 216 Central Street the area between the two buildings has served as a parking lot. For both parcels and a site plan for parking was approved Nov. 21, 1988. That site plan is still in effect today. With the applicant seeking to add additional housing units, a new site plan has been submitted for review and comment.

The existing site plan allowed for parking for 216 Central St and 15 Circle St to share parking. We are requesting the Commission allow the applicant to continue the parking arrangement with the new site plan.

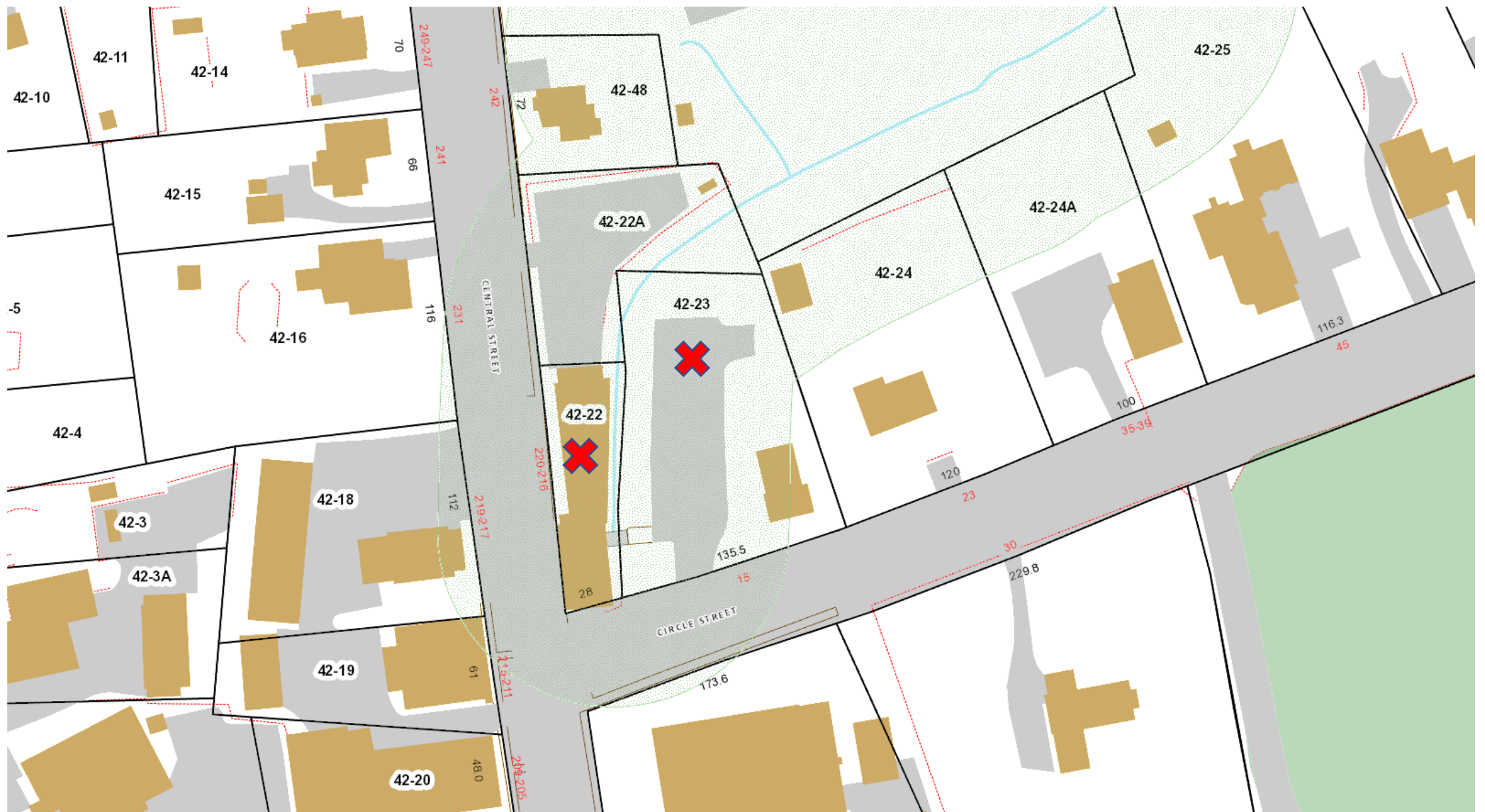
GIS and Google Maps



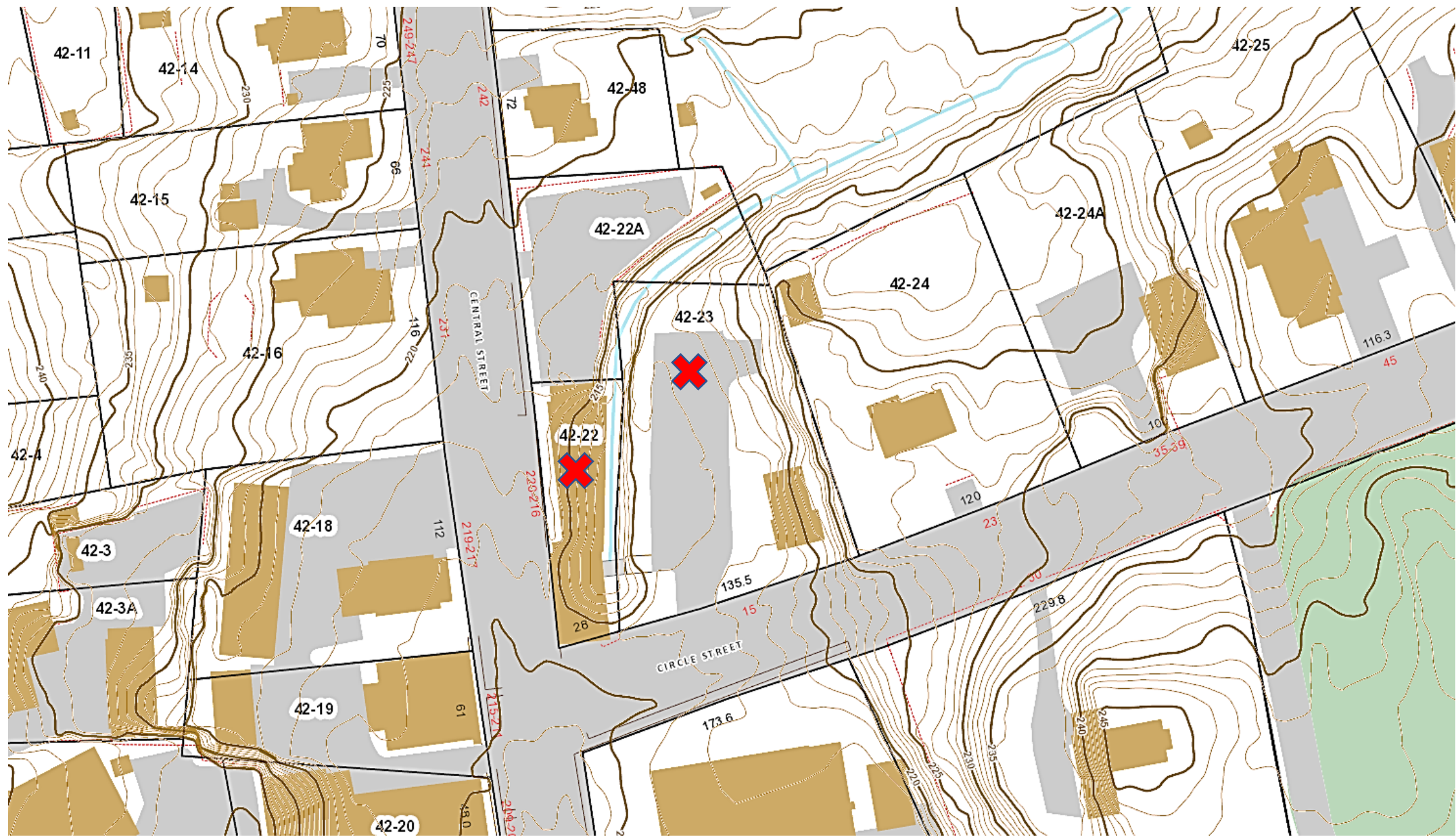
App. 2519 – 216 Central Street – Map 42 & Lot 22
Location Map – Bristol GIS



App. 2519 – 216 Central Street – Map 42 & Lot 22
Zoning Map (BN – Neighborhood Business zone) – Bristol GIS



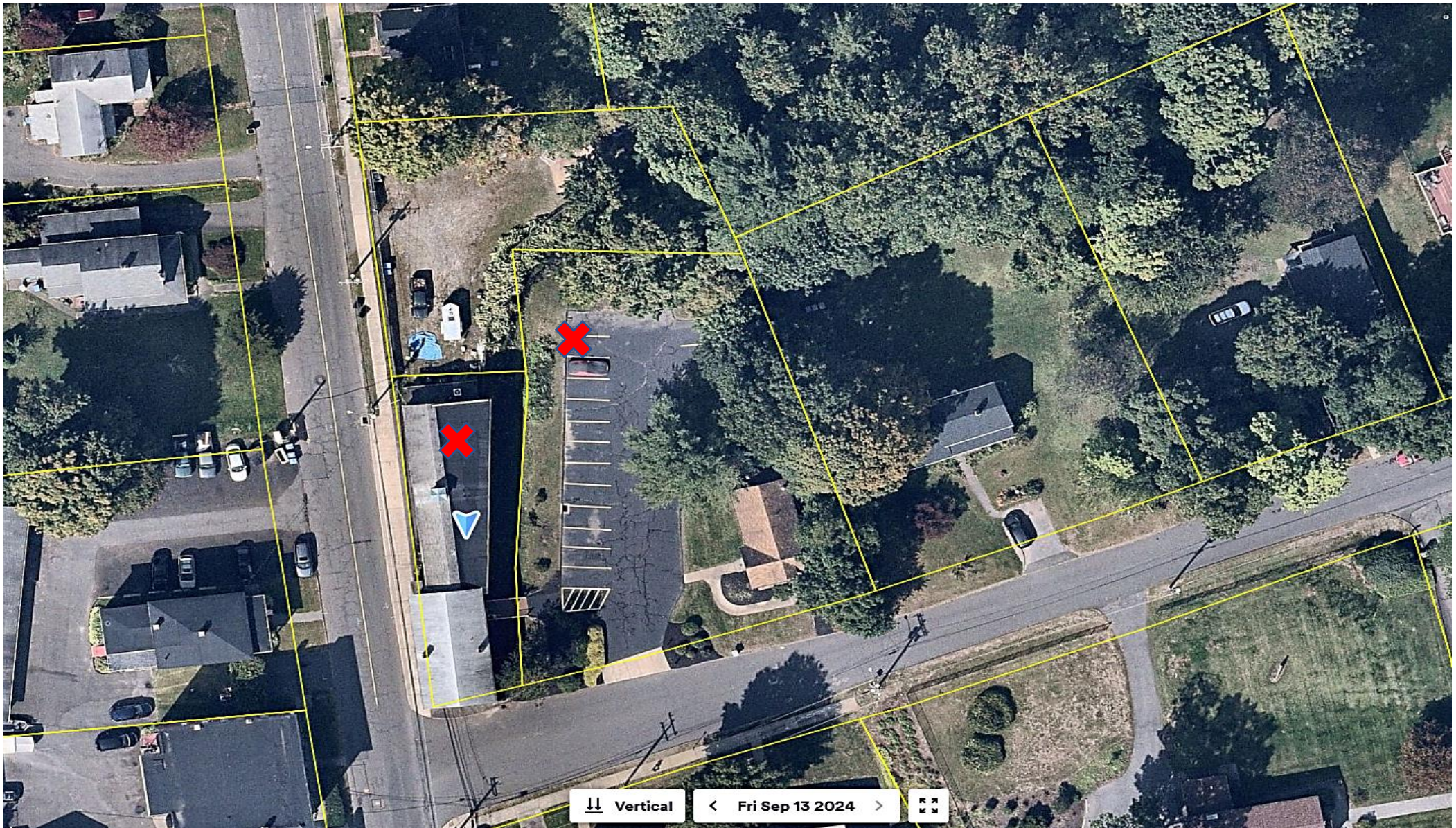
App. 2519 – 216 Central Street – Map 42 & Lot 22
Inland Wetlands & Upland Review – Bristol GIS



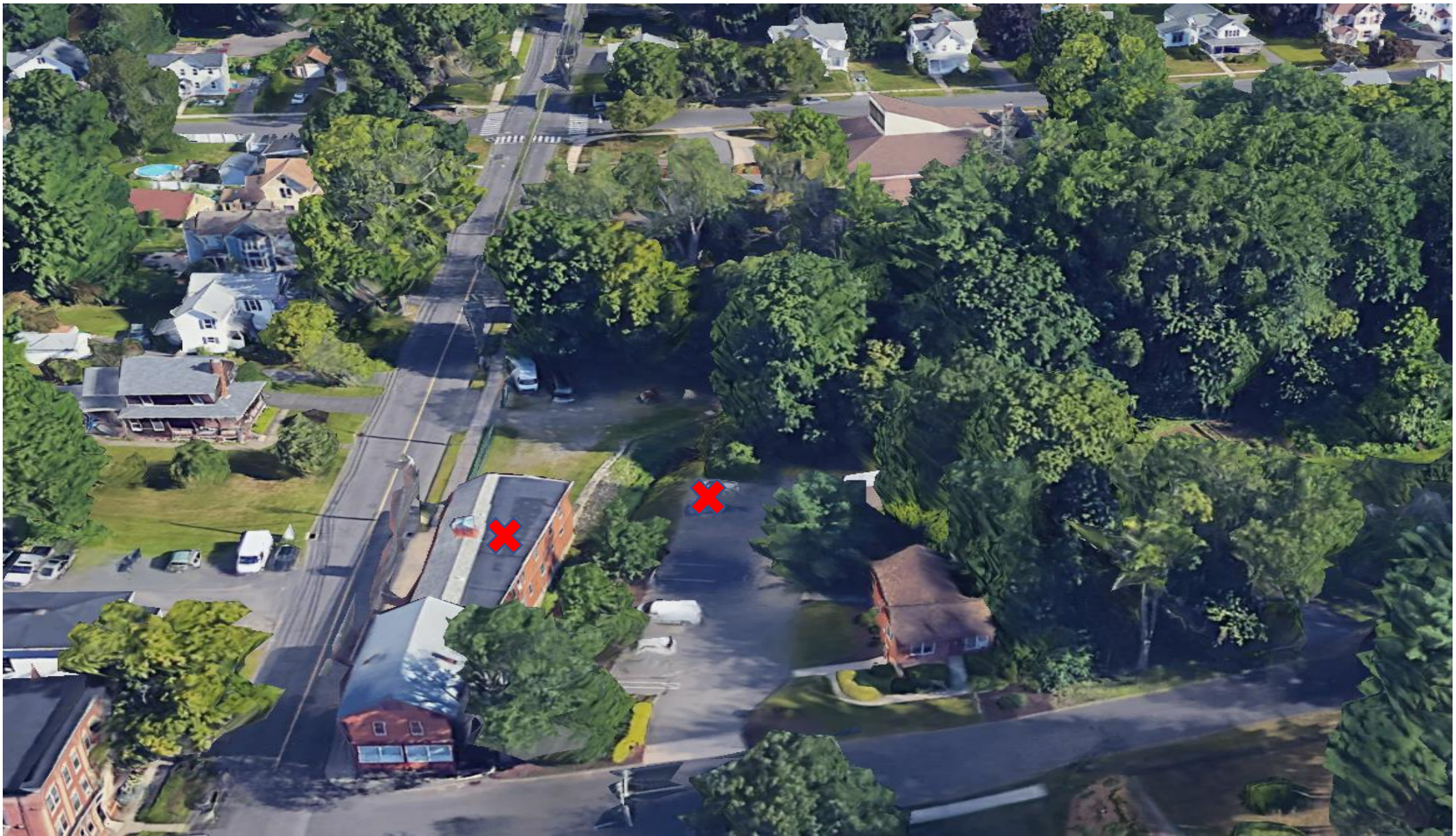
App. 2519 – 216 Central Street – Map 42 & Lot 22
Topography – Bristol GIS



App. 2519 – 216 Central Street – Map 42 & Lot 22
Aerial View – Bristol GIS

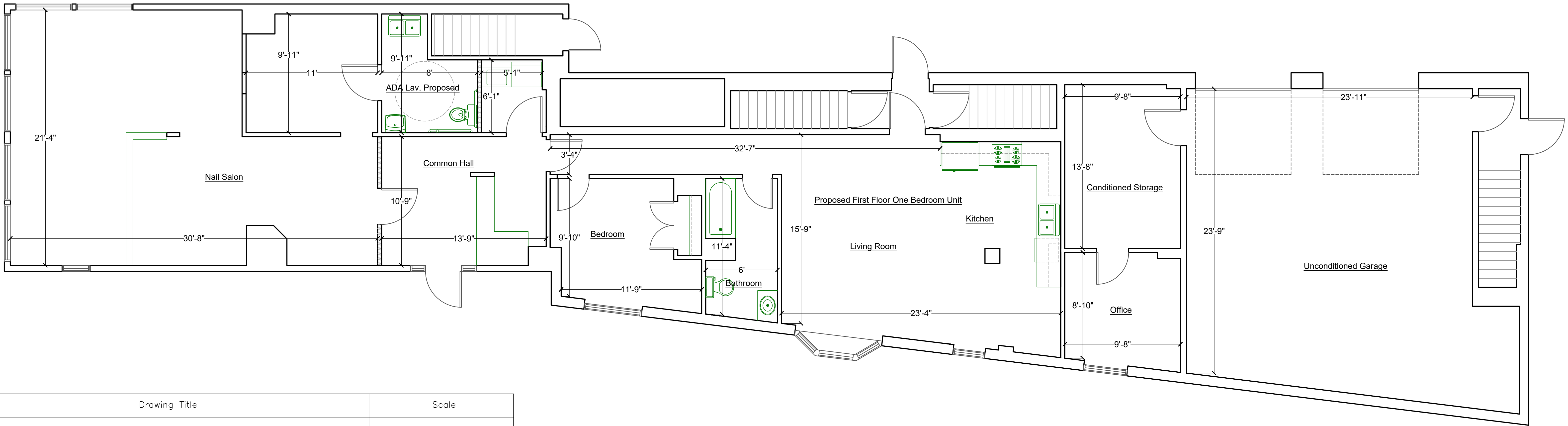
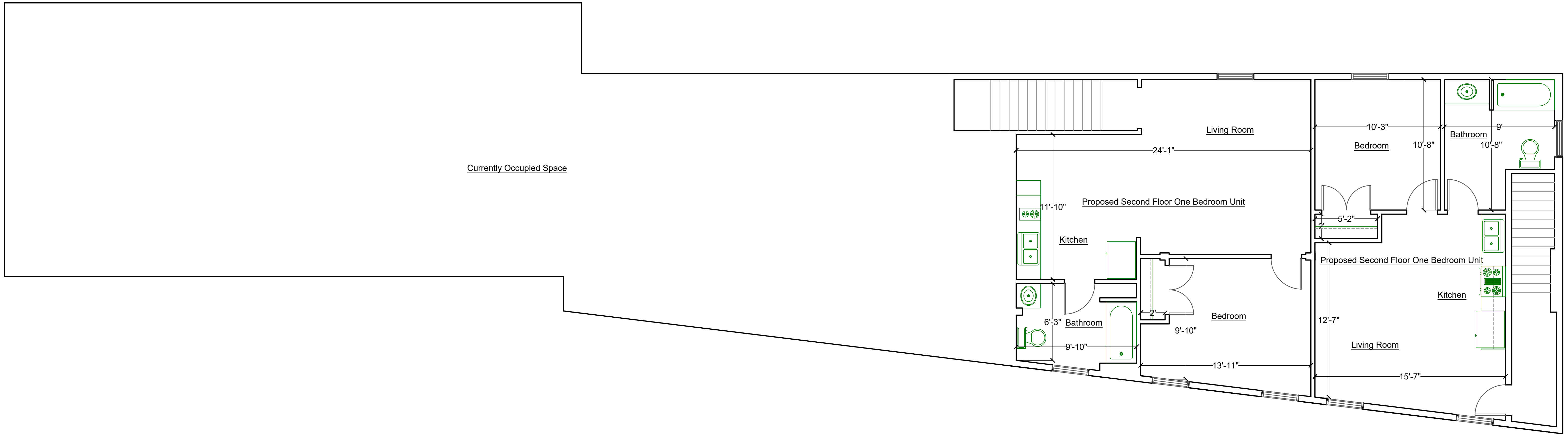


App. 2519 – 216 Central Street – Map 42 & Lot 22
NearMap Aerial – Bristol GIS



App. 2519 – 216 Central Street – Map 42 & Lot 22
Google Earth Aerial – Bristol GIS

Proposed Floor Plan



Drawing Title	Scale
PROPOSED UNIT LAYOUTS APRIL 11, 2025	$\frac{1}{4}" = 1' - 0"$
DPS_CLIENTS_ZIPP REALTY_BRISTOL_216 CENTRAL STREET	Project Number 2024-41

Original Site Plan circa 1988

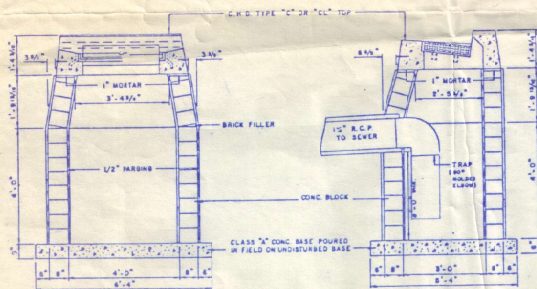
MAP REFERENCE: ASSESSOR'S MAP NO 42
 MAP TITLED "PLOT PLAN PREPARED FOR
 ROBERT FLETCHER LOTS 22 & 22A CENTRAL STREET
 BRISTOL, CONNECTICUT" SCALE: 1"=20', DATE
 FEB. 18, 1985, BY DENIS R. MILLER & ASSOC.

NOTE:

- INLAND-WETLAND COMMISSIONS
 STIPULATIONS PER MEETING OF MARCH 16, 1987
 1. THE EXISTING 6" UNDERDRAIN IS TO BE EXTENDED TO THE HOUSE LYING
 TO THE EAST OF THE PARKING LOT.
 2. THE DETAILS FOR THE PROPOSED PEDESTRIAN BRIDGE ARE TO BE
 REVIEWED AND APPROVED BY THE CITY ENGINEER.
 3. THE OUTLET OF THE EXISTING 6" DRAIN WILL BE DIVERTED TO
 THE PROPOSED CATCH BASIN IF POSSIBLE.

NOTE: DISTRICT - BA
 SIGHT LIGHTING - NONE

NOTE: NO WETLANDS ON PARCEL PER
 BRISTOL INLAND-WETLANDS MAP

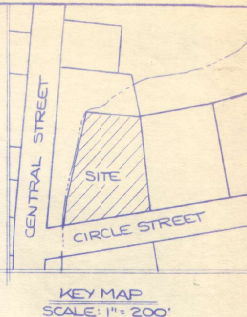
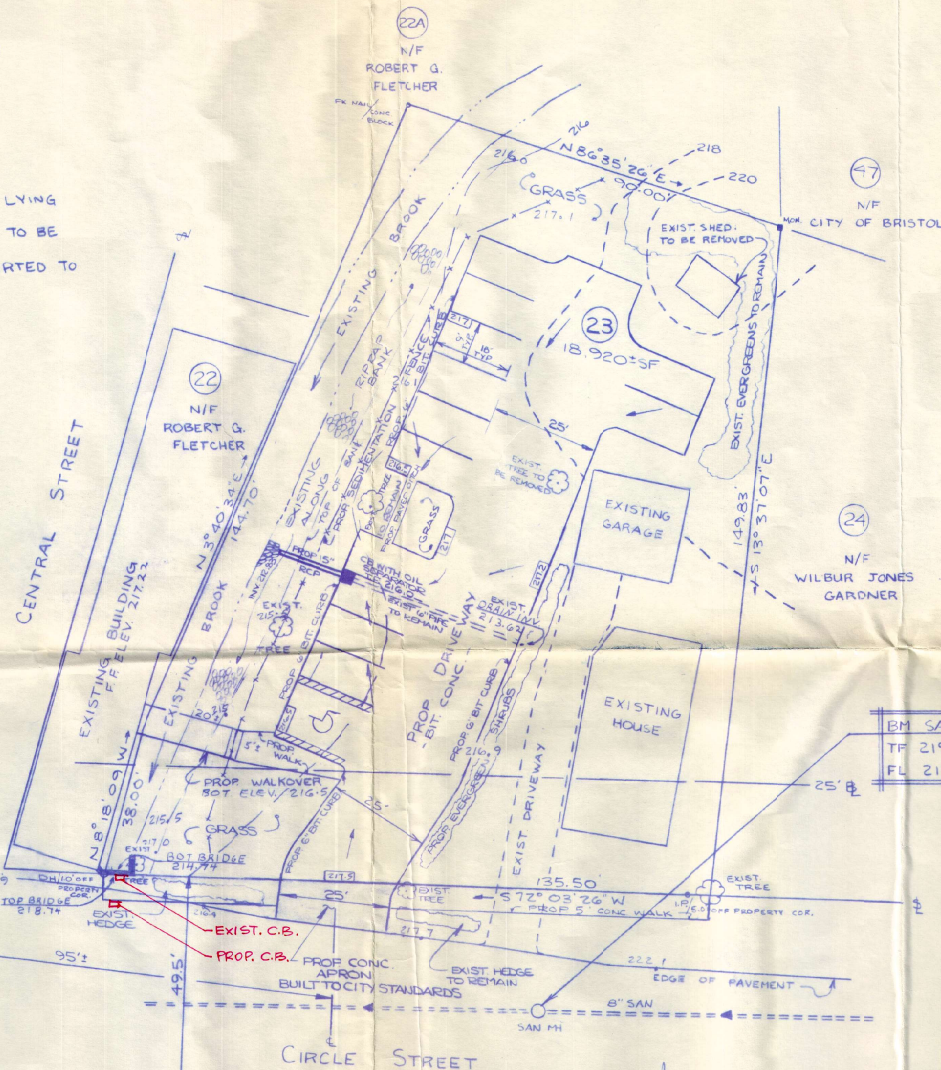


CATCH BASIN DETAIL

* EXISTING CATCH BASIN TO BE RELOCATED
 AT THE PROPOSED GUTTER LINE.

I HEREBY CERTIFY THIS MAP AND SURVEY WERE PREPARED
 IN ACCORDANCE WITH THE STANDARDS OF A CLASS "A2"
 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS
 OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER
 10, 1975, AS AMENDED BY THE CONNECTICUT ASSOCIATION
 OF LAND SURVEYORS, INC.

Denis R. Miller
 DENIS R. MILLER, L.S.



PARKING REQUIREMENTS	
REQUIRED	PROPOSED
5500 SF: 16 SPACES	17 EXIST (NOT SHOWN)
400 SF	+12 PROPOSED
	29 TOTAL SPACES

CITY OF BRISTOL

BRISTOL, CONN.

DATE: 11/2/88

THIS SITE PLAN HAS BEEN APPROVED

Engineering: *Robert Smith*
 Public Works: *Robert Smith*
 Building: *Richard Smith*
 Zoning: *Richard Smith*
 Traffic: *Richard Smith*
 Fire: *Richard Smith*
 Water: *Richard Smith*
 Planning: *Richard Smith*

REV. 1-16-88: CITY COMMENTS
 REV. 4-16-88
 REV. 3-16-87
 REV. 3-10-87
 REV. 1-20-87

216 Central

MAP

PREPARED FOR
 ROBERT FLETCHER
 LOT 23
 CIRCLE STREET
 BRISTOL, CONNECTICUT

SCALE: 1"=20' DATE: JAN. 5, 1987

DENIS R. MILLER & ASSOCIATES
 171 CENTRAL STREET
 BRISTOL, CONNECTICUT



Site Plan

3/31/25

Parking Chart

Updated 5/1/25

REVISED - 5-1-2025

Mixed-use development parking requirements

Residential (.75 spaces per unit +.5 spaces per bedroom)

5 existing (1 bed/1 bath) units: 3 units @ 216 Central and 2 units @ 15 Circle	6.25
3 proposed new (1 bed/1 bath) units @ 216 Central	3.75
Total residential parking spaces required	10.00

Commerical - 1.5 spaces per 1,000 feet

1st Floor Rear Commercial - approx. 800 sq ft *	1.5
1st Floor Front Commercial - approx. 700 sq ft	1.5
Total commercial parking spaces required	3.00

Total required spaces **13**

Total actual spaces (15 parking spaces + 2 garage spaces) **17**

* 1st Floor rear commercial space to utilize the two interior garage parking spaces

Source: Development Planning Solutions LLC

ORIGINAL

Mixed-use development parking requirements

Residential (.75 spaces per unit +.5 spaces per bedroom)

5 existing units (5 total bedrooms)	6.25
2 proposed units (4 total bedrooms)	3.5
Total residential parking spaces	9.75

Commerical

2,100 square feet at 1.5 spaces per 1,000 sq f	3.15
--	------

Total required spaces	13
------------------------------	-----------

Total actual spaces	17
----------------------------	-----------

Source: Development Planning Solutions LLC

WITHDRAWAL - 2520

MARK ZIOGAS
ATTORNEY AT LAW
106 NORTH STREET (Route 6)
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@csmzllc.com

Phone (860) 589-4121

FAX (860) 589-4966

May 12, 2025

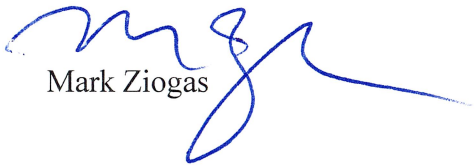
Zoning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Zoning Applications #2519, 2520 & 2529

Dear Commissioners:

On behalf of the applicant we would like to withdraw the above-captioned applications with the intent on refiling them with some revisions to the plans. Since the engineer has not finished the plans and we are running out time on the existing application we think it is prudent to resubmit the applications with updated plans.

Very truly yours,


Mark Ziogas

For Office Use Only
APPLICATION NO. 2520
DATE FILED: 1/3/2025
DECISION DATE: _____
DECISION: _____

**BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT**

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) 13.6 of the Bristol Zoning Regulations for the following
Special Permit use: _____ Location of Parking _____

Address or Location of the Property: 216 CENTRAL STREET and 15 CIRCLE ST

Assessor's Map No.: 42 Assessor's Lot No.(s): 22 AND 23

Zone of the Property: BN Size of the Property (in acres or square feet): .50 acres

Reason for the Special Permit: TO ALLOW REQUIRED PARKING SPACES TO BE LOCATED ON A SEPARATE LOT
UNDER THE SAME OWNERSHIP

Does this application involve an activity regulated by the Inland Wetlands Agency? [] yes ☒ no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☒ yes, on March 16, 1987 [] no

Other comments: LOT 22 HAS NO PARKING AVAILABLE AND HISTORICALLY IT HAS USED LOT 23 FOR IT
PARKING REQUIREMENTS. A SITE PLAN WAS PREVIOUSLY APPROVED FOR PARKING.

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: FORESTVILLE PROPERTIES, LLC

Address: 139 CENTER ST City: Bristol State: CT Zip: 06010

Telephone No.: 860-729-1010 E-Mail: TCZIPP@AOL.COM

Signature:  Signature – (Printed/Typed) THOMAS ZIPP

CHECK ONE: ☒ owner [] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

**THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR
APPLICATION SUBMISSION – NO EXCEPTIONS!**

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2520

Address or location of property: 216 CENTRAL STREET and 15 CIRCLE ST

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

Address: 88 Valley St City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4121 E-Mail: mziogas@csmlc.com

08/17 - LUO

Public Hearing Postponement to: 4/14/25

Request for postpone Public Hearing to 4/14/25.

MARK ZIOGAS
ATTORNEY AT LAW
106 NORTH STREET (Route 6)
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@cszmzllc.com

Phone (860) 589-4121

FAX (860) 589-4966

February 24, 2025

Zoning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Zoning Applications #2519 and 2520

Dear Commissioners:

On behalf of the applicant we would like to request an extension of time of 35 days (April 14, 2025) to allow for a delay in the opening of the public hearing on these two applications, to provide additional time for the engineer to finish the site plan. Please let me know if you need anything further.

Very truly yours,

Mark Ziogas

Narrative

Narrative for Shared Parking

216 Central St 15 Circle St Shared Parking

216 Central Street dates back to around 1900. Historically it was used as retail plumbing and plumbing supply company. In the 80's the upper level was converted into 3 apartments. In order to add the apartments, the town required a site plan for parking since 216 Central St had no parking on that particular parcel. 15 Circle Street was owned by the same owners as 216 Central Street so the area between the two buildings was made into a parking lot. In 1988 a site plan for parking was submitted to the Planning Commission which was approved Nov. 21, 1988. That site plan is still in effect today. The property was recently purchased by the applicant and the upper level has additional space which would allow him to add much needed residential unit(s). Since 216 Central St does not have parking on its site, 15 Circle Street, also owned by the applicant, has been used by both parcels for parking.

The existing site plan allowed for parking for 216 Central St and 15 Circle St to share parking. That site plan has 23 parking spaces which were approved which is sufficient to accommodate the parking requirements for both properties. The applicant bought the property with an approved parking plan and there are nothing in the zoning regulations that state the site plan terminates after a period of time. We are asking the Commission to allow us to continue the parking arrangement with the existing site plan. There are numerous parking lots throughout the City that share parking among multiple lots and I don't think they need to get a new site plan every time a new tenant moves in or a change to the occupancy as long as it doesn't exceed the parking requirements.

Narrative for Shared Parking and Mixed Use

216 Central St 15 Circle St Shared Parking and Mixed Use Development

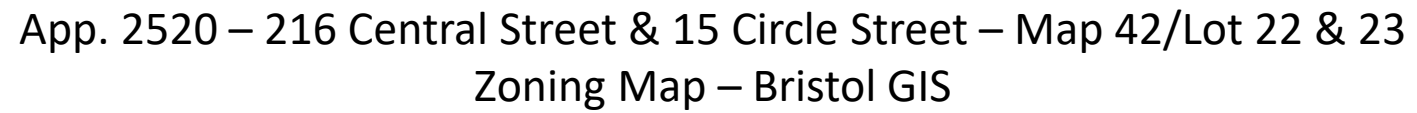
216 Central Street dates back to around 1900. Historically it was used as retail plumbing and plumbing supply company. In the 80's the upper level was converted into 3 apartments. Currently there are 3 residential units on the upper floor and 2 commercial spaces on the ground floor. The applicant is looking to add 2 additional residential units on the upper floor and 1 additional residential unit on the ground floor. One of the commercial spaces is currently being leased to a property management company. The other commercial space is currently unoccupied and will be renovated once a suitable tenant is found. In order to add the apartments, the zoning regulations required a special permit for a mixed use development. Since 216 Central St does not have enough parking on that particular parcel, and 15 Circle Street is owned by the same owner as 216 Central Street the area between the two buildings has served as a parking lot. For both parcels and a site plan for parking was approved Nov. 21, 1988. That site plan is still in effect today. With the applicant seeking to add additional housing units, a new site plan has been submitted for review and comment.

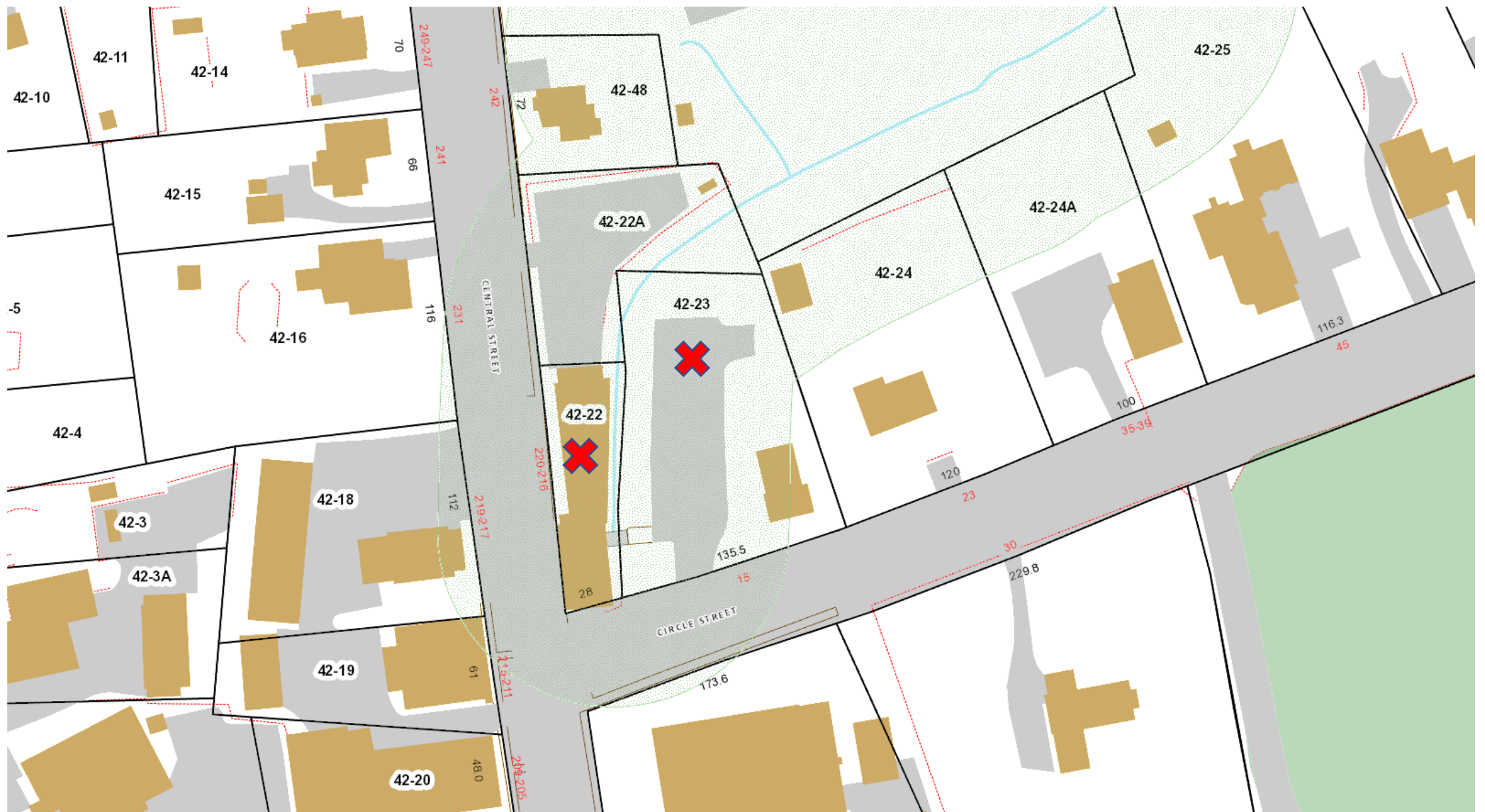
The existing site plan allowed for parking for 216 Central St and 15 Circle St to share parking. We are requesting the Commission allow the applicant to continue the parking arrangement with the new site plan.

GIS and Google Maps

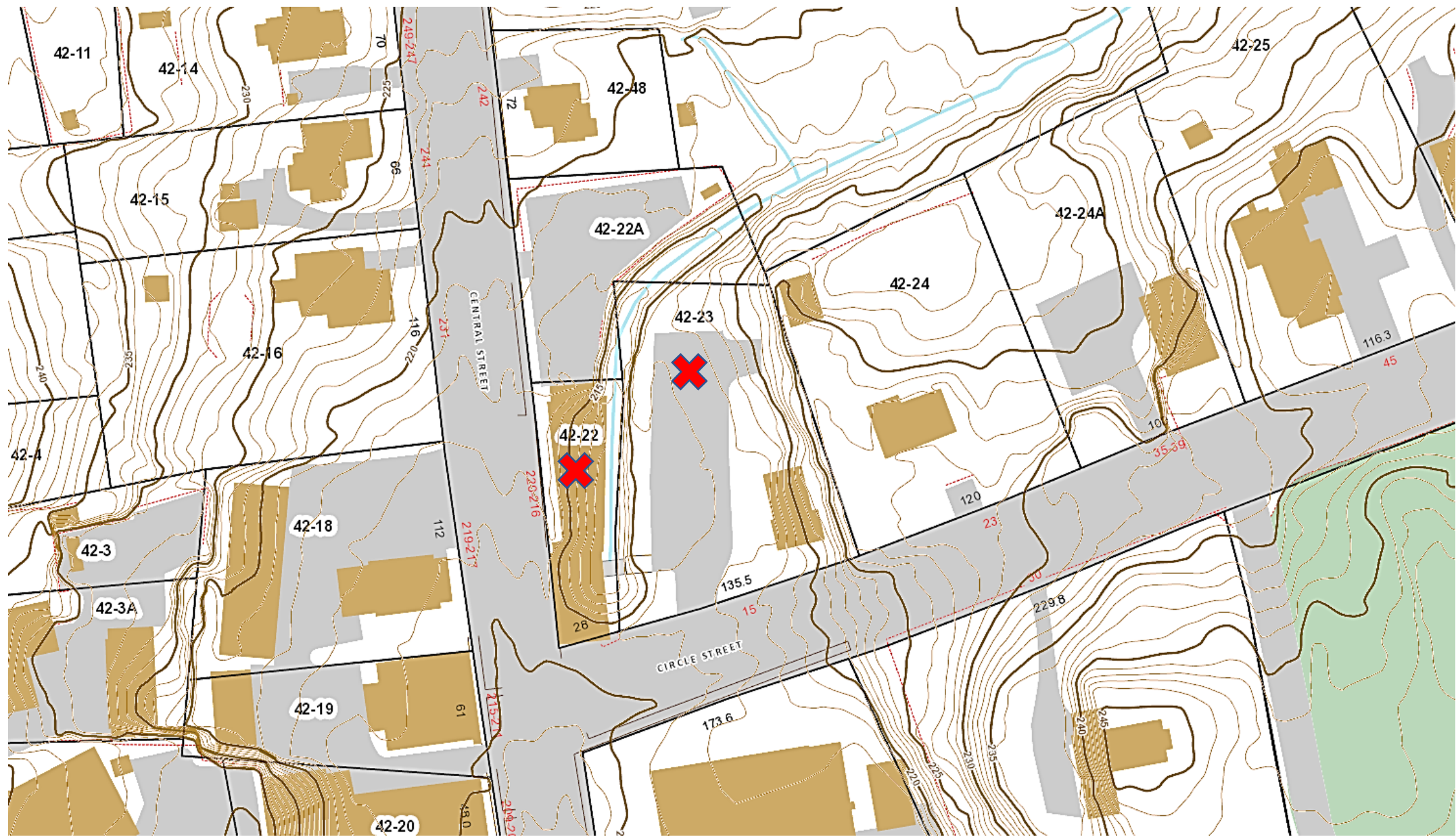


App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Zoning Map (BN – Neighborhood Business zone) – Bristol GIS





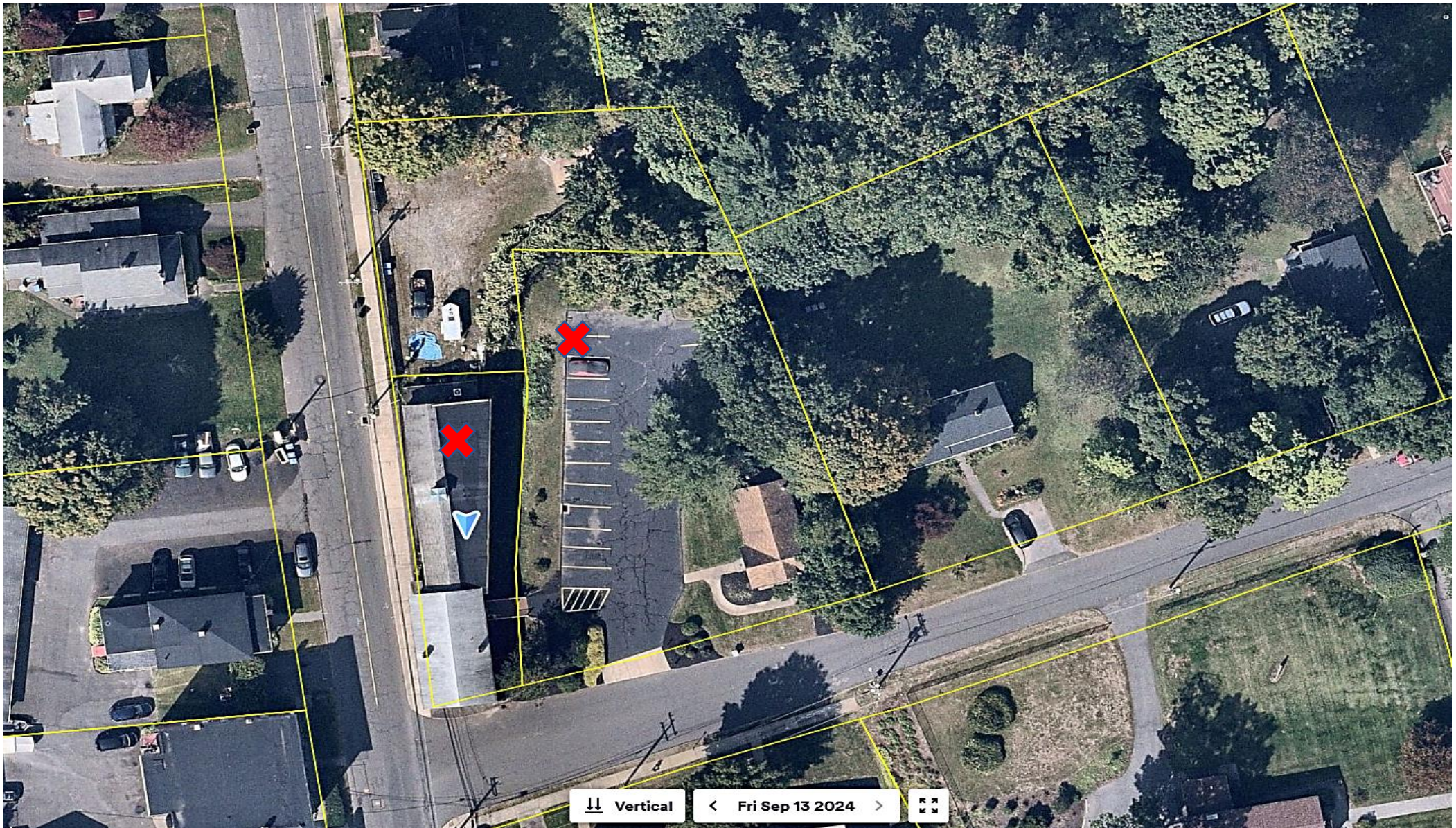
App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Inland Wetlands & Upland Review – Bristol GIS



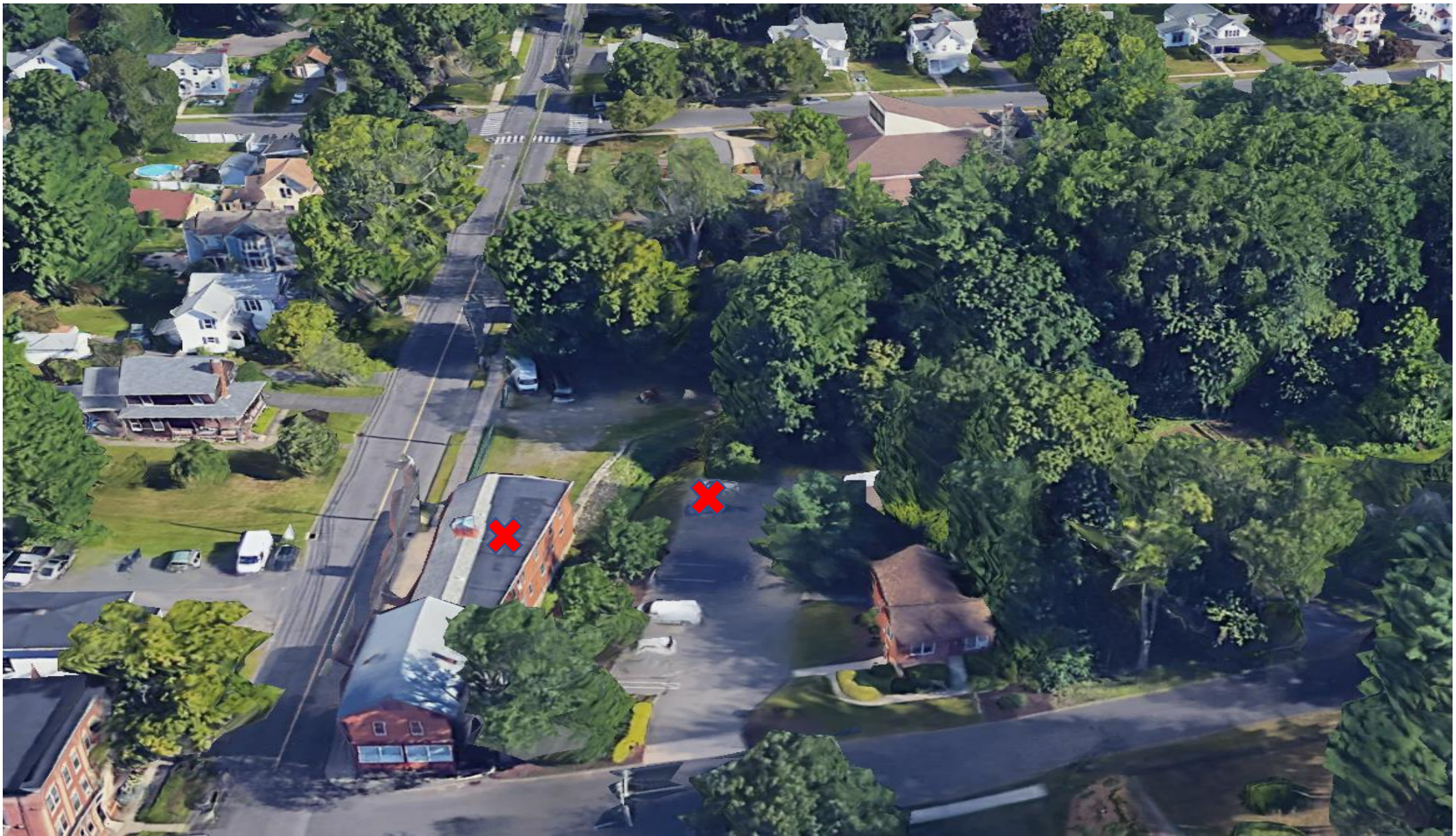
App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Topography – Bristol GIS



App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Aerial View – Bristol GIS

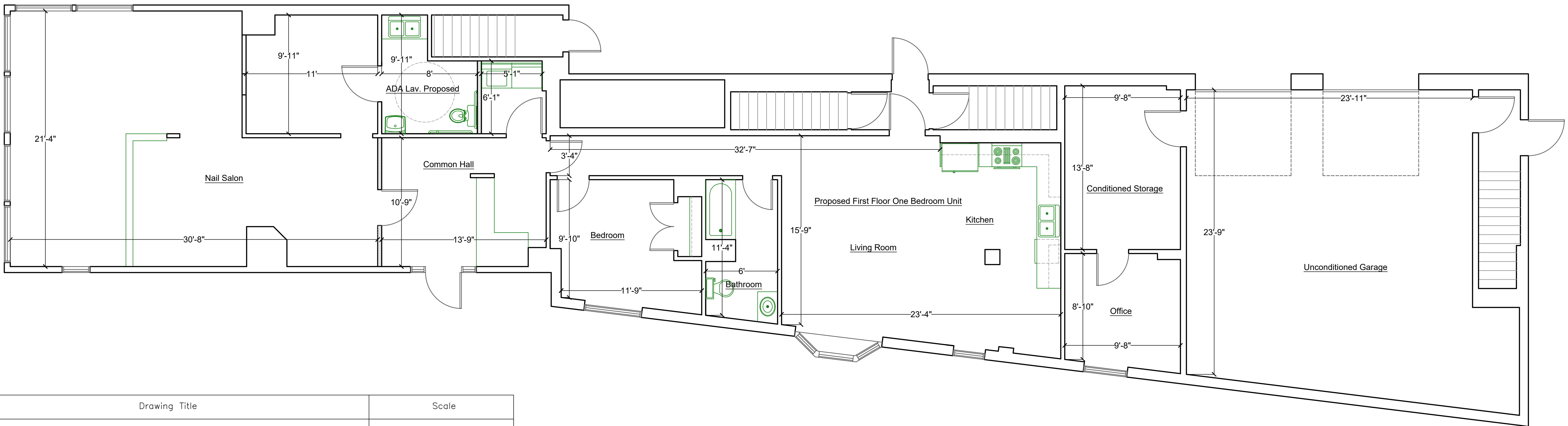
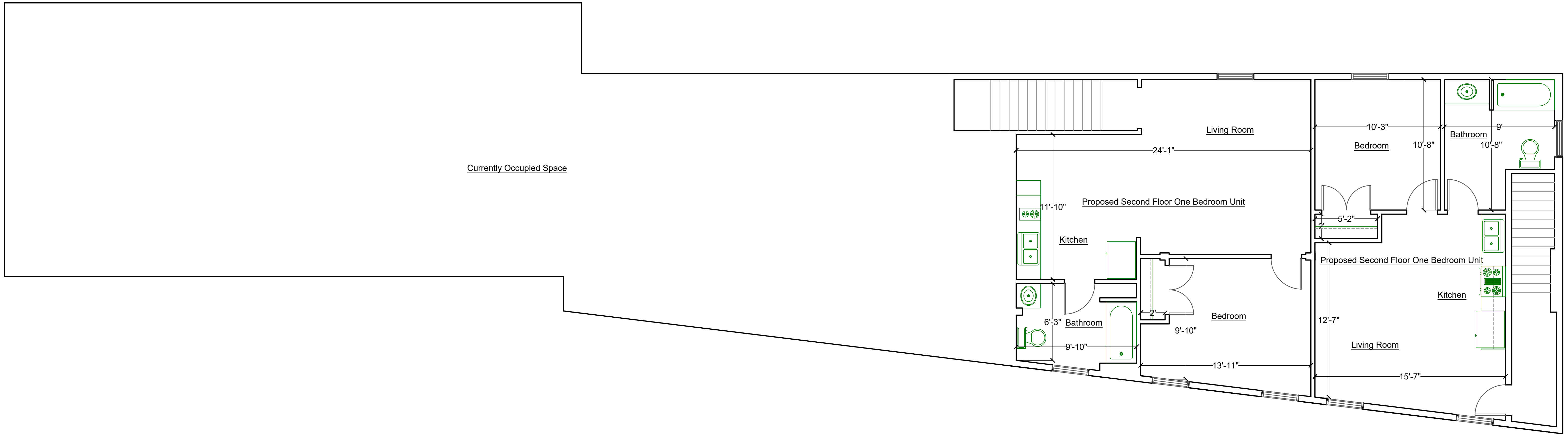


App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
NearMap Aerial – Bristol GIS



App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Google Earth Aerial – Bristol GIS

Proposed Floor Plan



Drawing Title	Scale
PROPOSED UNIT LAYOUTS APRIL 11, 2025	$\frac{1}{4}" = 1' - 0"$
DPS_CLIENTS_ZIPP REALTY_BRISTOL_216 CENTRAL STREET	Project Number 2024-41

Original Site Plan circa 1988

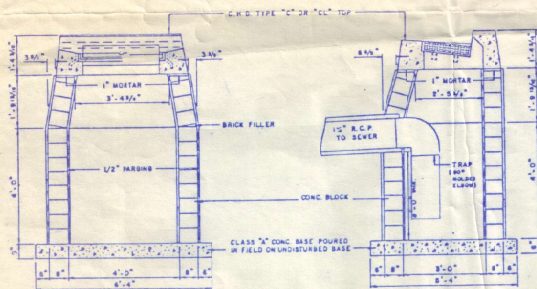
MAP REFERENCE: ASSESSOR'S MAP NO 42
 MAP TITLED "PLOT PLAN PREPARED FOR
 ROBERT FLETCHER LOTS 22 & 22A CENTRAL STREET
 BRISTOL, CONNECTICUT" SCALE: 1"=20', DATE
 FEB. 18, 1985, BY DENIS R. MILLER & ASSOC.

NOTE:

- INLAND-WETLAND COMMISSIONS
 STIPULATIONS PER MEETING OF MARCH 16, 1987
1. THE EXISTING 6" UNDERDRAIN IS TO BE EXTENDED TO THE HOUSE LYING TO THE EAST OF THE PARKING LOT.
 2. THE DETAILS FOR THE PROPOSED PEDESTRIAN BRIDGE ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
 3. THE OUTLET OF THE EXISTING 6" DRAIN WILL BE DIVERTED TO THE PROPOSED CATCH BASIN IF POSSIBLE.

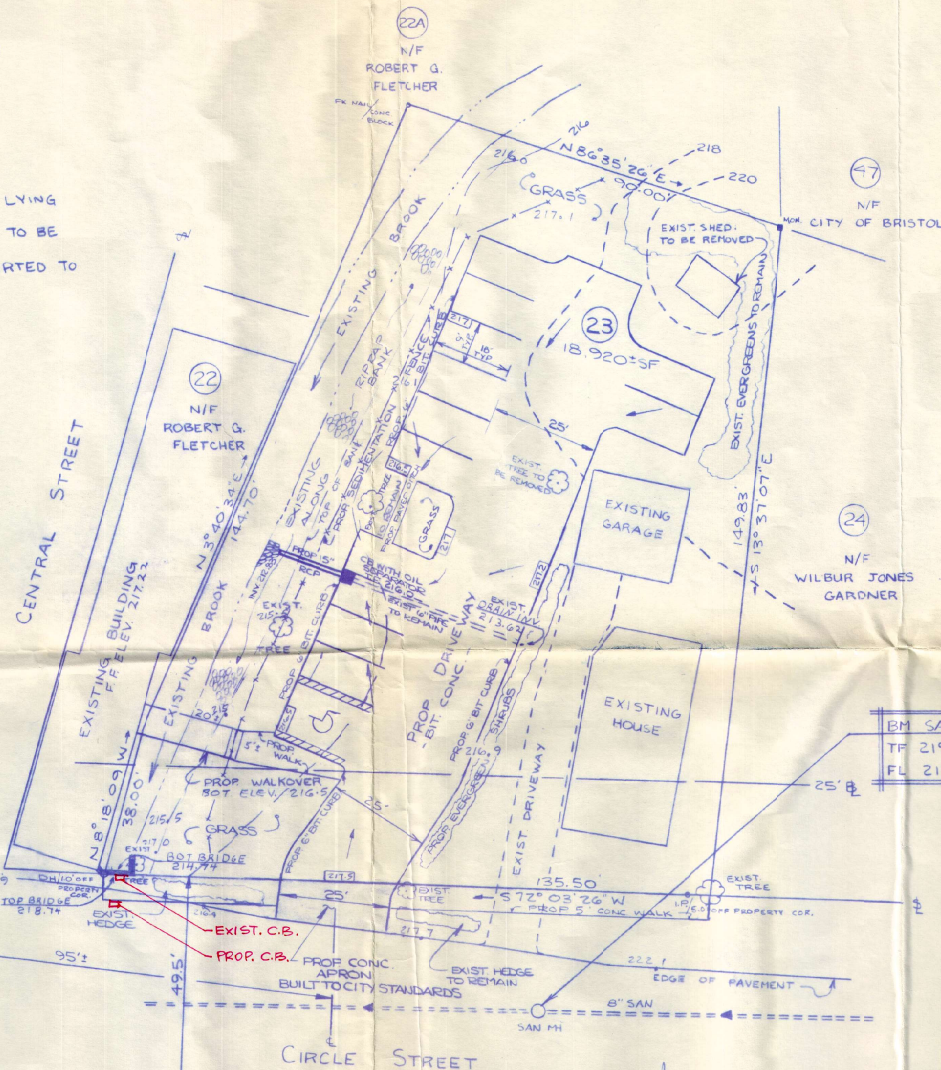
NOTE: DISTRICT - BA
 SIGHT LIGHTING - NONE

NOTE: NO WETLANDS ON PARCEL PER
 BRISTOL INLAND-WETLANDS MAP



CATCH BASIN DETAIL

* EXISTING CATCH BASIN TO BE RELOCATED
 AT THE PROPOSED GUTTER LINE.



PARKING REQUIREMENTS	REQUIRED	PROPOSED
5500 SF	16 SPACES	17 EXIST (NOT SHOWN) + 12 PROPOSED
400 SF		29 TOTAL SPACES

CITY OF BRISTOL

BRISTOL, CONN.

THIS SITE PLAN HAS BEEN APPROVED DATE: 11/21/88

Engineering: *Robert A. Miller*
 Public Works: *Robert A. Miller*
 Building: *Richard G. Smith*
 Zoning: *Richard G. Smith*
 Traffic: *Myron A. Miller*
 Fire: *Myron A. Miller*
 Water: *Myron A. Miller*
 Planning: *Myron A. Miller*

REV. 1-10-88: CITY COMMENTS
 REV. 4-10-88
 REV. 3-10-87
 REV. 3-10-87
 REV. 1-20-87

216 Central

MAP

PREPARED FOR
 ROBERT FLETCHER

LOT 23

CIRCLE STREET

BRISTOL, CONNECTICUT

SCALE: 1"=20' DATE: JAN. 5, 1987

DENIS R. MILLER & ASSOCIATES
 171 CENTRAL STREET
 BRISTOL, CONNECTICUT

I HEREBY CERTIFY THIS MAP AND SURVEY WERE PREPARED
 IN ACCORDANCE WITH THE STANDARDS OF A CLASS "A2"
 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS
 OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER
 10, 1975, AS AMENDED BY THE CONNECTICUT ASSOCIATION
 OF LAND SURVEYORS, INC.

Denis R. Miller
 DENIS R. MILLER, L.S.



Site Plan

3/31/25

REVISED - 5-1-2025

Mixed-use development parking requirements

Residential (.75 spaces per unit +.5 spaces per bedroom)

5 existing (1 bed/1 bath) units: 3 units @ 216 Central and 2 units @ 15 Circle	6.25
3 proposed new (1 bed/1 bath) units @ 216 Central	3.75
Total residential parking spaces required	10.00

Commerical - 1.5 spaces per 1,000 feet

1st Floor Rear Commercial - approx. 800 sq ft *	1.5
1st Floor Front Commercial - approx. 700 sq ft	1.5
Total commercial parking spaces required	3.00

Total required spaces **13**

Total actual spaces (15 parking spaces + 2 garage spaces) **17**

* 1st Floor rear commercial space to utilize the two interior garage parking spaces

Source: Development Planning Solutions LLC

ORIGINAL

Mixed-use development parking requirements

Residential (.75 spaces per unit +.5 spaces per bedroom)

5 existing units (5 total bedrooms)	6.25
2 proposed units (4 total bedrooms)	3.5
Total residential parking spaces	9.75

Commerical

2,100 square feet at 1.5 spaces per 1,000 sq f	3.15
--	------

Total required spaces	13
------------------------------	-----------

Total actual spaces	17
----------------------------	-----------

Source: Development Planning Solutions LLC

From: James Ziogas <jziogas@ziogaslaw.com>
Sent: Monday, May 12, 2025 1:47 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Application 2523

Dear Mr. Flanagan:

This email will confirm our request for an extension of the time to close the public hearing. The extension request is 21 days.

Thank you.

James Ziogas, Jr Attorney at Law, LLC
104 Bellevue Avenue
Bristol, CT 06010
(860) 584-2384
(860) 589-8213 (fax)
jziogas@ziogaslaw.com

CONFIDENTIALITY NOTICE: This message originates from the law firm of James Ziogas, Jr. Attorney at Law, LLC. The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of the address or routing, is not an intended recipient, you are hereby notified that you have received this transmittal in error and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete this e-mail and all files transmitted with it from your system and immediately notify James Ziogas, Jr. Attorney at Law, LLC by sending a reply e-mail to the sender of this message. Thank you.

For Office Use Only	
APPLICATION NO.	2523
DATE FILED:	01-29-2025
DECISION DATE:	
DECISION:	

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Drive up facility, a ☐ permitted use ☒ Special Permit use
under Section(s) 5.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 45 Farmington Ave.

Assessor's Map No.: 24 Assessor's Lot No.(s): 236

Zone of the Property: bg Size of the Property (in acres or square feet): .32

Does this application involve an activity regulated by the Inland Wetlands Agency? ☐ yes ☒ no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☐ yes, on _____ ☐ no

Other comments: _____

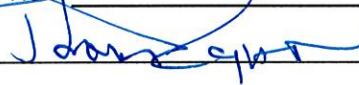
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: SBM Bristol, LLC

Address: 489 5th Ave. City: NY State: NY Zip: 10017

Telephone No.: 212 6607800 E-Mail: trogan@elkinvestors.com

Signature:  Signature – (Printed/Typed) Thomas Rogan

CHECK ONE: ☒ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: same

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature:  Signature – (Printed/Typed) _____

The following shall be included as part of this application:

- filing fee – \$310 (includes \$60 State fee) plus \$50 per dwelling unit plus \$10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2523

Address or location of property: _____

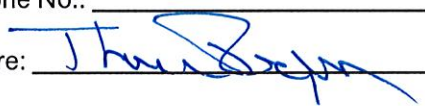
ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: New Cambridge, LLC CHECK ONE: [] owner [] other: _____

Address: same City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature:  Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: CT Jump, LLC

Address: same City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature:  Signature – (Printed/Typed) _____

Name: Grand Shalom, LLC

Address: same City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature:  Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: J Ziogas

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: jziogas@ziogaslaw.com

Narrative

Narrative for Drive-up Facility

NARRATIVE FOR BRISTOL COMMONS DRIVE THRU AT THE FORMER BOSTON MARKET

The owner of Bristol Commons has attempted to lease the former Boston market store for months since it was vacated. The only inquiries that were received required a drive-up window.

The proposed application for a special permit is for a drive-up window located on the west side of the current building. The queuing lane will run from the east side of the building around the back of the building where the menu board will be located.

The proposal will allow for adequate parking, which will meet the current regulations as well as a bypass lane for customers who wish to disengage from the drive-up lane. The parking is proposed to be angular to direct the traffic in a one-way direction around the building. Handicapped parking is provided in the front of the building.

Access to and from Route 6 will remain the same.

Site Plan Comments 4/17/25

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2522 & 2523

SITE PLAN: Site Plan Revision & Special Permit for a new drive-thru at 45 Farmington Avenue; Bristol Commons Management LLC, applicant. Plans Dated: October 10, 2024; Date of Committee Review: March 4, 2025 (first review); April 17th (second review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. How will pedestrians access the building? Consider adding a sidewalk on the southeasterly corner of the building toward Farmington Ave to the end of the STOP bar.

4/10/25 Applicant Response: The present access is in front of the building and will not change. Ingress and egress doors are shown on Layout Plan.

4/17/25 City Response: If the plans submitted stay the same with bollards and the painted island at the west side of the building, enhanced retroreflectivity of the bollards are recommended for enhanced visibility.

2. The painted pavement markings are not consistent with the MUTCD regarding word messages.

4/10/25 Applicant Response: A Notice to Contractor has been added requiring all signs and pavement markings will be in accordance with MUTCD.

4/17/25 City Response: Revise as appropriate on the plans.

3. If the parking aisles have segments that are one-way then one-way signing should be installed.

4/10/25 Applicant Response: One-way signs added to the plan.

4/17/25 City Response: After further review of the revised plans, suggest applicant consider a one way traffic pattern around the entire building.

4. If there is not a known occupant for the facility, the desirable length of queue cannot be estimated for the particular use. The plan does allow for approximately 8 vehicles from the drive-in window to the end of the building, which could be adequate for some potential uses. A condition of approval should be considered that the treatment of queued vehicles be further evaluated upon occupancy.

4/10/25 Applicant Response: Queue for 11 vehicles is available with this plan.

4/17/25 City Response: The traffic study submitted suggests 14 vehicles could be in the queue this possibility lends itself to a one-way traffic pattern.

5. Where will truck loading and unloading occur?

4/10/25 Applicant Response: There will be no change to the existing method. Expected to be off hours.

4/17/25 City Response: Where will this be from?

6. Consider modifying the radius on the existing curb at the southeast corner of the parking lot to allow bypassing traffic to go around potentially queued vehicles on the east side of the building.

4/10/25 Applicant Response: Curb radius modified for better circulation. Comment 6 & 7)

4/17/25 City Response: Addressed.

7. Confirm that no additional impervious areas are being proposed.

4/10/25 Applicant Response: 190 s.f, proposed pavement at the extreme southerly end of the site. Pavement removed and landscaped islands added along easterly side of site. (221 s.f.)

4/17/25 City Response: Addressed.

4/17/25 (NEW) Engineering Comments:

8. **The dimensions shown on the plans for the driveways and parking spaces include areas that currently have bollards and the bollards are expected to remain, the spaces should be clear for the whole space dimensioned and parking isles.**
9. **There is very limited lighting existing on the site, the rear of the property does not appear to be illuminated.**
10. **The existing accessible signs mounted in the front of the building do not meet MUTCD standards for height. The color of the lines is yellow, which is restrictive in nature, should be white. The accessible symbol should meet standards..**
11. **The existing sidewalk has damage and openings in it, which should be repaired.**
12. **Confirm the parking spaces and aisles are in conformance with section 13.7.2 of the zoning regulations.**
13. **There is significant deterioration of the existing pavement, particularly at the rear of the building. These areas should be repaired.**
14. **Confirm that the proposed accessible parking spaces meet ADA regulations.**

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. List site plan and special permit application numbers and approval dates on cover page.

4/10/25 Applicant Response: Will do subsequent to approval.

4/17/25 City Response: Comment acknowledged.

2. Provide Zoning Compliance chart.

4/10/25 Applicant Response: Included.

4/17/25 City Response: Comment addressed.

3. Provide details for pedestrian access and circulation.

4/10/25 Applicant Response: Pedestrian access will remain the same.

4/17/25 City Response: Comment addressed.

4. Provide aisle dimension from edge of curb to the South to the “stop – do not enter” line.

4/10/25 Applicant Response: Included.

4/17/25 City Response: Comment addressed.

5. Provide stop sign south of handicap parking.

4/10/25 Applicant Response: Included.

4/17/25 City Response: Comment addressed.

6. Plan shows existing bollards within the drive thru aisle and some parking spaces. Will they be removed?

4/10/25 Applicant Response: Existing bollards to remain. Drive-thru aisle is wider to accommodate bollards.

4/17/25 City Response: Comment addressed.

7. Provide dimension to existing bollards outside of dumpster and dimension with dumpster doors opened. Applicant should strongly consider removing the dumpster and pad and relocating further outside of access aisle.

4/10/25 Applicant Response: Dimensions added as discussed with Mr. Armstrong. Dumpster to remain at this time. Trash removal will be off hours to avoid conflict.

4/17/25 City Response: Comment addressed.

8. Painted parking exclusion area at base of drive-thru should be a curbed island to prevent a conflict with vehicles exiting the drive-thru and parking and maneuvering in the same area.

4/10/25 Applicant Response: Painting exclusion to remain in this area. As discussed with Mr. Armstrong, bollards will be added to direct the movement from the Drive-up window.

4/17/25 City Response: In the discussion I was considering possible design solutions to the potential conflict of vehicles colliding from both directions in addition to parking. This area is very tight and busy. In looking at this configuration it does not appear there will be enough aisle space for parking in this area to back-up to the bollards. Show compliance with the 15-foot aisle required for 45-degree angled parking spaces in this area. After further review, bollards may not be the best option in this location. Perhaps a different visual barrier in this area will suffice as the permanent bollards could provide an obstruction to traffic flow, parking maneuverability and fire department access. It may be a better solution to remove some parking spaces on the site to avoid conflict and/or make the entire site and drive-thru one-way traffic. We would like to schedule a future meeting with staff to discuss each department’s piece and seek a solution that addresses all department concerns.

9. Provide drive-thru related signage.

4/10/25 Applicant Response: One-way directional signage. Additional proprietary signage may be added by

the tenant.

4/17/25 City Response: Comment addressed.

10. **4/17/25 (NEW) City Planner Comment: A do-not-enter sign is needed at the south end parking area where one-way traffic will be exiting the drive-thru and parking areas.**
11. **4/17/25 (NEW) City Planner Comment: Provide a details sheet.**
12. **4/17/25 (NEW) City Planner Comment: There is not sufficient lighting in the rear of the building and potentially other locations. One lamp post near the drive-thru shown on the plans does not appear to be accurate. Provide details of photometrics.**

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (Zoning Enforcement) I do not understand why the new proposed plan says “Additional 12 Spaces along Southeasterly Properly Line.” It looks like more-or-less the same amount of parking spots.

4/10/25 Applicant Response: Parking space total has not changed. The comparison is to indicate the requirements and availability.

4/17/25 City Response: Comment addressed.

2. (Building) ****Building Department comments are outstanding at this time.****

4/10/25 Applicant Response: No response required.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

PD has several concerns;

1. Depending on the popularity of the establishment, there would not be a lot of room for traffic to queue within the parking lot that would not affect other establishment’s traffic to flow freely or may back up onto route 6.

4/10/25 Applicant Response: See attached traffic report for responses to comments 1-7.

4/17/25 City Response: OK.

2. The painted parking exclusion area after the drive-up window should be smaller or less dramatic to allow for traffic to merge more freely, yet giving room to avoid a crash between two vehicles merging.

4/10/25 Applicant Response: See attached traffic report for responses to comments 1-7.

4/17/25 City Response: I see bollards were added.

3. Vehicles parked along the southern side of the building (handicap spaces) have to backup into merging or turning traffic.

4/10/25 Applicant Response: See attached traffic report for responses to comments 1-7.

4/17/25 City Response: Bollards may protect a backing vehicle from the handicap spaces.

4. Vehicles that attempt to use the handicap spaces or further southern spaces (closer to route 6) would have to

back approx. 50 feet to access the eastern spaces if all the southern spaces are occupied.

4/10/25 Applicant Response: See attached traffic report for responses to comments 1-7.

4/17/25 City Response: I did not see this addressed.

5. Vehicles parked in existing spaces near route 6 further south of the building would also have to back towards merging or turning traffic from the drive-up window to exit if they pulled into the parking space.

4/10/25 Applicant Response: See attached traffic report for responses to comments 1-7.

4/17/25 City Response: I did not see this addressed.

6. Pedestrian flow from parking stalls would have to walk in between queued vehicles or merging traffic flow on the westside of the parking lot.

4/10/25 Applicant Response: See attached traffic report for responses to comments 1-7.

4/17/25 City Response: I did not see this addressed.

7. A traffic study of flow in/out of this area to address my comments mentioned above to help validate or invalidate my concerns.

4/10/25 Applicant Response: See attached traffic report for responses to comments 1-7.

4/17/25 City Response: Reviewed report and data. One thing to note that the Berlin Turnpike was mentioned in the text of the report, but data appears to only mention Bristol/Farmington Avenue, so I believe the data is for Bristol.

FIRE MARSHAL (Kristopher Lambert):

1. No fire code concerns at this time.

4/10/25 Applicant Response: No response required.

4/17/25 New Fire Comments (with links provided):

New Concerns: Fire Apparatus Access Appendix D of the 2021 International Fire Code portion of the 2022

Connecticut State Fire Safety Code

[Appendix D Fire Apparatus Access](#)

[D1.2 Fire Apparatus Access](#)

[D1.2.3 Fire Apparatus Access Roads](#)

[D1.2.3.1 Required Access](#)

D1.2.3.1.1: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated

D1.2.3.1.2: Fire apparatus access roads shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof.

D1.2.3.5 Specifications

D1.2.3.5.1 Dimensions

D1.2.3.5.1.1: Fire apparatus access roads shall have an **unobstructed width of not less than 20 ft (6.1 m).**

D1.2.3.1.4

When fire apparatus access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, **the AHJ shall be authorized to require additional fire protection features.** (i.e. Automatic Wet Sprinkler System)

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Water and Sewer have no comments for this property. Water and Sewer are not affected.

4/10/25 Applicant Response: No response required.

Traffic Statement 4/2/25

April 2, 2025

Mr. Tom Rogan
Kalimian Equities
489 5th Avenue, 7th Floor
New York, NY 10017

**Re: Proposed Drive Thru Window
Bristol Commons
45 Farmington Avenue
Bristol, Connecticut
Our File: 25027**

Dear Mr. Rogan:

Pursuant to your request our office has prepared this letter to outline the potential trip generation of a proposed addition of a drive thru window to an existing 2,645 s.f. restaurant building on property located at 45 Farmington Avenue, within the Bristol Commons Development, in the Town of Bristol, Connecticut. The site location is presented in Figure 1. This letter is intended to accompany an application to the Bristol Planning & Zoning Commission for Site Plan Approval and Special Permit.

Proposed Development

The property proposed for development is located on the north side of Farmington Avenue, CT Route 6, east of Burlington Avenue and west of Oakland Street. The property is currently occupied by the Bristol Commons shopping center. The subject building is located in the southwest corner of the property. The building is the location of the former Boston Market. Access to the building is through the Bristol Commons development.

Site plans prepared by Robert Green Associates, LLC depict the removal of the northeast corner of the existing restaurant building, the addition of a drive-up window on

the west side of the building, and a reconfiguration / restriping of the parking are around the building to provide a drive through lane and reconfigured parking area. The proposed drive-thru window will be located on the west side of the building. The storage lane circles the building in a counterclockwise direction and provides 180 feet of storage along the curblineline, capable of accommodating 9 vehicles. There is an additional 60 feet of space, 3 vehicles of storage, between the curblineline queue and the plaza entrance drive aisle from Farmington Avenue. There is another 50 feet of storage on the property before a queue extends into the DOT R.O.W. for Farmington Avenue, Route 6. There are a total of 33 parking spaces proposed around the building.

Background Traffic

Background traffic volumes for Farmington Avenue were obtained from the ConnDOT which maintains a count program on all State highways. Included in the State's database is a count on Farmington Avenue, northeast of Maple Street No. 2. That count, conducted during May 2024, indicates an average daily traffic volume (ADT) of 18,100 vehicles, with a morning peak hour of 1,171 vehicles and an afternoon peak hour volume of 1,483 vehicles. A copy of the ConnDOT count is presented as Table 1.

Since Saturday volumes are not available, we have assumed that Saturday volumes are 10% higher than the afternoon peak hour volume and that the directional split is 50/50. A review of historic DOT count data indicates that traffic volumes on Route 6 have ranged between 17,600 and 21,500 between 2006 and 2024, with a dip to 14,900 during 2021. Observed volumes have been declining since 2013, except for the 2021 dip. Therefore, we have used a 2% growth rate to project traffic volumes to a design year of 2026. Figure 2 presents the observed and background traffic volumes for the development. The background volumes in figure 2 include an estimate of the current site traffic volumes on the site driveway in front of the subject building, not including the restaurant use.

Site Generated Traffic

To estimate the trip generation of the proposed development, we referenced the ITE *Trip Generation* report, 11th Edition. Included in the ITE *Trip Generation* is the following land uses: Land Use Code: LUC 930 – Fast Casual Restaurant; LUC 933 – Fast Food Restaurant without Drive Thru Window; LUC 934 – Fast Food Restaurant with Drive-thru Window; and LUC 937 – Coffee / Donut Shop with Drive-thru Window . *Trip Generation* presents data based on the square footage of the buildings and based on background traffic volumes of the adjacent roadway. We have calculated the trip generation for each use using each independent variable.

Based on the ITE Report, the existing 2,645 s.f. restaurant has a trip generation potential, assuming it is a fast casual restaurant, of 257 trips on a daily basis with peak hour volumes of 4 trips during the morning peak hour and 32 trips during the afternoon peak hour. A Saturday volume of 516 trips with a peak hour volume of 86 trips is projected.

With the drive thru window in place, if the building remains a fast casual restaurant, the trip generation will remain the same as above. If the building is occupied by a fast food restaurant, ITE projects a trip generation potential of 1,239 trips on a daily basis with peak hour volumes of 145 trips during the morning peak hour and 88 trips during the afternoon peak hour. A Saturday volume of 1,633 trips with a peak hour volume of 146 trips is projected. If the building were to be occupied by a coffee / donut shop use, a trip generation potential of 1,414 trips on a daily basis with peak hour volumes of 228 trips during the morning peak hour and 103 trips during the afternoon peak hour. A Saturday volume of 2,130 trips with a peak hour volume of 213 trips is projected. The site generated traffic is presented in Table 1.

We have assumed a directional distribution for the fast food use of 50% to and from the east and 50% to and from the west along Farmington Avenue at the site driveway in

front of the building. 90% of the exiting left turns are assumed to use the signalized driveway. Based on this distribution the site generated and combined traffic volumes for the fast food use is presented in Figure 3. The site generated and combined traffic volumes for the coffee/donut shop use are presented in Figure 4.

Capacity Analysis

To determine the current and future operational effectiveness of the intersections within the study area, capacity analyses were conducted for the background and combined traffic volumes for each location. This allows us to determine the impact of the site generated traffic on those intersections. The analysis was completed for the intersection of the Berlin Turnpike with Costello Road and for the site driveways. The analysis was completed utilizing the intersection capacity analysis program called SYNCHRO. The analyses results are summarized in Table 2 and discussed in detail below.

Farmington Avenue (Route 6) at Site Driveway - This is an existing un-signalized intersection with Farmington Avenue oriented in the east/west direction. The site driveway approaches from the north. The eastbound approach provides a single lane shared by through and left turns. The westbound approach provides two lanes, one striped as a left turn into Maple Street and one is a shared through/left turn lane. For analysis purposes, we have assumed a single lane. The site driveway provides a single lane approach and operates under stop sign control.

The analysis indicates that under the combined traffic volumes with the fast food restaurant use, the eastbound and westbound approaches will operate at a LOS A during peak hours. The site driveway approach will operate at a LOS B during the morning peak hour, at a LOS C during the afternoon peak hour, and at a LOS D during the Saturday peak hour. With the coffee/donut shop use the eastbound and westbound approaches will operate at a LOS A during peak hours. The site driveway approach will

operate at a LOS C during the morning and afternoon peak hours, and at a LOS E during the Saturday peak hour.

Drive-thru Layout

As discussed above, the proposed drive-thru window provides approximately 180 feet of storage, capable of accommodating 9 vehicles, at an average of 20 feet per vehicle, along the building and the drive thru curb line. There is additional space between the end of the drive thru lane to the shopping center entrance drive to accommodate an additional 3 vehicles for a total of 12 vehicles, and an additional 50 feet in the site driveway to accommodate an additional 2 vehicles on site. This results in a total available queue of 14 vehicles before the queue would extend into the DOT R.O.W. for Route 6. This queue length complies with the current ConnDOT requirement of a queue of 14 vehicles. There is a circulation/escape aisle around the rear of the building that allows for vehicles in the queue to escape at any time.

Conclusion

The proposed redevelopment, consisting of the addition of a drive thru window to the existing restaurant building in traffic of between 58 to 224 trips during the peak hour, depending on the future restaurant use. Level of Service calculations indicate that the site driveway in front of the building will operate at acceptable levels of service during peak hours. Based on the analysis as outlined in this report, it is my professional opinion that the local roadway network will be capable of accommodating the projected increase in site generated traffic volumes.

The proposed drive-thru lane is capable of accommodating a total queue of 14 vehicles on site, with a queue of 9 vehicles without disruption to on-site circulation. The available storage meets the current ConnDOT criteria of a 14 car queue area.

Mr. Tom Rogan
April 2, 2025
Page 6

We appreciate the opportunity to provide this information to you. A representative from our firm will be available to present testimony before local commissions or boards of review if needed. If you require any additional information, please do not hesitate to contact our office.

Very truly yours,
F. A. Hesketh & Associates, Inc.

Scott F. Hesketh, P.E.
Manager of Transportation Engineering

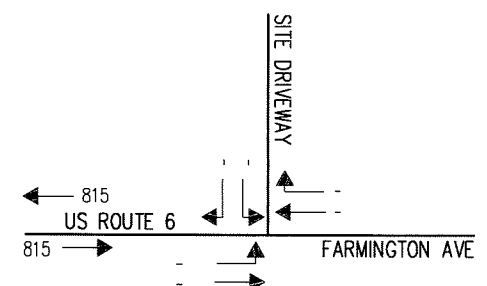
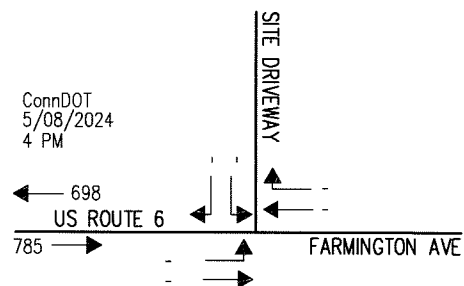
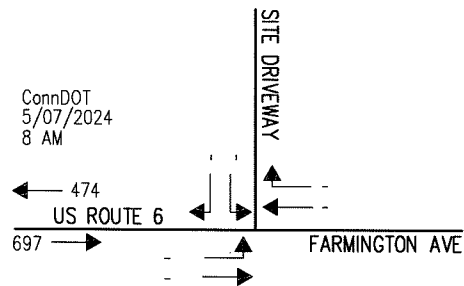
cc: Atty. James Ziogas

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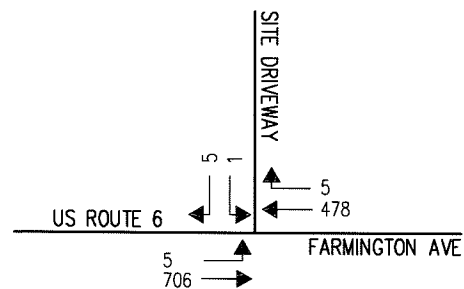
TABLE 1
ConnDOT TRAFFIC VOLUMES
Route 6 (Farmington Avenue) Northeast of Maple Street #2
Station No. 61

	6-May-24 Monday			7-May-24 Tuesday			8-May-24 Wednesday			9-May-24 Thursday		
	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00				40	84	124	36	47	83	45	59	104
1:00				26	22	48	33	28	61	22	37	59
2:00				20	14	34	17	18	35	18	22	40
3:00				20	28	48	29	12	41	33	16	49
4:00				80	34	114	85	40	125	69	35	104
5:00				260	123	383	240	126	366	261	121	382
6:00				512	276	788	500	271	771	505	260	765
7:00				707	408	1115	619	381	1000	627	406	1033
8:00				697	474	1171	687	401	1088	680	445	1125
9:00				691	510	1201	616	503	1119	681	490	1171
10:00				720	601	1321	661	535	1196			
11:00				666	640	1306	638	621	1259			
12:00	552	325	877	698	643	1341	721	645	1366			
1:00	664	622	1286	661	613	1274	613	606	1219			
2:00	702	636	1338	730	621	1351	699	656	1355			
3:00	740	600	1340	705	589	1294	732	656	1388			
4:00	759	697	1456	739	675	1414	785	698	1483			
5:00	726	722	1448	705	687	1392	737	704	1441			
6:00	543	671	1214	630	698	1328	611	686	1297			
7:00	511	573	1084	520	585	1105	470	579	1049			
8:00	374	450	824	407	456	863	400	448	848			
9:00	245	303	548	235	309	544	265	320	585			
10:00	156	193	349	142	222	364	171	201	372			
11:00	99	146	245	95	133	228	91	135	226			
Totals	6071	5938	12009	10706	9445	20151	10456	9317	19773	2941	1891	4832

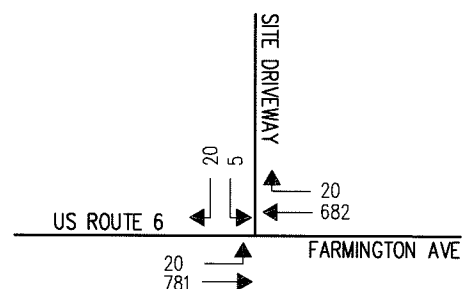
2024 ADT = 18,100 for station 61 in Bristol



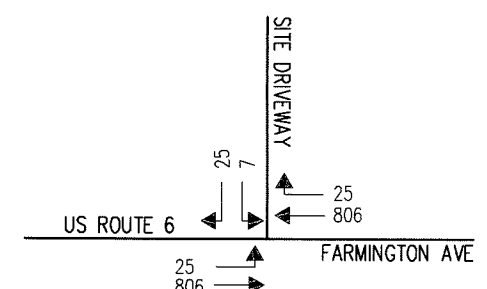
OBSERVED TRAFFIC VOLUMES



AM PEAK HOUR



PM PEAK HOUR



SAT PEAK HOUR

BACKGROUND TRAFFIC VOLUMES

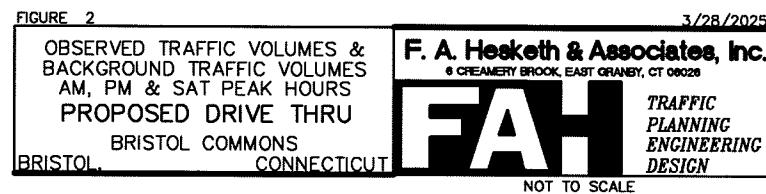
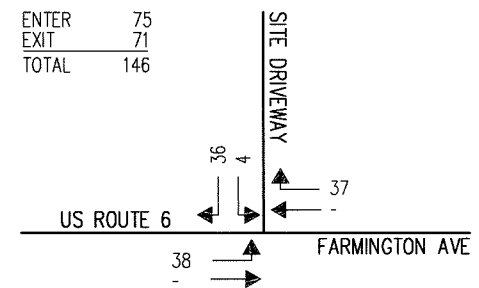
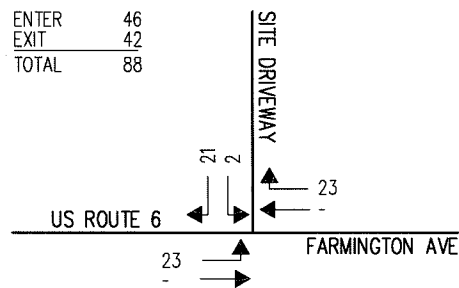
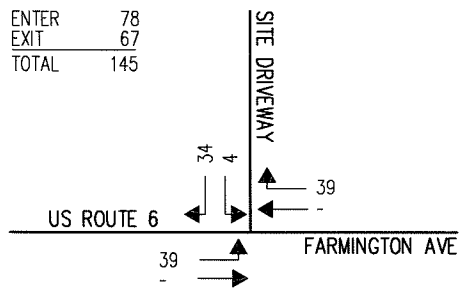


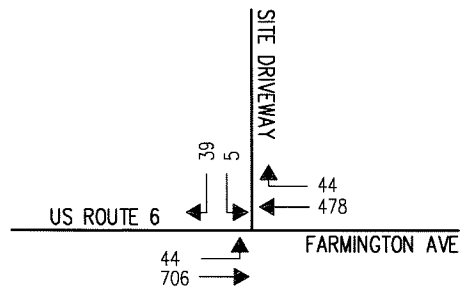
Table 2
Trip Generation
Proposed Drive Thru Window
Bristol Commons

<u>Land Use</u>	<u>Size</u>	<u>Daily</u>	<u>Weekday</u>						<u>Daily</u>	<u>Saturday</u>		
			<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>		<u>In</u>	<u>Out</u>	<u>Total</u>
Existing Land Use												
Fast Casual Restaurant^	2,546 s.f.	257	2	2	4	17	15	32	516	48	38	86
Proposed Development												
Fast Food Restaurant with Drive Thru Window	2,645 s.f.	1,239	60	58	118	46	42	88	1,633	75	71	146
	1,208 veh		78	67	145							
	1,280 veh					27	24	51				
Coffe / Donut Shop with Drive Thru Window^	2,645 s.f.	1,414	116	112	228	52	51	103	2,130	116	117	213
	1,208 veh		92	89	181							
	1,280 veh					39	38	77				
Increase in Traffic												
Fast Food		982	76	65	141	29	27	56	1,117	27	33	60
Coffee / Donut Shop		1,157	114	110	224	35	36	71	1,614	68	79	127

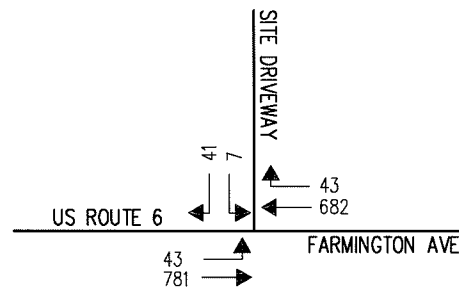
^ - Saturday daily volume estimated based on peak hour volume



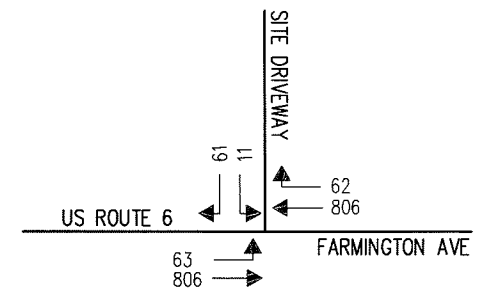
SITE GENERATED TRAFFIC



AM PEAK HOUR

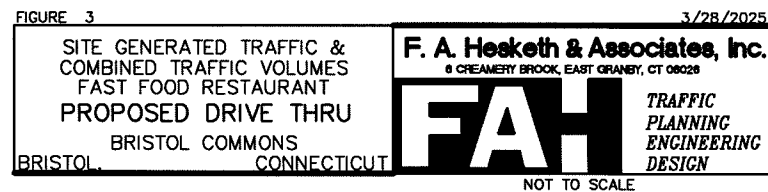


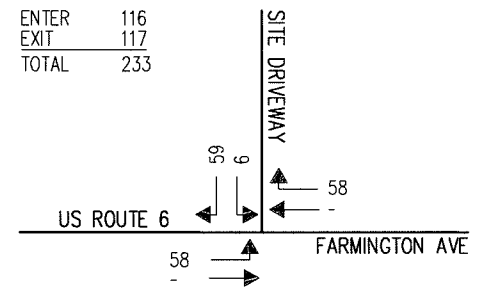
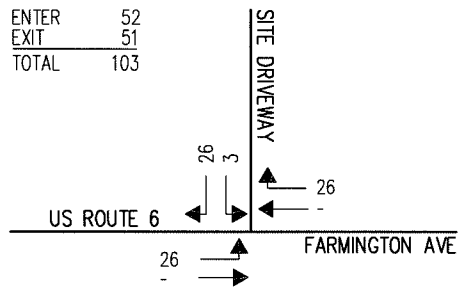
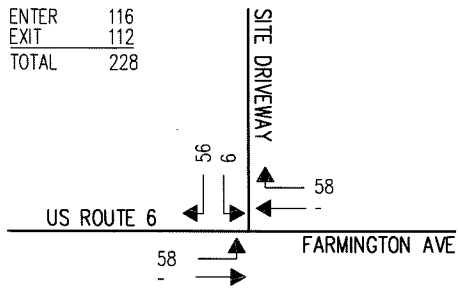
PM PEAK HOUR



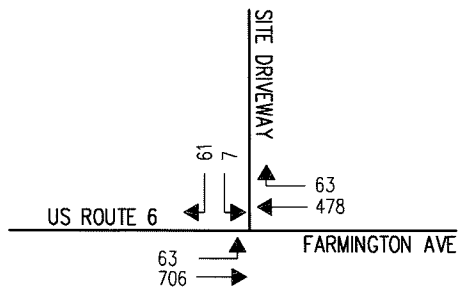
SAT PEAK HOUR

COMBINED TRAFFIC VOLUMES

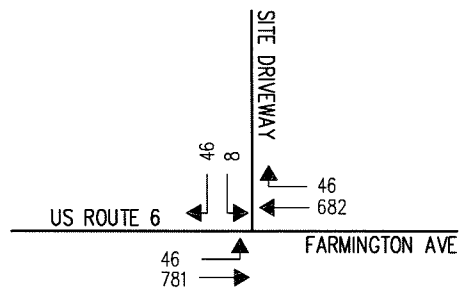




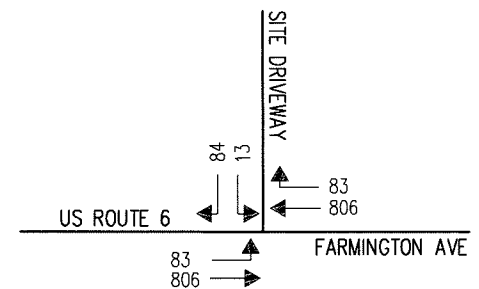
SITE GENERATED TRAFFIC



AM PEAK HOUR



PM PEAK HOUR



SAT PEAK HOUR

COMBINED TRAFFIC VOLUMES

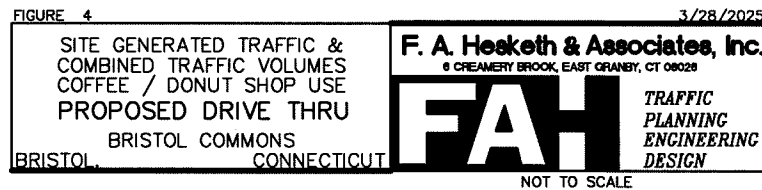


Table 3
Level of Service Summary
Proposed Drive Thru Window
Bristol Commons

<u>Time Period</u>	A.M. Peak Hour Combined Traffic				P.M. Peak Hour Combined Traffic				Saturday Peak Hour Combined Traffic			
	<u>LOS</u>	<u>delay</u>	<u>v/c</u>	<u>Queue</u>	<u>LOS</u>	<u>delay</u>	<u>v/c</u>	<u>Queue</u>	<u>LOS</u>	<u>delay</u>	<u>v/c</u>	<u>Queue</u>
					Fast Food Restaurant Use							
Route 6 at Bristol Driveway												
Route 6 (Farmington Avenue)												
EB	A	1.2	0.05	4	A	1.5	0.06	4	A	2.6	0.09	8
WB	A	0.0	0.33	0	A	0.0	0.46	0	A	0.0	0.55	0
Site Driveway												
SB	B	14.7	0.11	9	C	21.6	0.20	18	D	32.7	0.38	41
Route 6 at Bristol Driveway					Coffee / Donut Shop Use							
Route 6 (Farmington Avenue)												
EB	A	1.8	0.07	6	A	1.6	0.06	5	A	3.5	0.13	11
WB	A	0.0	0.35	0	A	0.0	0.47	0	A	0.0	0.57	0
Site Driveway												
SB	C	16.0	0.18	17	C	22.3	0.22	21	E	39.8	0.51	65

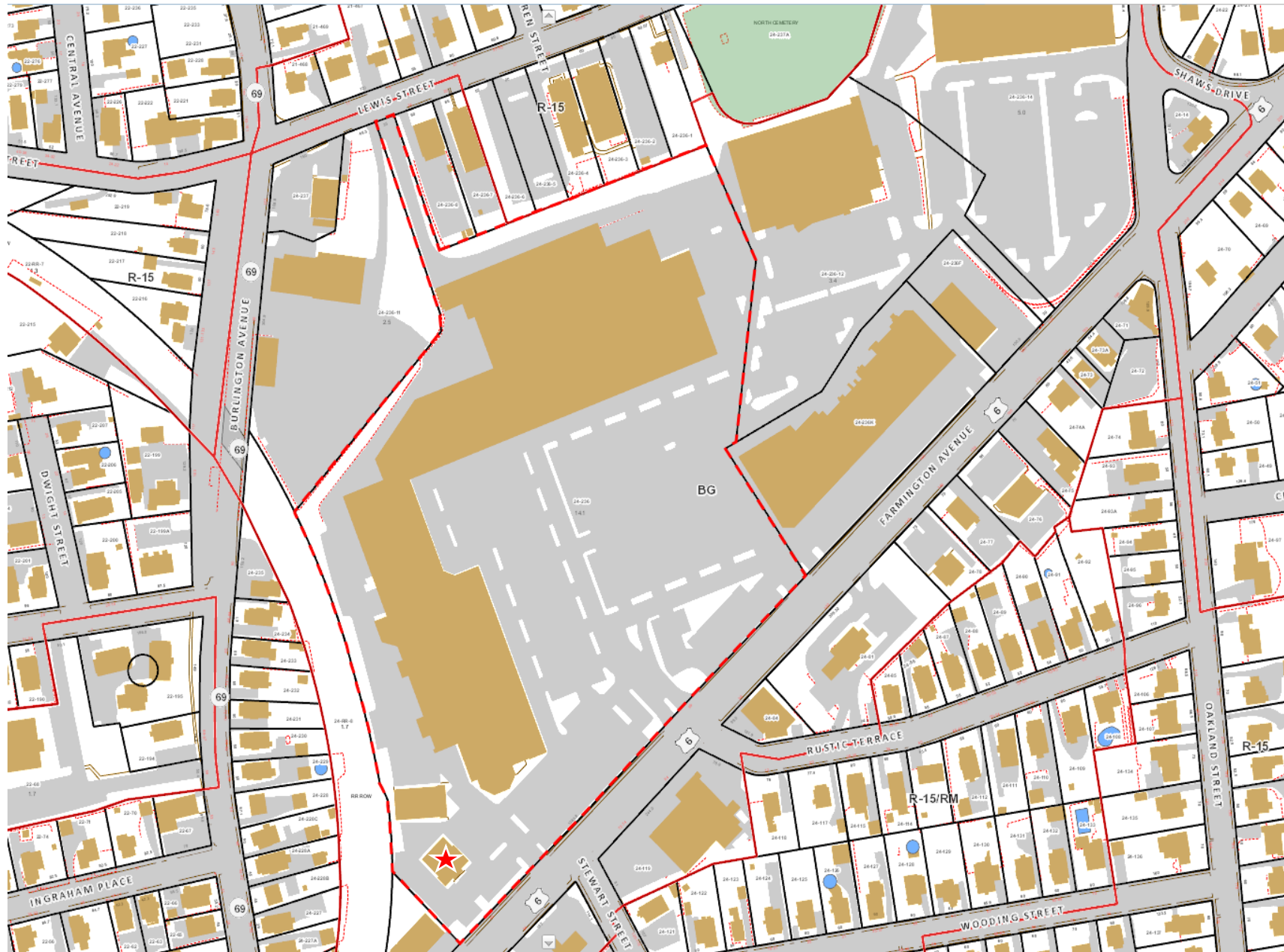
GIS and Google Maps



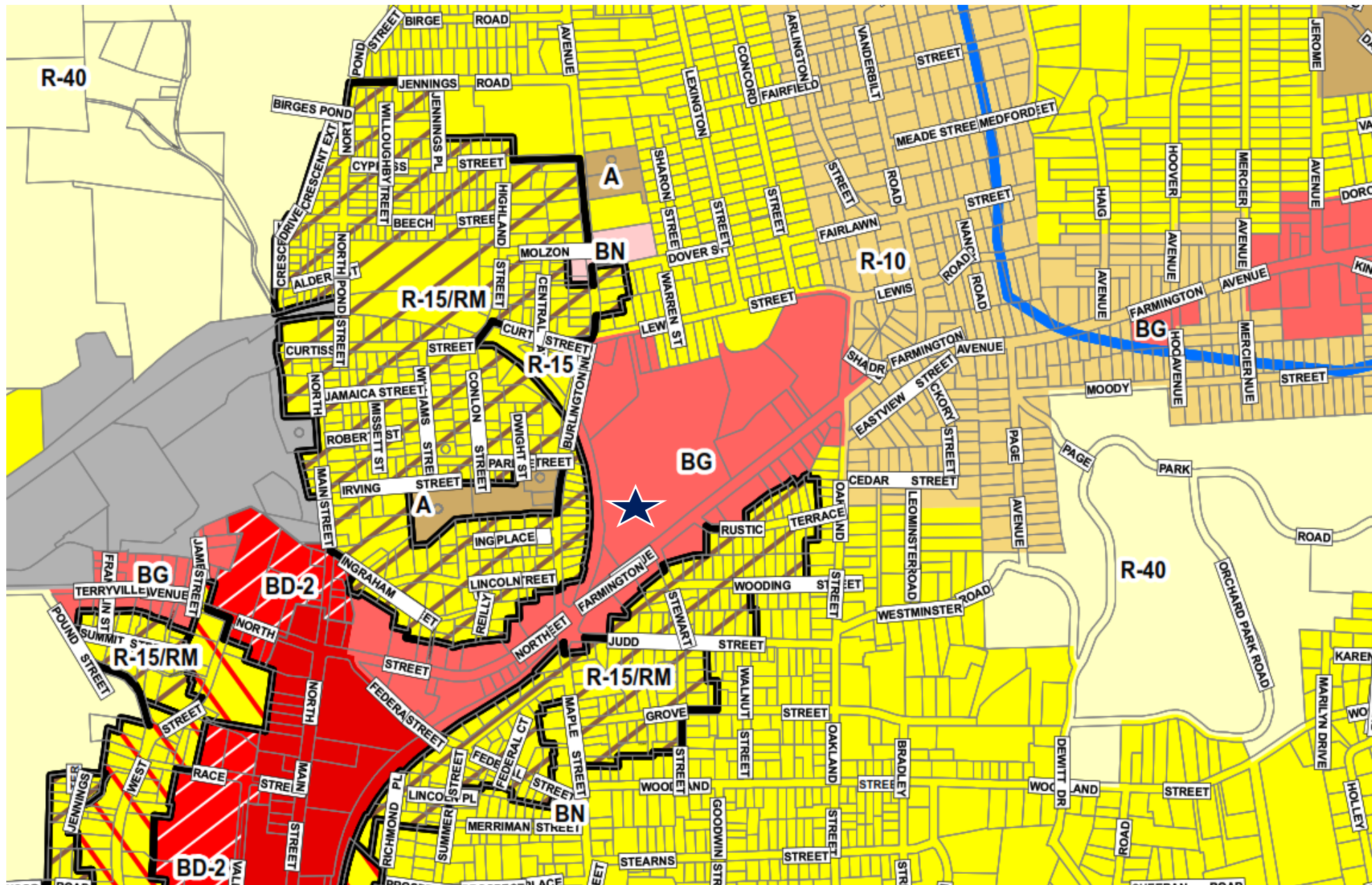
Application #2522/23 – Location Map – (45) 99 Farmington Ave.



Application #2522/23 – IWWA – (45) 99 Farmington Ave.



Application #2522/23 – Zoning – (45) 99 Farmington Ave.



Application #2522/23 – Zoning – (45) 99 Farmington Ave.



Application #2522/23 – Aerial – (45) 99 Farmington Ave.



Application #2522/23 – Google Maps – (45) 99 Farmington Ave.



Application #2522/23 – Additional Google Maps – (45) 99 Farmington Ave.

Site Plan

4/8/25

SITE PLAN MODIFICATION

LANE RE-ASSIGNMENT

&

DRIVE-UP WINDOW

BRISTOL COMMONS

ASSESSORS MAP: 24 LOT 236

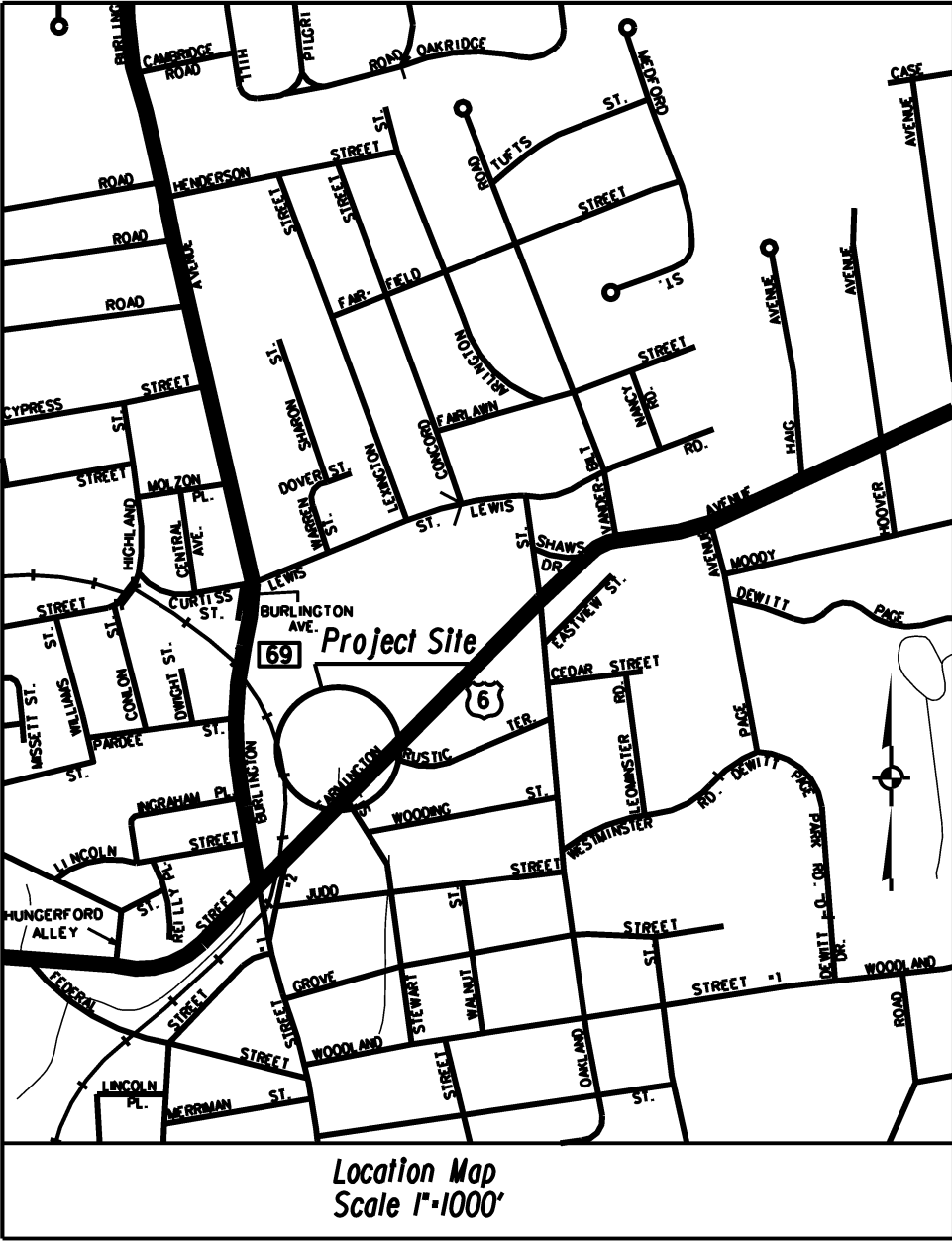
45 FARMINGTON AVENUE

BRISTOL, CONNECTICUT

OCTOBER 10, 2024

REV.	DATE	REVISION DESCRIPTION
1	4-08-2025	INCORPORATE STAFF REVIEW Dated 3-04-2025

LEGEND	
	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CURBING (TYPE AS NOTED)
	CHAIN LINK FENCE
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING SEWER MAIN
	APPROX. LOCATION EXISTING WATER MAIN
	APPROX. LOCATION EXISTING GAS MAIN
	APPROX. LOCATION EXISTING COMMUNICATION LINE



LIST OF DRAWINGS

- | | |
|---|-----------------------------------|
| 1 | COVER SHEET |
| 2 | OVERALL PROPERTY PLAN |
| 3 | REMOVALS PLAN |
| 4 | LAYOUT AND PAVEMENT MARKINGS PLAN |

Applicant/Owner:

Bristol Commons Management LLC
489 Fifth Ave, 7th Floor
New York, New York 10017
Attn: Morry Kalimian

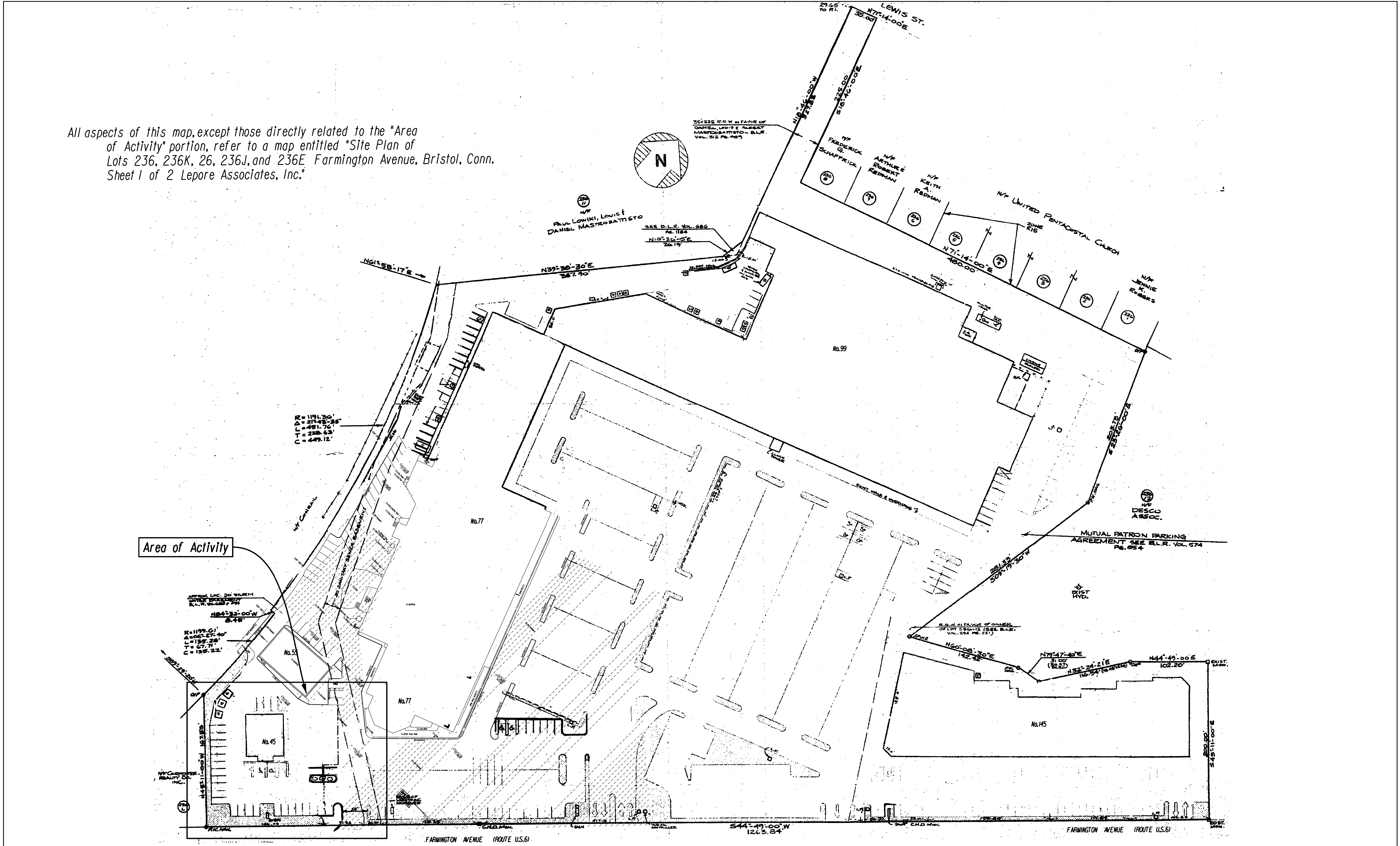
Contact: Thomas Rogan (212) 660-7800

Surveyor/Civil Engineer:

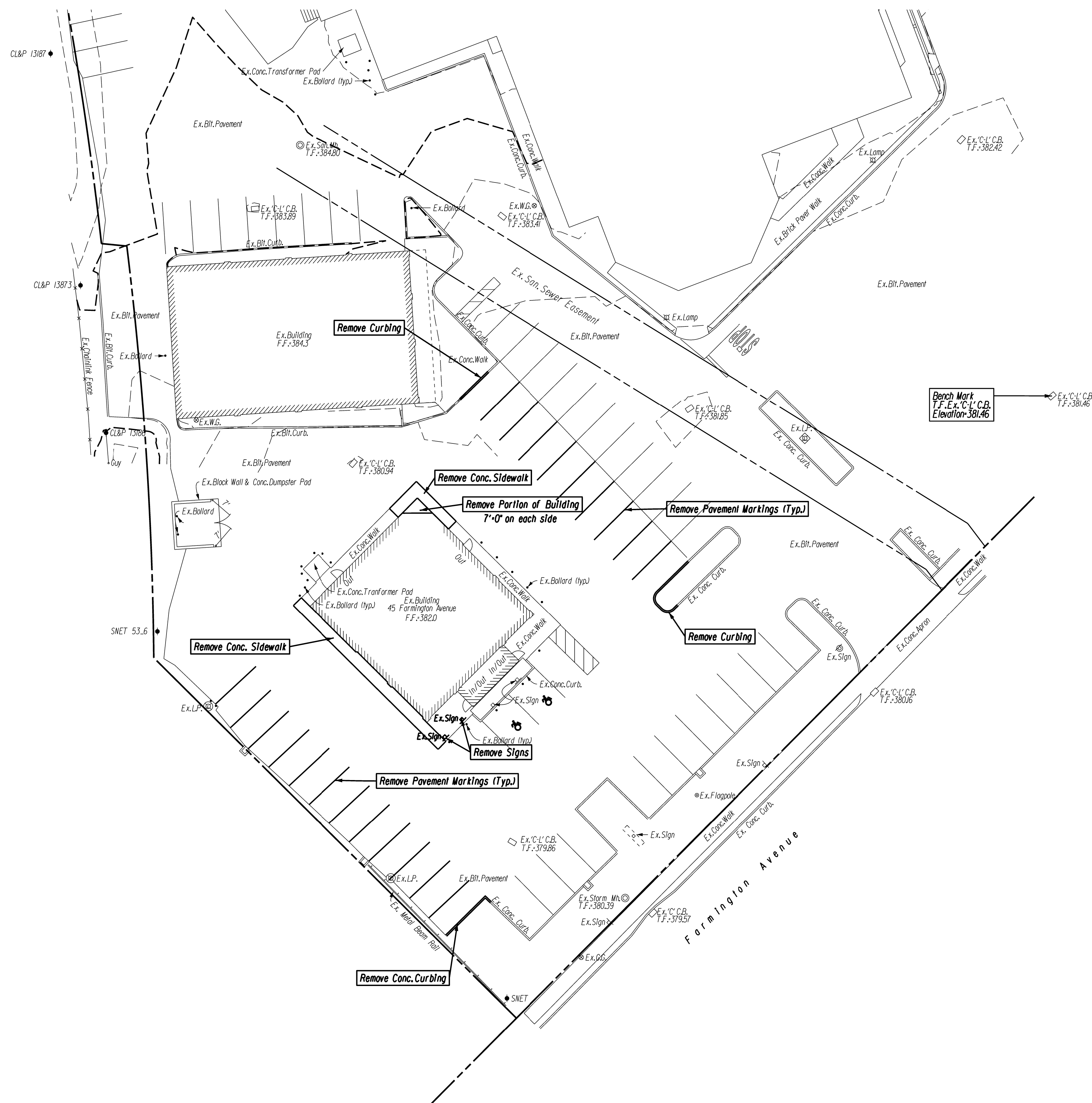
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

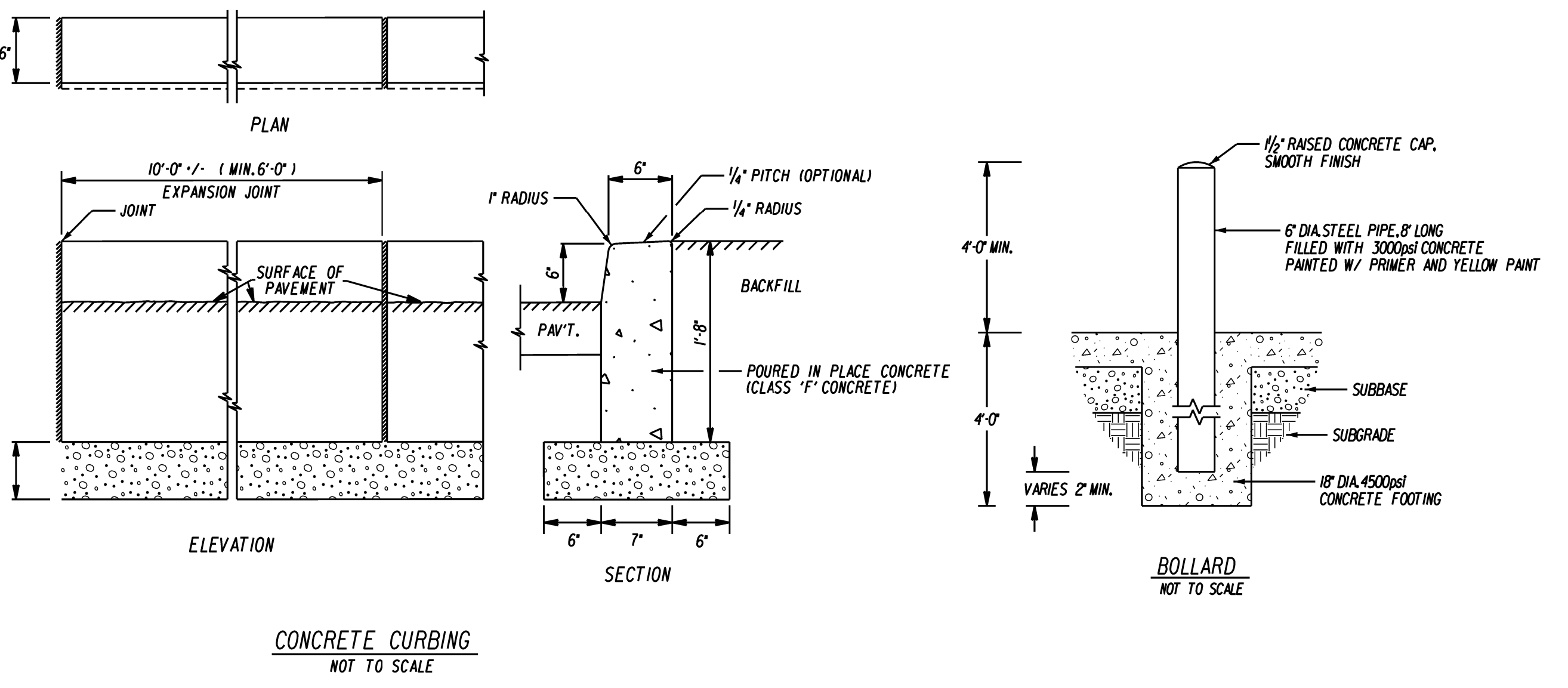
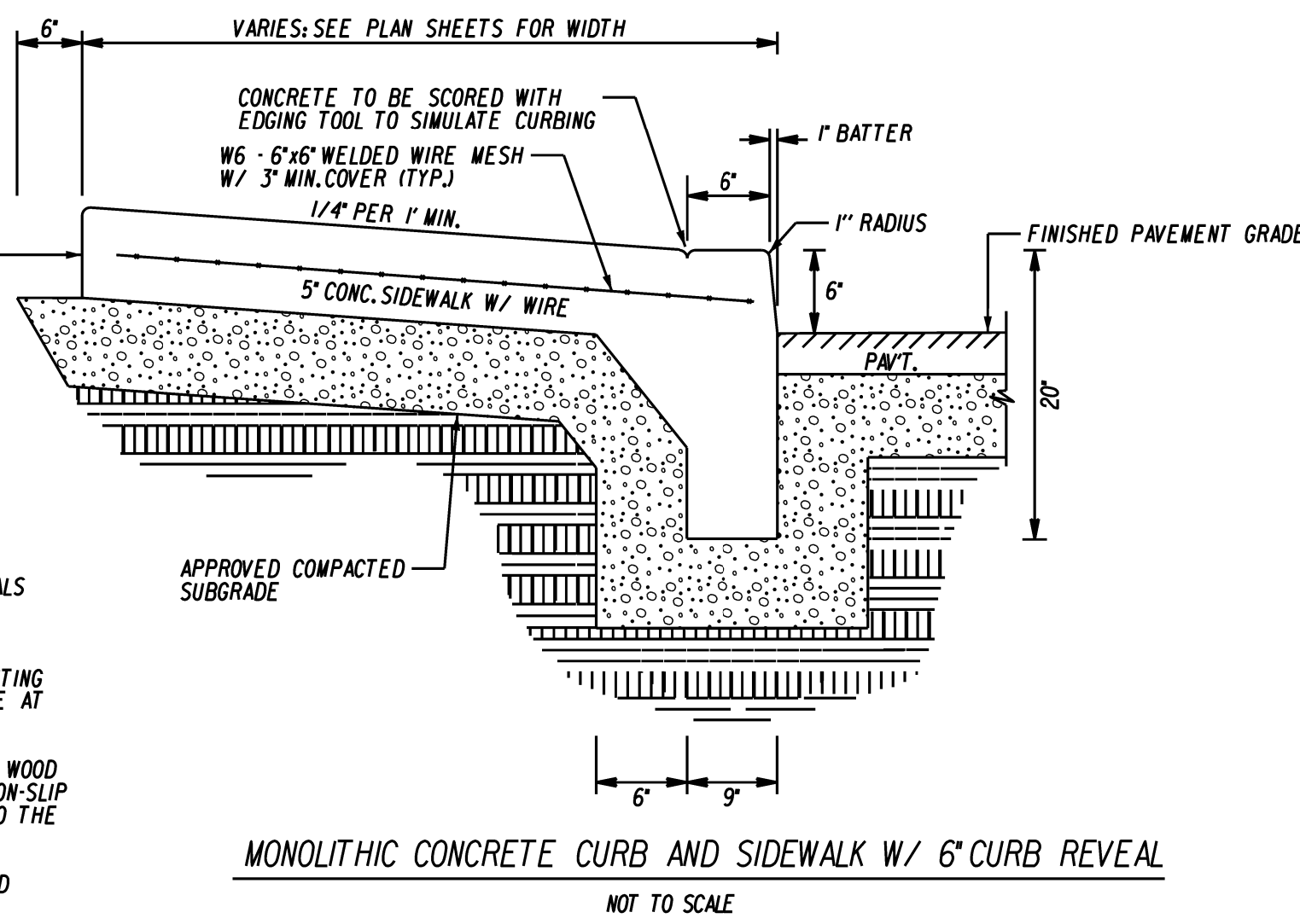
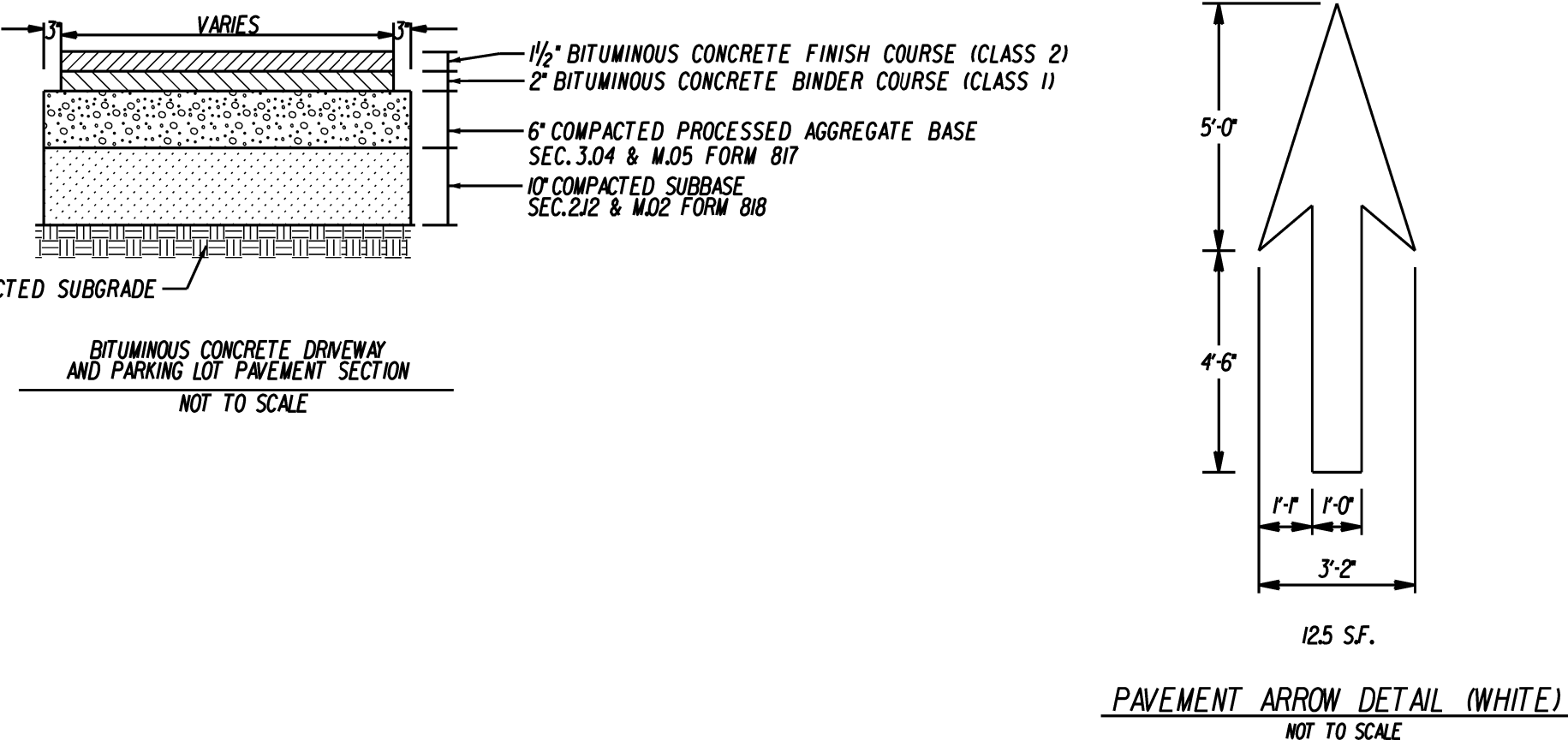
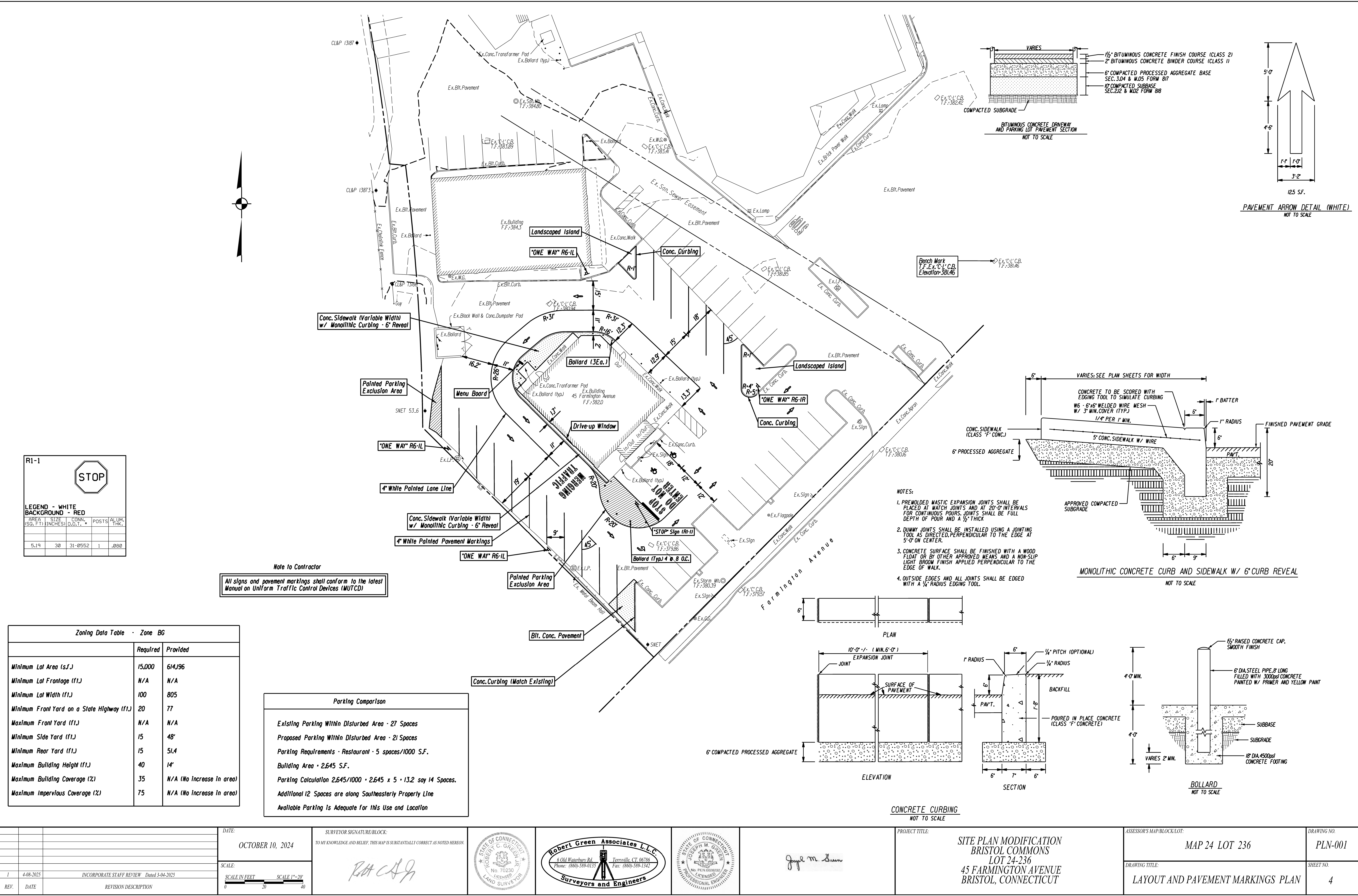
All aspects of this map, except those directly related to the "Area of Activity" portion, refer to a map entitled "Site Plan of Lots 236, 236K, 26, 236J, and 236E Farmington Avenue, Bristol, Conn. Sheet 1 of 2 Lepore Associates, Inc."

Area of Activity



		DATE: OCTOBER 10, 2024		SURVEYOR SIGNATURE BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.		PROJECT TITLE: SITE PLAN MODIFICATION BRISTOL COMMONS LOT 24-236 45 FARMINGTON AVENUE BRISTOL, CONNECTICUT		ASSESSOR'S MAP/BLOCK/LOT: MAP 24 LOT 236		DRAWING NO. OVL-001	
SCALE: SCALE IN FEET 0 50 100		Map prepared by others		STATE OF CONNECTICUT ROBERT C. GREEN No. 70230 LICENSED LAND SURVEYOR		Robert Green Associates L.L.C. 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860)-589-0135 Fax: (860)-589-1342 Surveyors and Engineers		DRAWING TITLE: OVERALL PROPERTY MAP		SHEET NO. 2	
REV. DATE		INCORPORATE STAFF REVIEW Dated 3-04-2025									

Page 1



R1-1

LEGEND - WHITE BACKGROUND - RED

AREA (SQ. FT.)	SIZE (INCHES)	CONN. (D.O.T.)	POSTS (ALUM. THK.)
5,19	30	31-2552	1 .080

Note to Contractor

All signs and pavement markings shall conform to the latest Manual on Uniform Traffic Control Devices (MUTCD)

Zoning Data Table - Zone BG		
	Required	Provided
Minimum Lot Area (s.f.)	15,000	614,96
Minimum Lot Frontage (f.t.)	N/A	N/A
Minimum Lot Width (f.t.)	100	805
Minimum Front Yard on a State Highway (f.t.)	20	77
Maximum Front Yard (f.t.)	N/A	N/A
Minimum Side Yard (f.t.)	15	48'
Minimum Rear Yard (f.t.)	15	51.4
Maximum Building Height (f.t.)	40	14'
Maximum Building Coverage (%)	35	N/A (No Increase in area)
Maximum Impervious Coverage (%)	75	N/A (No Increase in area)

Parking Comparison
Existing Parking Within Disturbed Area - 27 Spaces
Proposed Parking Within Disturbed Area - 21 Spaces
Parking Requirements - Restaurant - 5 spaces/1000 S.F.
Building Area - 2,645 S.F.
Parking Calculation 2,645/1000 = 2.645 x 5 = 13.2 say 14 Spaces.
Additional 12 Spaces are along Southeasterly Property Line
Available Parking Is Adequate for IN's Use and Location

DATE: OCTOBER 10, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 	STATE OF CONNECTICUT JOSEPH M. GREEN No. 70230 LAND SURVEYOR	Robert Green Associates L.L.C. 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860)-589-0135 Fax: (860)-589-1342 Surveyors and Engineers	STATE OF CONNECTICUT JOSEPH M. GREEN No. 70230 PROFESSIONAL ENGINEER	PROJECT TITLE: SITE PLAN MODIFICATION BRISTOL COMMONS LOT 24-236 45 FARMINGTON AVENUE BRISTOL, CONNECTICUT	ASSESSOR'S MAP/BLOCK/LOT: MAP 24 LOT 236	DRAWING NO. PLN-001
SCALE: SCALE IN FEET 0 20 40	SCALE 1"=20'					DRAWING TITLE: LAYOUT AND PAVEMENT MARKINGS PLAN	SHEET NO. 4
REV. DATE	REVISION DESCRIPTION						

WITHDRAWAL - 2529

MARK ZIOGAS
ATTORNEY AT LAW
106 NORTH STREET (Route 6)
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@csmpzllc.com

Phone (860) 589-4121

FAX (860) 589-4966

May 12, 2025

Zoning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Zoning Applications #2519, 2520 & 2529

Dear Commissioners:

On behalf of the applicant we would like to withdraw the above-captioned applications with the intent on refiling them with some revisions to the plans. Since the engineer has not finished the plans and we are running out time on the existing application we think it is prudent to resubmit the applications with updated plans.

Very truly yours,


Mark Ziogas

For Office Use Only	
APPLICATION NO.	2529
DATE FILED:	4/2/25
DECISION DATE:	_____
DECISION:	_____

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Mixed Use Development and Parking on Separate Lot, a ☐ permitted use ☒ Special Permit use
under Section(s) 4.1 and 13.6 of the Bristol Zoning Regulations.

Address or Location of the Property: 216 Central Street and 15 Circle Street

Assessor's Map No.: 42 Assessor's Lot No.(s): 22 and 23

Zone of the Property: BN Size of the Property (in acres or square feet): .59 ac

Does this application involve an activity regulated by the Inland Wetlands Agency? ☐ yes ☒ no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☐ yes, on _____ ☐ no

Other comments: _____

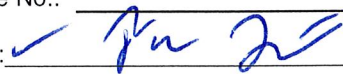
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Forestville Properties LLC

Address: 139 Center Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-729-1010 E-Mail: tczipp@aol.com

Signature:  Signature – (Printed/Typed) Thomas Zipp

CHECK ONE: ☒ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

The following shall be included as part of this application:

- filing fee – \$310 (includes \$60 State fee) *plus* \$50 per dwelling unit *plus* \$10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

LUO – 01/24

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2529

Address or location of property: _____ 216 Central Street and 15 Circle Street _____

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

Coverting an existing building to mixed use to add additional residential units and allow for parking for the building to be separate lot next door also own by the applicant.

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

Address: 88 Valley St 2nd Fl City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4121 E-Mail: mziogas@csmlc.com

Narratives

REVISED - 5-1-2025

Mixed-use development parking requirements

Residential (.75 spaces per unit +.5 spaces per bedroom)

5 existing (1 bed/1 bath) units: 3 units @ 216 Central and 2 units @ 15 Circle	6.25
3 proposed new (1 bed/1 bath) units @ 216 Central	3.75
Total residential parking spaces required	10.00

Commerical - 1.5 spaces per 1,000 feet

1st Floor Rear Commercial - approx. 800 sq ft *	1.5
1st Floor Front Commercial - approx. 700 sq ft	1.5
Total commercial parking spaces required	3.00

Total required spaces **13**

Total actual spaces (15 parking spaces + 2 garage spaces) **17**

* 1st Floor rear commercial space to utilize the two interior garage parking spaces

Source: Development Planning Solutions LLC

ORIGINAL

Mixed-use development parking requirements

Residential (.75 spaces per unit +.5 spaces per bedroom)

5 existing units (5 total bedrooms)	6.25
2 proposed units (4 total bedrooms)	3.5
Total residential parking spaces	9.75

Commerical

2,100 square feet at 1.5 spaces per 1,000 sq f	3.15
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Total required spaces	13
------------------------------	-----------

Total actual spaces	17
----------------------------	-----------

Source: Development Planning Solutions LLC

Site Plan Comments 4-21-25

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – #2529

SITE PLAN: Site Plan for a mixed-use development containing two non-residential units (first floor) and four dwelling units (second floor) and parking on a separate lot under the same ownership at 216 Central Street & 15 Circle Street; Forestville Properties, LLC, applicant.

Plan Dated: March 31, 2025; Date of Committee Review: April 21, 2025 (first review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Based upon the plan submitted, there is inadequate information provided in relation to grades and dimensions to determine compliance with Zoning and ADA regulations, related to accessible parking, signage, site accessibility and required parking.
2. This parcel has an active watercourse and is subject to a 100-foot upland review. These should also be shown on the plans, so questions can properly be addressed regarding potential permitting.
3. Plans should also show a table of existing parking and required parking based on the zoning regulations.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. Provide a project narrative explaining all aspects of the proposed development, uses and parking.
2. Provide a Zoning Compliance table and include the parking table.
3. Provide a cover sheet for all Commissions with application numbers and approval dates.
4. Provide updated floor plans for all buildings and uses reflecting the revised applications.
5. Provide details of commercial use and locations. Identify entrance for commercial uses.
6. What uses will the two parking spaces shown within a garage be utilized? Are they open to the public?
7. Show existing or proposed site and parking lot lighting.
8. Provide handicap accessibility to both buildings.
9. Identify rock like area within parking lot and provide details. Is this curbed?
10. Where will loading for the commercial use occur?
11. Will there be assigned parking? Will there be designated visitor parking?
12. Provide some additional landscape screening to parking area and abutting industrial use (although it is a residential zone).
13. Provide stop sign and stop bar.
14. Is there any electric vehicle charging stations planned?
15. Property is located within the Wetlands Upland review area.
16. Provide dumpster and required dumpster screening.
17. Revise land use applications submitted to reflect recent changes.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. What commercial uses are being proposed?

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. PD has no issues at this time.

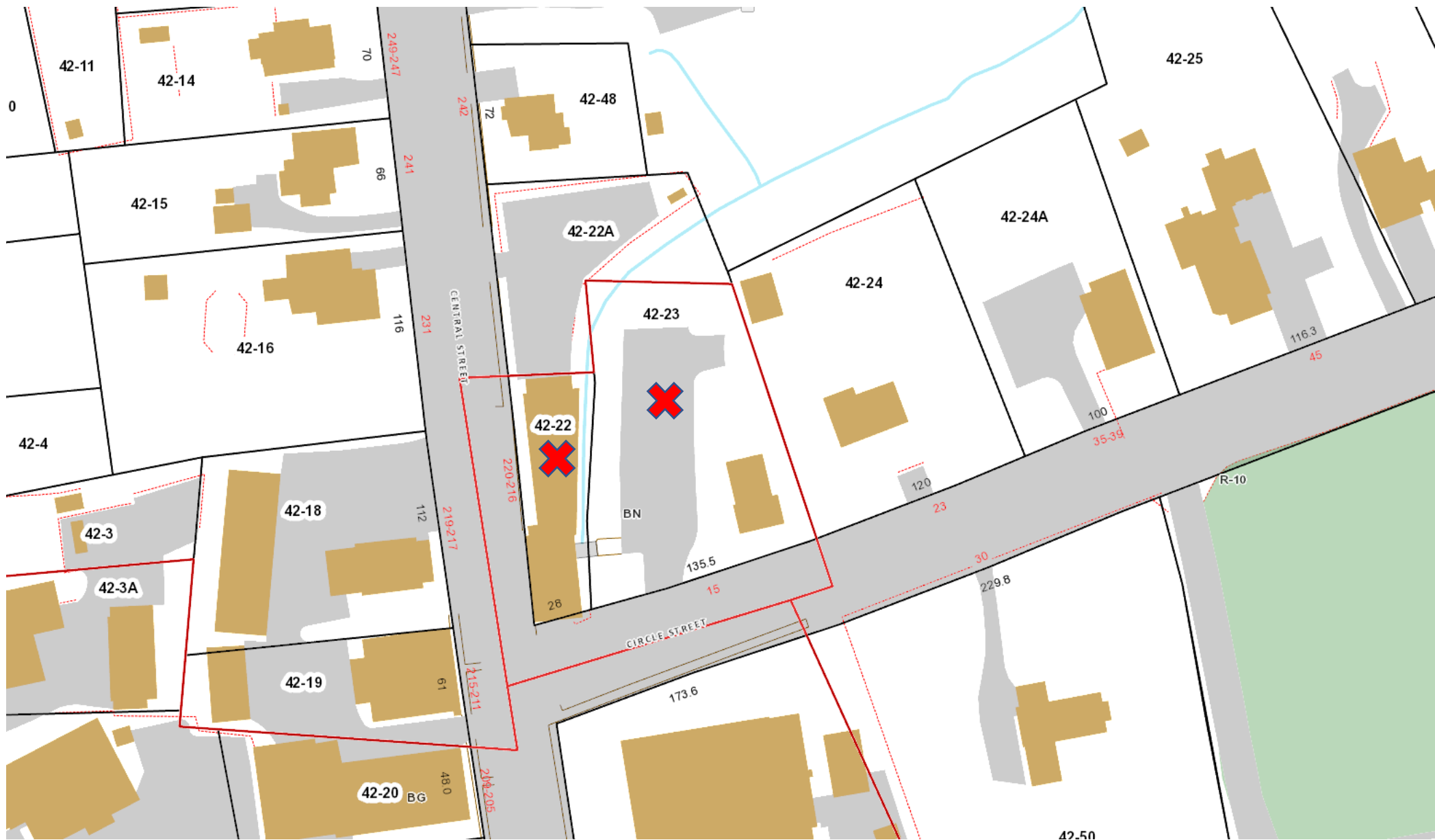
FIRE MARSHAL (Kristopher Lambert):

1. No fire concerns at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. There are no changes in water or sewer services on this project, therefore we have no comments.

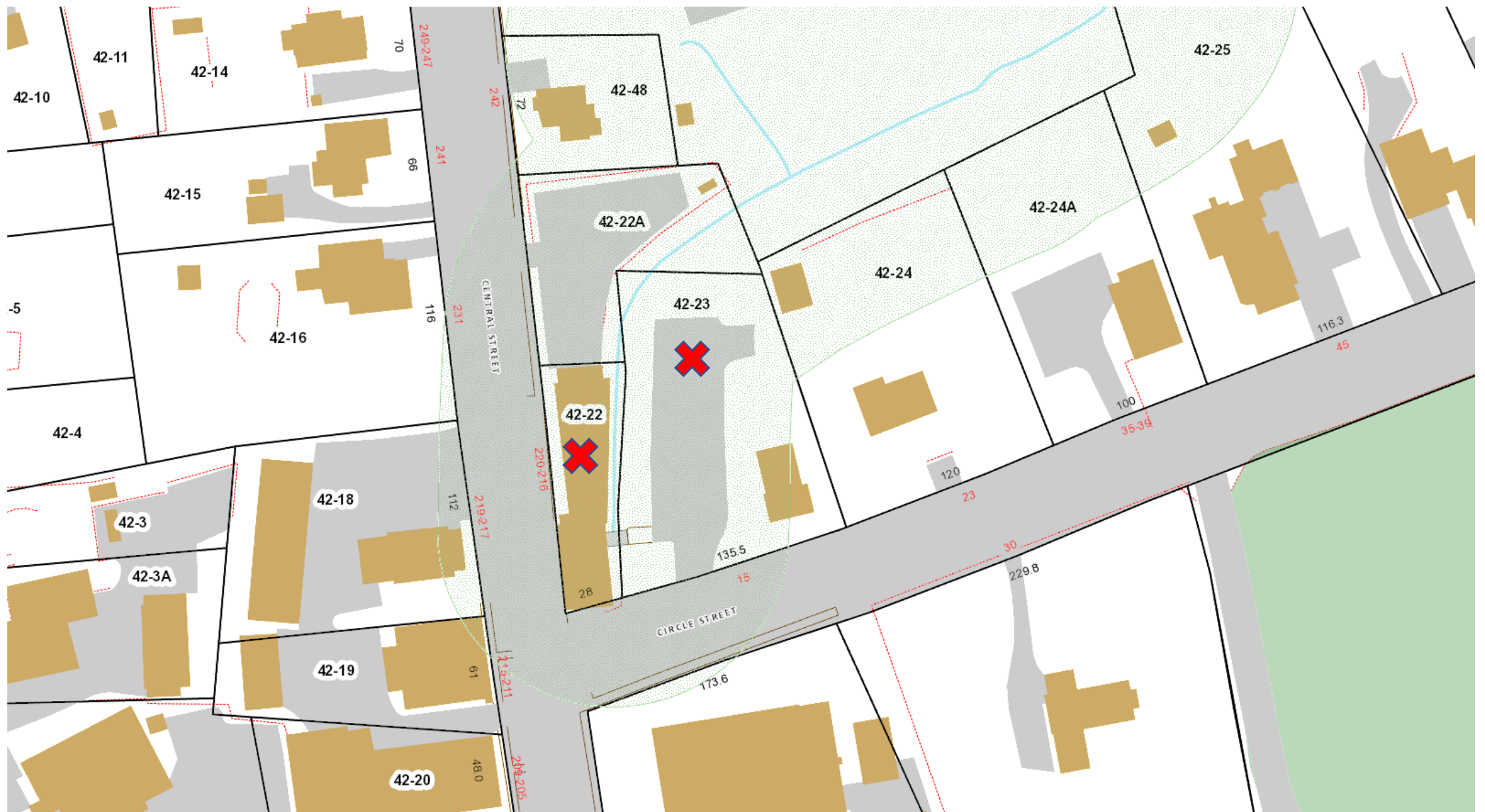
GIS and Google Maps



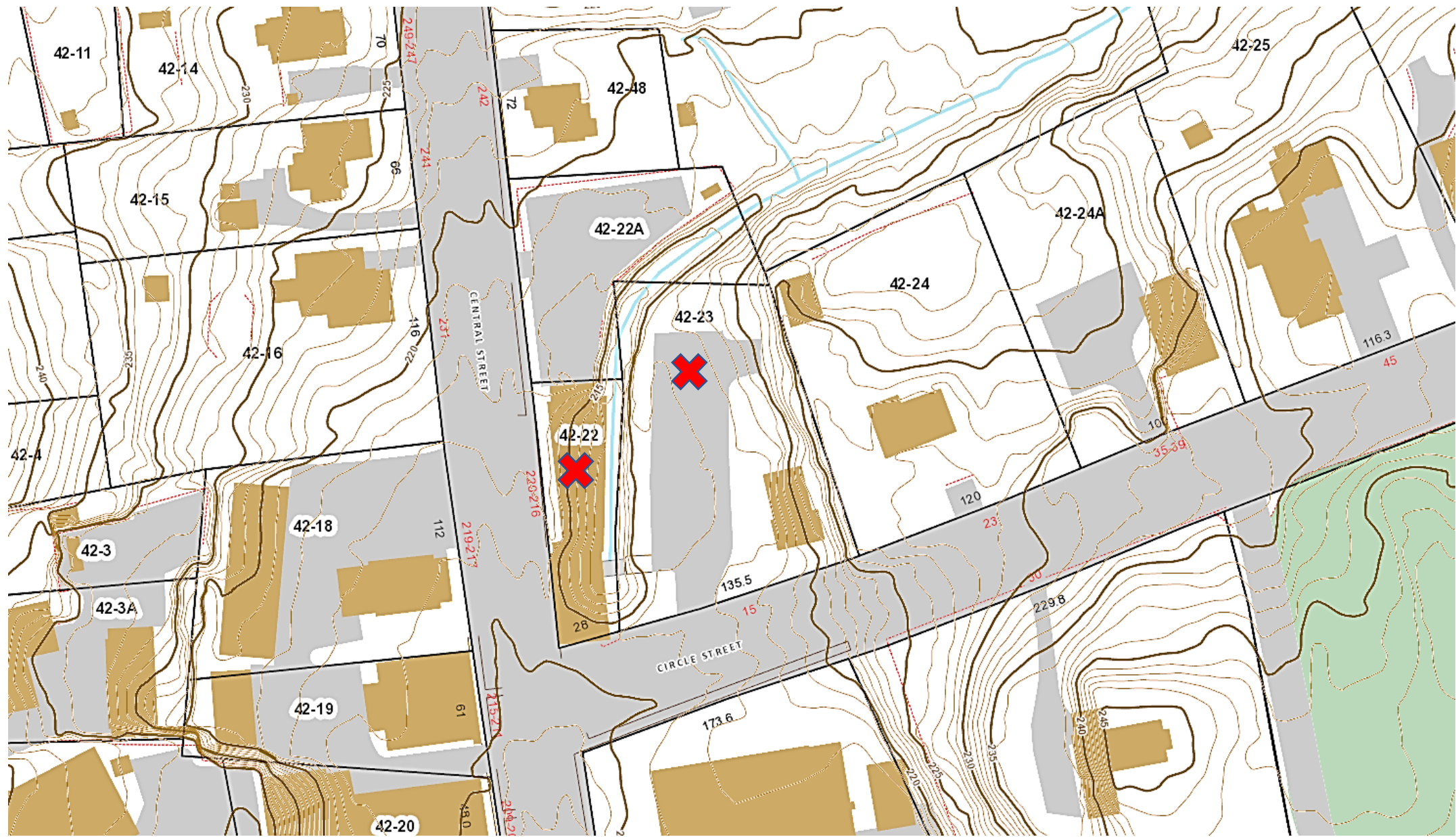
App. 2529 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Location Map – Bristol GIS



App. 2529 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Zoning Map (BN – Neighborhood Business zone) – Bristol GIS



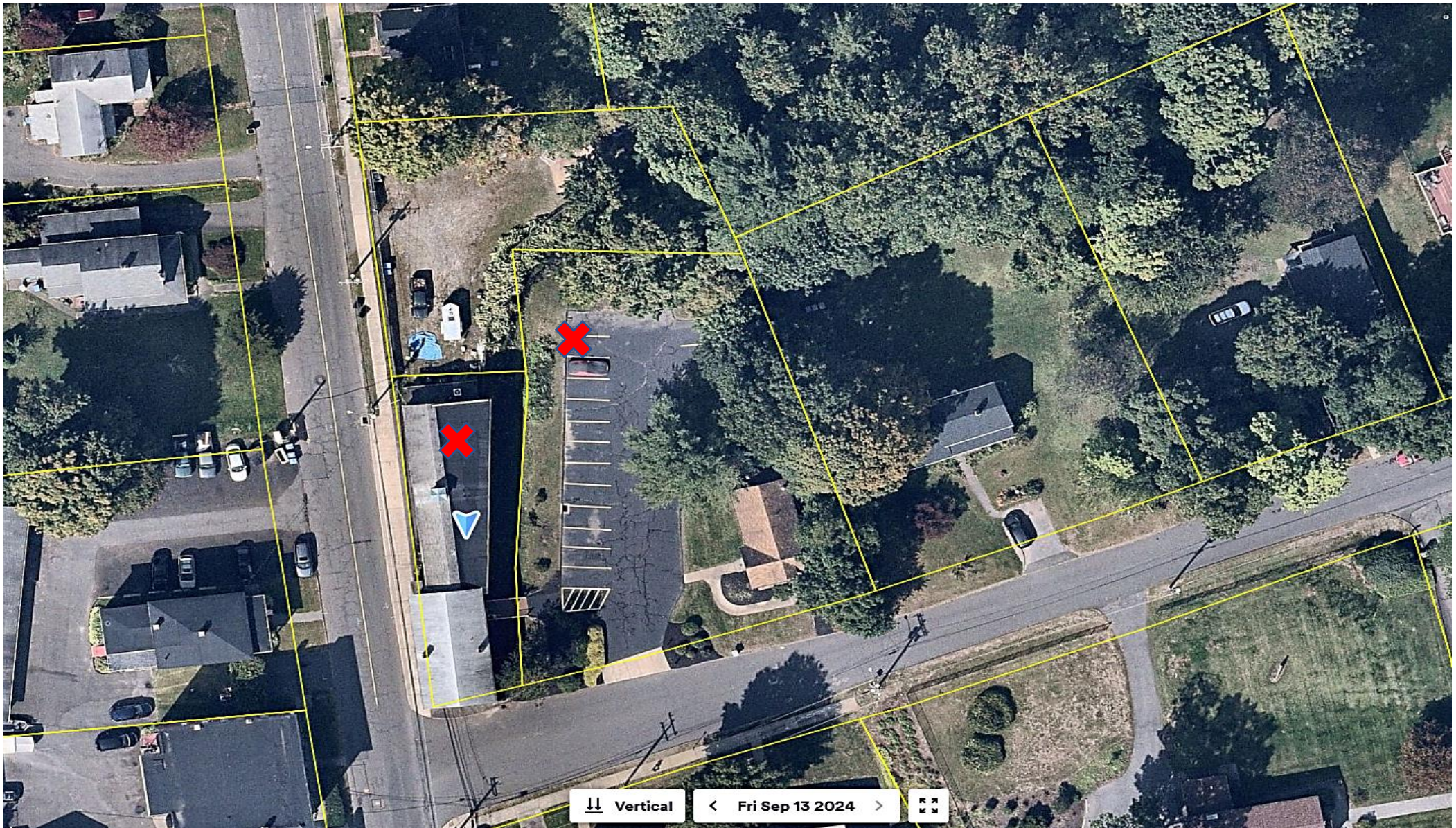
App. 2529 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Inland Wetlands & Upland Review – Bristol GIS



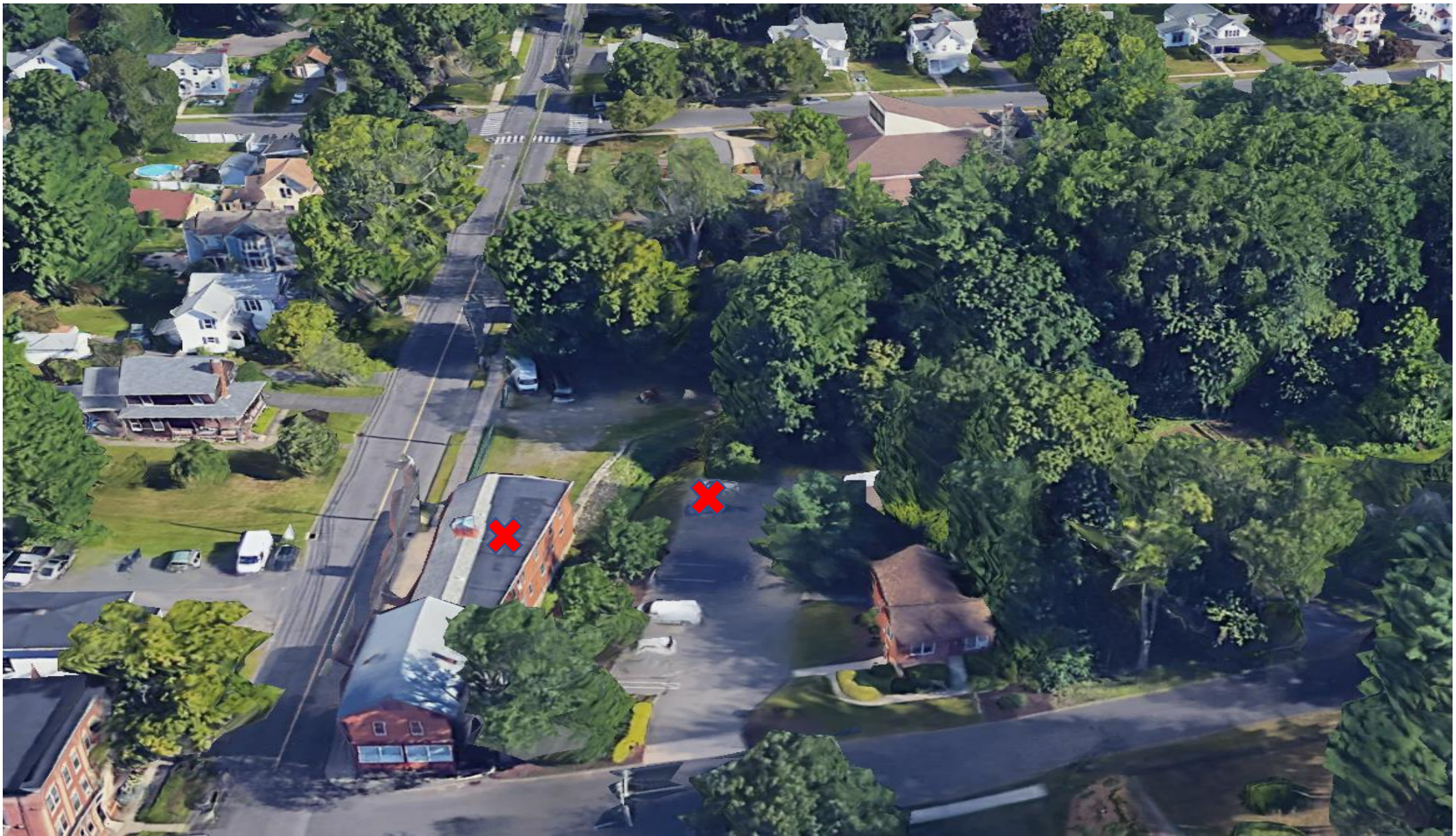
App. 2529 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Topography – Bristol GIS



App. 2529 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Aerial View – Bristol GIS

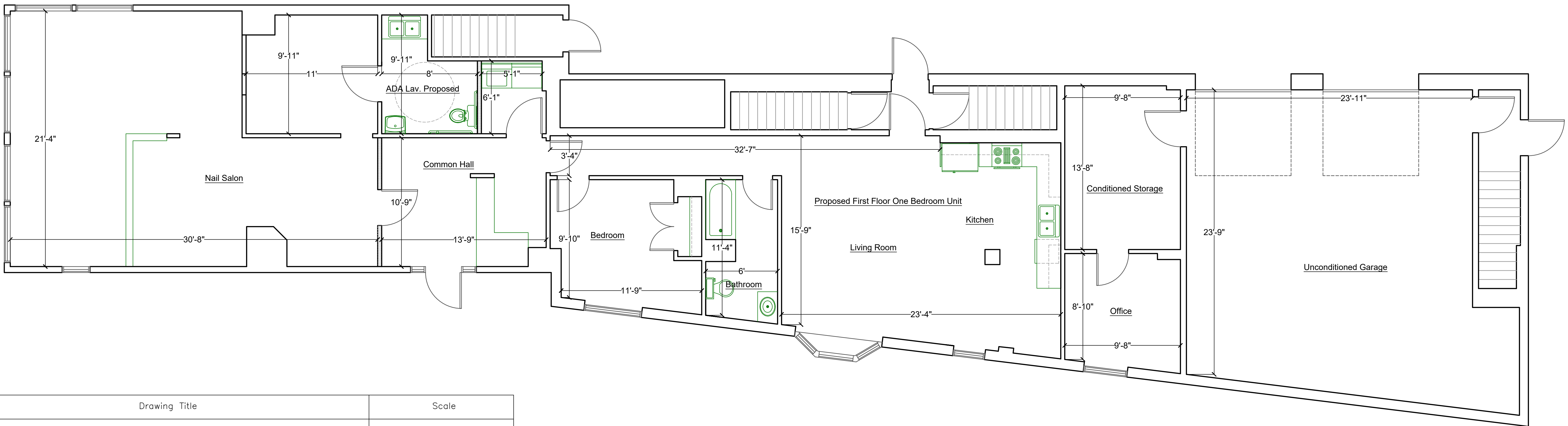
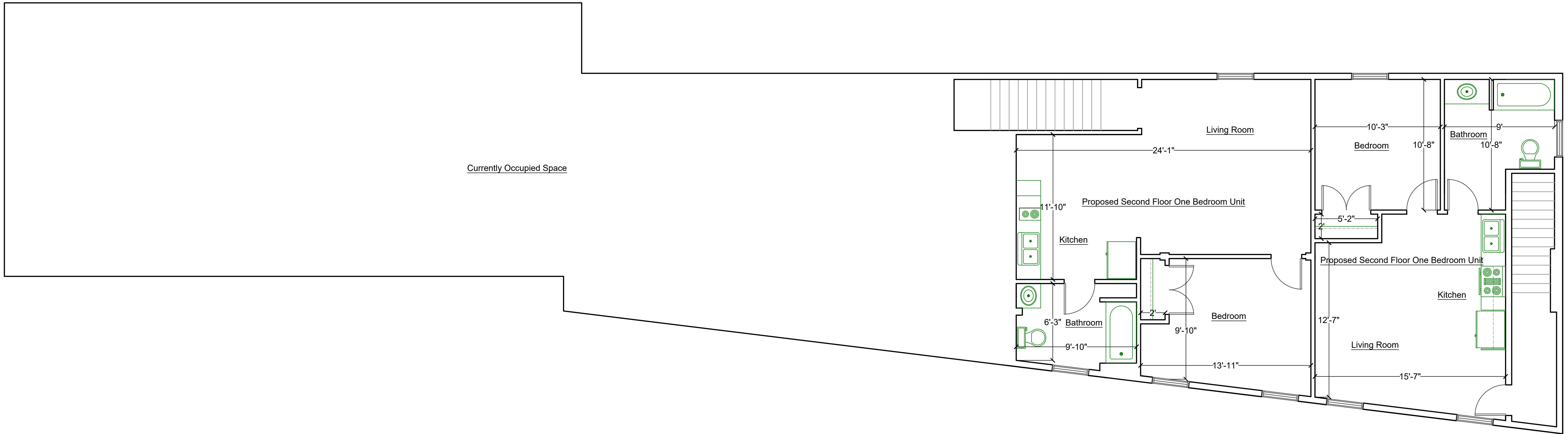


App. 2529 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
NearMap Aerial – Bristol GIS



App. 2529 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Google Earth Aerial – Bristol GIS

Proposed Floor Plan



Drawing Title	Scale
PROPOSED UNIT LAYOUTS APRIL 11, 2025	$\frac{1}{4}" = 1' - 0"$
DPS_CLIENTS_ZIPP REALTY_BRISTOL_216 CENTRAL STREET	Project Number 2024-41

Site Plan

3/31/25

REVISED - 5-1-2025

Mixed-use development parking requirements

Residential (.75 spaces per unit +.5 spaces per bedroom)

5 existing (1 bed/1 bath) units: 3 units @ 216 Central and 2 units @ 15 Circle	6.25
3 proposed new (1 bed/1 bath) units @ 216 Central	3.75
Total residential parking spaces required	10.00

Commerical - 1.5 spaces per 1,000 feet

1st Floor Rear Commercial - approx. 800 sq ft *	1.5
1st Floor Front Commercial - approx. 700 sq ft	1.5
Total commercial parking spaces required	3.00

Total required spaces **13**

Total actual spaces (15 parking spaces + 2 garage spaces) **17**

* 1st Floor rear commercial space to utilize the two interior garage parking spaces

Source: Development Planning Solutions LLC

ORIGINAL

Mixed-use development parking requirements

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5 existing units (5 total bedrooms)	6.25
2 proposed units (4 total bedrooms)	3.5
Total residential parking spaces	9.75

Commerical

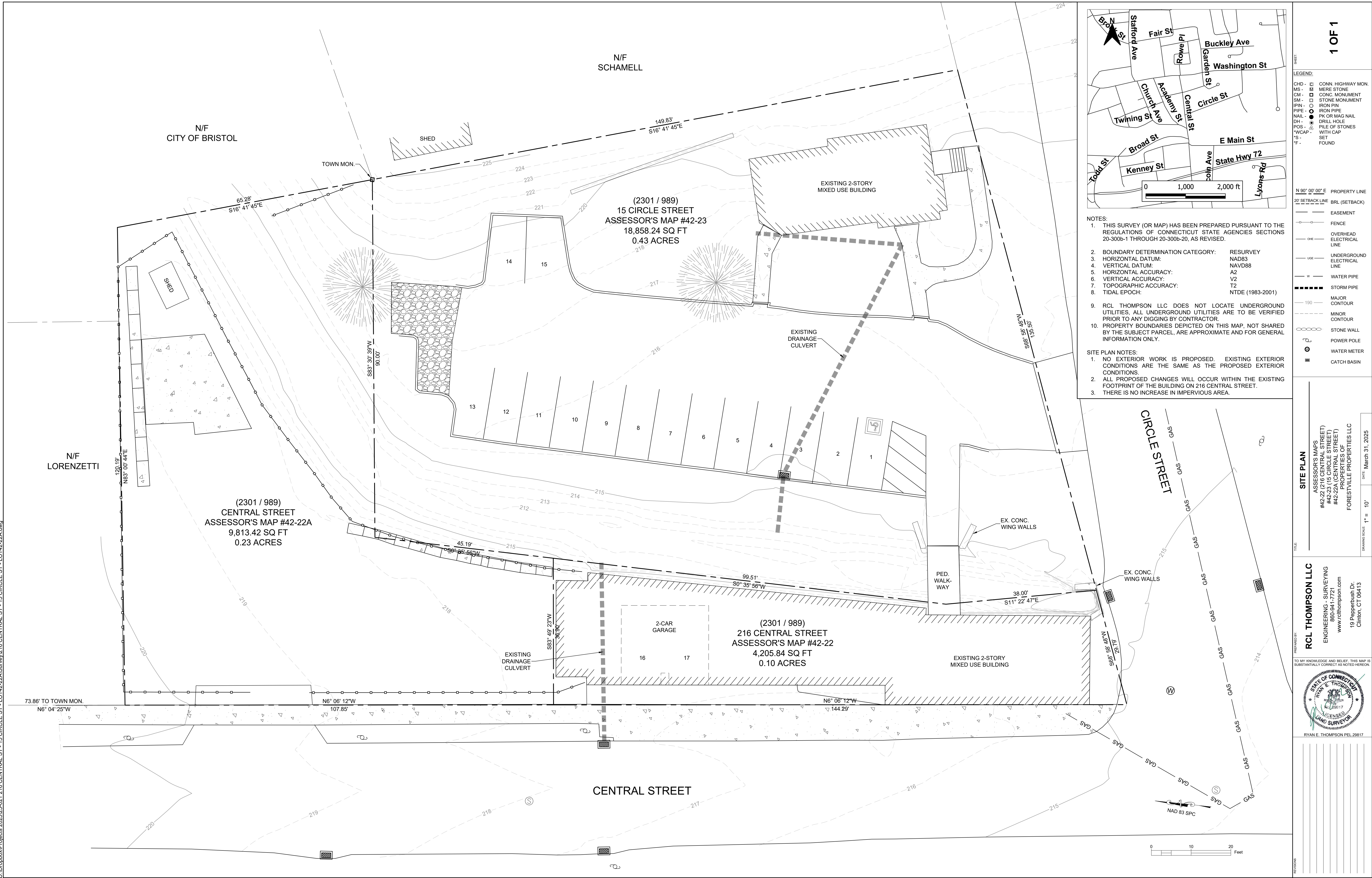
2,100 square feet at 1.5 spaces per 1,000 sq f	3.15
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Total required spaces	13
------------------------------	-----------

Total actual spaces	17
----------------------------	-----------

Source: Development Planning Solutions LLC

D:\Dropbox\Projects\2025\25-021 216 CENTRAL ST - 15 CIRCLE ST - LOT42-22A.dwg



2025 ZONING ENFORCEMENT REPORT

The following complaints were investigated by the Zoning Enforcement Officer. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	3	8	4	13									
<i>Year (24):</i>	<i>2</i>	<i>2</i>	<i>0</i>	<i>4</i>									
Illegal Business:	2	1	5	3									
<i>Year (24):</i>	<i>0</i>	<i>1</i>	<i>1</i>	<i>4</i>									
Lack of Permit:	11	4	14	17									
<i>Year (24):</i>	<i>3</i>	<i>0</i>	<i>0</i>	<i>0</i>									
Accessory Structure:	0	2	0	4									
<i>Year (24):</i>	<i>1</i>	<i>0</i>	<i>1</i>	<i>0</i>									
Illegal Fence:	1	0	6	7									
<i>Year (24):</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>2</i>									
Illegal Sign:	2	2	11	10									
<i>Year (24):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>									
Fowl:	0	0	2	2									
<i>Year (24):</i>	<i>0</i>	<i>1</i>	<i>1</i>	<i>1</i>									
Blight:	6	10	14	19									
<i>Year (24):</i>	<i>2</i>	<i>2</i>	<i>0</i>	<i>6</i>									
Lighting:	0	0	0	0									
<i>Year (24):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>									
Site Plan:	2	1	2	1									
<i>Year (24):</i>	<i>1</i>	<i>15</i>	<i>7</i>	<i>6</i>									
Illegal Rentals:	2	1	4	1									
<i>Year (24):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>									
Miscellaneous:	2	0	2	5									
<i>Year (24):</i>	<i>3</i>	<i>0</i>	<i>1</i>	<i>0</i>									
2025 TOTAL:	31	29	64	82									
<i>Year (24):</i>	<i>13</i>	<i>21</i>	<i>11</i>	<i>15</i>									
ABATEMENTS:	0	1	0	0									
<i>Year (24):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>									
CITATIONS:	15	12	10	2									
<i>Year (24):</i>	<i>6</i>	<i>2</i>	<i>3</i>	<i>0</i>									
PERMITS ISSUED:	240	215	297	320									
<i>Year (24):</i>	<i>275</i>	<i>234</i>	<i>250</i>	<i>300</i>									

Respectfully submitted,

Brandon Peate

Brandon Peate

Zoning Enforcement Officer

May 1st, 2025