



City of Bristol
Planning Commission

REGULAR MEETING - MONDAY, MAY 19, 2025
CITY HALL MEETING ROOM 3-1 - THIRD FLOOR
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/85719888358?pwd=IDypr2Y7Zj5DxOvbaEqawQ8UYfHh9g.1>

Meeting ID:

857 1988 8358

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

REVISION #1

1. Call to Order
2. Pledge of Allegiance
3. Public Participation
4. Approval of Minutes
 - a. Regular Meeting - March 24, 2025
5. City Council and Other Referrals
 - a. FY 2025-2026
Capital Budget
6. New Business
 - a. Application #324 – Bristol Crossing Subdivision – Request for extension of subdivision expiration date from June 25, 2025 to June 25, 2027 for: Phase 3 – Tevin’s Way Lots 14 through 25 (12 lots); Sachem Capital Realty, LLC; owner/applicant.

7. Zoning Commission Referrals

- a. Application #AZR 25-01 – Referral of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.
- b. Application #AZR 25-02 – Referral of the Environmental Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.
- c. Application #AZR 25-03 – Referral 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.
- d. Application #AZR 25-04 – Referral of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.
- e. Application #AZR 25-05 – Referral 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.
- f. Application #AZR 25-06 – Referral 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.

8. Staff Reports

- a. Subdivision Status Report - May 2025

9. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is:
Monday, June 23, 2025.

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MARCH 24, 2025**

By: Acting Chairman Soares

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)		X
	John Soares (Acting Chairman)	X	
	Jon Pose	X	
	Tracey Bacchus	X	
	Christopher Nardi	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Kiana Small	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	William Stango, P.E., City Engineer	X	

Acting Chairman Soares designated himself, regular Commissioners Pose, Bacchus, Nardi with alternate Commissioner Small as voting Commissioners this evening.

1. Call to Order

Acting Chairman Soares reminded the Commission the next Regular Meeting of the Planning Commission is Monday, May 19, 2025.

2. Public Participation

Michael Dudko, 116 Lewis Rd., inquired if he would be able to speak some closing comments on Public Hearing item #5.a., Application #436.

Acting Chairman Soares would allow Mr. Dudko to speak on the Public Hearing item #5.a., Application #436, on the agenda.

3. Approval of Minutes

a. Regular Meeting - February 24, 2025

Acting Chairman Soares designated himself, regular Commissioner Nardi, Bacchus, Pose with alternate Commissioner Small to vote on the February 24, 2025, regular meeting minutes.

MOTION: Move to approve the minutes of the February 24, 2025, regular meeting.

By: Pose

Seconded: Nardi.

For: Small, Nardi, Bacchus, Pose and Soares.

Against: None.

Abstain: None.

4. Receipt of New Applications

- a. Application #438 - Site Plan for a Contractor Yard at 37 Brooks Street, Assessor's Map 44, Lot 75-B; I (General Industrial) zone; Derosa Landscaping and Construction, LLC, applicant; Estate of Florence K. Bergamini, owner.

Acting Chairman Soares designated himself, regular Commissioner Nardi, Bacchus and Pose with alternate Commissioner Small to vote on Application #438.

MOTION: Move that Application #438 be moved to New Business on the agenda for this meeting.

By: Nardi

Seconded: Small.

For: Small, Nardi, Bacchus, Pose and Soares.

Against: None.

Abstain: None.

5. Public Hearings

- a. Application #436 – Site Plan for a 42,000 sq. ft. (two phases/two buildings) Manufacturing Facility (robotic product assembly) at Lot 3 Business Park Drive Assessor's Map 3, Lot 3; IP-1 (Industrial Park) zone; Force Automation, Inc, applicant.

Acting Chairman Soares designated himself, regular Commissioner Nardi, Bacchus and Pose with alternate Commissioner Small to vote on Application #438.

The following person reviewed the application representing the applicant: Attorney Timothy Furey, 43 Bellevue Ave.

Attorney Furey presented the request to construct two buildings (42,00 sq. ft.) in two phases on a 6.532-acre site, which was under option to be purchased from the City of Bristol. Attorney Furey noted an approval was received from the Economic and Community Development Board with covenants.

Attorney Furey noted Lot 4 drainage goes to the rear of Lot 3. The attorney said Lot 2 had very little drainage that went towards this site. Attorney Furey reviewed the drainage filtering process of the parking lot. Attorney Furey said the IW Agency approved construction of landscaping, slope and a wall near the inland wetlands as suggested by the soil scientist versus a retaining wall.

Attorney Furey said the lighting plan was updated for the building. Attorney Furey noted the plans are designed up to the 100-year storm. The attorney noted the two-phase outlet control storm drainage would accept the parking lot drainage. Attorney Furey verified the tractor trailer trucks would not back into the traffic lanes. The attorney indicated there are 71 parking spaces for phase one, but 70 spaces would be constructed with 4 future parking spaces. Attorney Furey indicated the building height would be added to the zoning chart. The attorney noted a row of evergreens would be added to the 20 ft. buffer.

Attorney Furey would discuss adding more signage with the City Planner. The attorney verified a tenant would need applications by the Zoning Commission and the E & CD Committee. The attorney mentioned the Planning Commission cannot resolve Mr. Dudko's concerns.

The Commission commended the applicant on the plans that met the requirements of the Zoning Regulations.

No one else spoke in favor of the application.

The following person spoke against the application: Michael Dudko, 116 Lewis Rd., corrected himself from last month's meeting that the last Inland Wetlands report was done in 2021 not 2006. The resident was concerned that the report lacked habitat information and the pavement was close to the Inland Wetlands area. Mr. Dudko did not apologize for trying to save the environment, particularly higher-grade land. The resident mentioned different towns have more concern for the environment.

Attorney Furey pointed out the IW Commission issued an approval for the plan.

The Commission indicated the property coverages were smaller than required and was less than Mr. Dudko had mentioned. Attorney Furey reviewed the property coverages

Staff reviewed the intervenor status requirements from the seminar. The City Planners gave his view on the intervenor status, and that Mr. Dudko has been treated with respect during this process. The hearing is closed.

By: Pose

Seconded: Nardi.

For: Small, Nardi, Bacchus, Pose and Soares.
Against: None.
Abstain: None.

MOTION: Move to approve Application #436 – Site Plan for a 42,000 sq. ft. (two phases/two buildings) Manufacturing Facility (robotic product assembly) at Lot 3 Business Park Drive Assessor's Map 3, Lot 3; IP-1 (Industrial Park) zone; Force Automation, Inc, applicant, with the following stipulations:

1. The Site Plan shall not be signed off until all remaining Staff comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed shall be bonded in accordance with Article IV, Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City prior to the Certificate of Occupancy being issued.

By: Nardi

Seconded: Small.

For: Small, Nardi, Bacchus, Pose and Soares.
Against: None.
Abstain: None.

The application is approved with stipulations.

6. Zoning Commission Referrals

There were no Zoning Commission referrals.

7. City Council and Other Referrals

- a. C.G.S. 8-24 Referral:
894 Middle Street - Map 4, Lots 17-3

Staff explained the City had done an environmental cleanup for several years on the property that is now for sale. The City Planner mentioned the referral has 3 lots in the memorandum, but Lot 17 was added to the referral erroneously that is the City landfill that was not for sale.

MOTION: Move to send a positive referral to the City Council for the C.G.S. 8-24 referral, for 894 Middle Street - Map 4, Lots 17-3.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Nardi

Seconded: Small.

For: Small, Nardi, Bacchus, Pose and Soares.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

- b. C.G.S. 8-24 Referral:
894 Middle Street - Map 4, Lots 17-4-1

Staff specified this was the second parcel on the referral memorandum.

MOTION: Move to send a positive referral to the City Council for the C.G.S. 8-24 referral, for 894 Middle Street - Map 4, Lots 17-4-1.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Nardi

Seconded: Small.

For: Small, Nardi, Bacchus, Pose and Soares.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

- c. C.G.S. 8-24 Referral:
894 Middle Street - Map 4, Lots 17

Staff the referral memorandum listed Lot 17 and this was an error. The City Planner recommended to send a negative referral because the landfill should not be sold.

MOTION: Move to send a negative referral to the City Council for the C.G.S. 8-24 referral, for 894 Middle Street - Map 4, Lots 17.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, is generally not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Small

Seconded: Nardi.

For: Small, Nardi, Bacchus, Pose and Soares.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is not recommended for approval.

- d. C.G.S. 8-24 Referral:
36 Eastview Street - Map 24, Lot 56/15A

Staff verified the City obtained this single-family lot property through foreclosure. Staff verified the house was demolished. The City Planner suggested the property be recommended with a positive referral, if the Commission agreed.

MOTION: Move to send a positive referral to the City Council for the C.G.S. 8-24 referral, for 36 Eastview Street - Map 24, Lot 56/15A.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Nardi

Seconded: Small.

For: Small, Nardi, Bacchus, Pose and Soares.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

- e. C.G.S. 8-24 Referral:
91 Goodwin St. - Map 25A, Lot 36

Staff noted the property was purchased by the City through foreclosure and the City wants to sell the property. The City Planner said the parking lot was redesigned and the Bristol Hospital emergency room was redeveloped several years ago.

MOTION: Move to send a positive referral to the Real Estate Committee of the City Council for the C.G.S. 8-24 referral, for 91 Goodwin St. - Map 25A, Lot 36.

The Planning Commission finds that the C.G.S. 8-24 referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Nardi

Seconded: Small.

For: Small, Nardi, Bacchus, Pose and Soares.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

8. New Business

- a. Bond Expiration for Public Infrastructure Improvements for Application #413 – Lauretide Glen Subdivision – Assessor's Map 67; R-15/OSD (Single-Family Residential/Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners. Bond Expiration Date: April 4, 2025.
 1. Phase 1 (12 lots) – Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street;
 2. Phase 2 (11 Lots) – Lots 12 -14, 16 – 22 Wiegert Way;
 3. Phase 3 (20 Lots) – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive;
 4. Phase 4 (19 Lots) – Lots 38 & 40 Gino Drive and Lots 39-56 Pequabuck Street

Staff explained last year the bond lapsed. The City Planner noted the Zoning Enforcement Officer and the Building Dept. were contacted and all inspections and permits had been stopped. Staff has been working on a \$276,000 bond with the attorney for the applicant. The City Planner verified the bond would expire in April. Staff said the applicant is working on the acceptance of the 4 streets. The City Planner said no action was required but Staff wanted to notify the Commission.

Item 4.a. from under receipt of new applications, was resumed under new business.

- a. Application #438 - Site Plan for a Contractor Yard at 37 Brooks Street, Assessor's Map 44, Lot 75-B; I (General Industrial) zone; Derosa Landscaping and Construction, LLC, applicant; Estate of Florence K. Bergamini, owner.

Acting Chairman Soares designated himself, regular Commissioner Nardi, Bacchus and Pose with alternate Commissioner Small to vote on Application #438.

Sev Bovino, planner, 1755 Meriden-Waterbury Turnpike, Kratzert Jones Associates, Southington, representing the applicant, presented the request to construct a contractor yard. Mr. Bovino noted there are two existing buildings of a former auto repair facility. The planner specified there are 11 proposed parking spaces and 1 handicapped parking space. Mr. Bovino reviewed the buffer. The planner noted the east side of the site had an existing fence.

Staff inquiries: Mr. Bovino made clear that the public may not buy products. The planner verified there would be no storage or bins in the rear yard or in the floodway. Mr. Bovino specified the equipment would be stored inside the buildings.

The planner reviewed the comments. Mr. Bovino mentioned there was signage for no parking or no storage to the rear of the building. Bovino verified the gate was 4 ft. high. The planner said there would be 30 trips ingress and 30 trips egress per day. Mr. Bovino stated the business hours were Monday to Friday 7:00 A.M. to 4:00 P.M. and Saturday a half day.

Mr. Bovino said the overgrowth in the floodway would remain. The planner explained the arborvitae would be set back to improve the site distance. Mr. Bovino said no parking was proposed on the west side of the property. Regarding the stormwater quality manual, the planner indicated this would be a sheet flow to the rear of the property towards the river.

The City Planner indicated the comments may be addressed with stipulations, if the Commission approved the application.

MOTION: Move that Application #438 - Site Plan for a Contractor Yard at 37 Brook Street, Assessor's Map 44, Lot 75-B; I (General Industrial) zone; Derosa Landscaping and Construction, LLC, applicant; Estate of Florence K. Bergamini, owner be approved with the following stipulations:

1. The Site Plan shall not be signed off until all remaining Staff comments have been addressed and the plan revised accordingly.

2. All site improvements which have not been satisfactorily completed shall be bonded in accordance with Article IV, Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City prior to the Certificate of Occupancy being issued.

By: Nardi

Seconded: Small.

For: Small, Nardi, Bacchus, Pose and Soares.

Against: None.

Abstain: None.

9. Old Business

There was no old business.

10. Staff Reports

a. Subdivision Status Report - March 2025

Staff reviewed the Subdivision Status report. The City Planner indicated the Lauretide Glen Subdivision would be updated for phases one through four. The City Planner spoke with the developer of the Ridgeview Subdivision of Great Pyrenees Way and the bond was renewed for 1 year with a \$59,000 bond.

William Stango, the new City Engineer was introduced to the Commission.

Mr. Stango reviewed the Ridgeview Subdivision with the Commission. The City Engineer spoke with a residents' concern about the area near the cul-de-sac and the elevation that was kept with the construction. Mr. Stango noted the neighbors' yard does not drain to the street now and was having trouble maintaining the area.

The Acting Chairman reminded the Commission the next Regular Meeting was April 28, 2025.

11. Adjournment

Motion was made by Commissioner Soares to adjourn.

Motion seconded by Commissioner Small.

Motion carried 5-0.

The meeting adjourned at 7:30 P.M.

These minutes represent the proceedings of the meeting.
This meeting was recorded.

Respectfully submitted,
Nancy King

John Soares
Acting Chairman
City Planning Commission



111 North Main Street | Bristol, Connecticut 06010 | Phone: 860.584.6130

April 28, 2025

Planning Commission
City Hall
Bristol, CT 06010

Dear Chairman Viets:

At the regular Board of Finance Meeting held on **April 22, 2025** the following motion was passed and referred to the Planning Commission for review:

“To adopt the Capital Budget for fiscal year 2025-2026 totaling \$19,790,450.”

Sincerely,

A handwritten signature in black ink, appearing to read 'Diane M. Waldron'.

Diane M. Waldron
Board of Finance Clerk

2025-2026
CAPITAL IMPROVEMENT AND STRATEGIC PLANNING COMMITTEE - APPROVED 3/17/2025

Department	Request Title	Project Total	Total Historical	Bonding - 2026	Cash - 2026	Grants - 2026	LOCIP - 2026	RIF - 2026	Total 2026	FUTURE
Education	Bristol Eastern High School - Targeted Alterations	\$3,600,000		\$400,000					\$400,000	\$3,200,000
	Bristol Central High School - Targeted Alterations	\$3,200,000		\$400,000					\$400,000	\$2,800,000
	Bristol Central High School - Roof and Mechanicals	\$30,000,000		\$4,800,000		\$4,000,000			\$8,800,000	\$21,200,000
		\$0								
Parks & Recreation	Park Safety Improvements	\$185,000	\$45,000				\$140,000		\$140,000	
	Rockwell Park Maintenance Building Improvements	\$185,000	\$90,000				\$95,000		\$95,000	
	Rockwell Park Revitalization	\$3,860,000		\$1,930,000		\$1,930,000			\$3,860,000	
		\$0								
Police Department	Traffic Box/Intersection Upgrades	\$485,700					\$485,700		\$485,700	
		\$0								
Public Works	Animal Control Facility Replacement	\$5,500,000	\$2,800,000	\$2,700,000					\$2,700,000	
	Matthews St Railroad Crossing	\$120,000						\$120,000	\$120,000	
	Andrew St Culvert	\$1,079,750	\$150,000	\$464,875		\$464,875			\$929,750	
	Broad St Retaining Wall	\$2,200,000	\$1,800,000	\$400,000					\$400,000	
	Senior Center Parking Lot	\$440,000				\$50,000	\$390,000		\$440,000	
	James P. Casey Salt Dome Roof & Repairs	\$170,000			\$170,000				\$170,000	
	Brace Ave Storm Drainage	\$1,300,000	\$750,000					\$550,000	\$550,000	
	DPW V.P. Kelly Road Facility - Replace Fleet Heat System	\$300,000					\$300,000		\$300,000	
Total Funding Sources		\$52,625,450	\$5,635,000	\$11,094,875	\$170,000	\$6,444,875	\$1,410,700	\$670,000	\$19,790,450	\$27,200,000

Bristol Eastern High School - Target Alterations

Total Capital Cost: \$3,600,000

Department: Education
Type: Capital Improvement

Timeline: 08/01/2025 to 12/31/2027

Request description:

Update theater to include ADA upgrades, target removal of hazardous materials, new theater seating, theater mechanical upgrades, and ancillary compliance issues. Replace the gym floor and bleachers. Additional upgrades to include the secondary switchgear and, if money allows, radiator fin and tubes in targeted areas and replacement of exterior doors

Capital Costs	FY2026	Total
Planning		\$0
Design	\$300,000	\$300,000
Engineering	\$600,000	\$600,000
Repairs/Improvements	\$2,200,000	\$2,200,000
Construction/Maintenance		\$0
Furniture and Fixtures	\$500,000	\$500,000
Other		\$0
Total	\$3,600,000	\$3,600,000

Funding Source	FY2026	Total
Bonding	\$3,600,000	\$3,600,000
Cash		\$0
Grants		\$0
LOCIP		\$0
RIF		\$0
Other		\$0
Total	\$3,600,000	\$3,600,000

Additional Information

Type of Project Other
Benefit to the Community This will enhance the experience while attending the school for their performances. These are much needed upgrades to this space that will be enjoyed by the scholars, staff, and visitors.

Bristol Central High School - Targeted Alterations

Total Capital Cost: \$3,200,000

Department: Education
Type: Capital Improvement

Timeline: 08/01/2025 to 12/31/2027

Request description:

Update theater to include ADA upgrades, target removal of hazardous materials, new theater seating, theater mechanical upgrades, and ancillary compliance issues. Replace the gym floor and bleachers. Additional upgrades to include the secondary switchgear and, if money allows, radiator fin and tubes in targeted areas and replacement of exterior doors

Capital Costs

	FY2026	Total
Planning		\$0
Design	\$240,000	\$240,000
Engineering	\$400,000	\$400,000
Repairs/Improvements	\$2,060,000	\$2,060,000
Construction/Maintenance		\$0
Furniture and Fixtures	\$500,000	\$500,000
Other		\$0
Total	\$3,200,000	\$3,200,000

Funding Source

	FY2026	Total
Bonding	\$3,200,000	\$3,200,000
Cash		\$0
Grants		\$0
LOCIP		\$0
RIF		\$0
Other		\$0
Total	\$3,200,000	\$3,200,000

Additional Information

Type of Project: Other

Benefit to the Community: This will enhance the experience while attending the school for their performances. These are much needed upgrades to this spaces that will be enjoyed by the scholars, staff, and visitors.

Bristol Central High School - Roof and Mechanicals

Total Capital Cost: \$30,000,000

Department: Education
Type: Capital Improvement

Timeline: 07/31/2024 to 12/29/2028

Request description:

Engineering fees to create the scope of work as well as estimating fees for construction are requested in FY26. This will give the BOE the ability to present more accurate costs for the roof and mechanical project, which will consist of removal of the existing roof and mechanicals and replacing with 90 mil rubber membrane roof with a 30-year warranty. The current roof is at the end of its useful life and is out of warranty; therefore, all repairs are at the expense of the BoE. This project will also replace the existing mechanicals with current energy efficient rooftop units. The request this year is for \$3M and the following year there will be a request for hard costs for replacement.

Capital Costs	FY2026	FY2027	FY2028	Total
Planning				\$0
Design	\$800,000	\$2,200,000		\$3,000,000
Engineering				\$0
Repairs/Improvements	\$8,000,000		\$19,000,000	\$27,000,000
Construction/Maintenance				\$0
Furniture and Fixtures				\$0
Other				\$0
Total	\$8,800,000	\$2,200,000	\$19,000,000	\$30,000,000

Funding Source	FY2026	FY2027	FY2028	Total
Bonding	\$4,800,000	\$2,200,000	\$7,600,000	\$14,600,000
Cash				\$0
Grants	\$4,000,000		\$11,400,000	\$15,400,000
LOCIP				\$0
RIF				\$0
Other				\$0
Total	\$8,800,000	\$2,200,000	\$19,000,000	\$30,000,000

Additional Information

Type of Project Replacement

Benefit to the Community This project will help with the existing IAQ challenges. In addition, it will help mitigate the mold issues that have been experienced over the last three summers. This will also provide conditioned air for all the existing space in the building. The existing units will be replaced with high-efficiency equipment that will better serve the operational budget.

Park Safety Improvements

Project Number: 25L03
Total Capital Cost: \$185,000

Department: Parks & Recreation
Type: Capital Improvement

Timeline: 07/01/2025 to 12/01/2025

Request description:

Funds to support the purchase of required safety playground mulch needed for every playground for fall safety. Funds are also used for emergency tree removals for dead, dying and dangerous trees across the park system

Capital Costs

	Historical	FY2026	Total
Planning			\$0
Design			\$0
Engineering			\$0
Repairs/Improvements			\$0
Construction/Maintenance	\$45,000	\$140,000	\$185,000
Furniture & Fixtures			\$0
Other	\$0		\$0
Total	\$45,000	\$140,000	\$185,000

Funding Source

	Historical	FY2026	Total
Cash			\$0
Bonding			\$0
LOCIP	\$45,000	\$140,000	\$185,000
Grants			\$0
RIF			\$0
Total	\$45,000	\$140,000	\$185,000

Additional Information

Type of Project: Other
Benefit to the Community: Improved public safety for trees in dangerous roadways or parking lots. Improved public safety and reduced liability for proper playground safety surfacing

Rockwell Park Maintenance Building Improvements

Project Number: 25L05
Total Capital Cost: \$185,000

Department: Parks & Recreation
Type: Capital Improvement

Timeline: 09/02/2024 to 04/04/2025

Request description:

Improvements to the Rockwell Park maintenance building to improve working conditions for the crew. We utilized funds to renovate the bathrooms in the maintenance building but are seeking additional funds to complete the final renovations, which include ceiling/insulation, HVAC replacement, lockers and window replacements. This will make the building a more suitable space for our workers in order to do their jobs of maintaining the parks.

Capital Costs

	Historical	FY2026	Total
Planning			\$0
Design			\$0
Engineering			\$0
Repairs/Improvements	\$45,000		\$45,000
Construction/Maintenance			\$0
Furniture and Fixtures	\$45,000	\$95,000	\$140,000
Other			\$0
Total	\$90,000	\$95,000	\$185,000

Funding Source

	Historical	FY2026	Total
Bonding			\$0
Cash			\$0
Grants			\$0
LOCIP	\$90,000	\$95,000	\$185,000
RIF			\$0
Other			\$0
Total	\$90,000	\$95,000	\$185,000

Additional Information

Type of Project: Refurbishment
Benefit to the Community: Improved working conditions for the crew results in better morale and work ethic from the crew, which translates to better maintained parks and customer service.

Rockwell Park Revitalization

Total Capital Cost: \$3,860,000

Department: Parks & Recreation
Type: Capital Improvement

Timeline: 07/01/2025 to 12/31/2026

Request description:

Rockwell Park is the City of Bristol's largest active park at 105 acres. The park includes an amphitheater, lagoon, fishing pond, swimming pool, basketball court, off-leash dog park, hiking trails, 18-hole disc golf course, para-fitness course, sand volleyball courts, picnic areas, playground, skate park, splash pad, mountain bike trails, and pump track. The goal of this project is to secure appropriations to achieve park improvements aligned with the 2020 City Wide Parks Master Plan which includes installing accessible parking spaces and associated accessible aisles in the parking areas off of Rockwell Park Road North, Tulip Street and the parking area in the dog park, and upgrading the trail system, upgrading the playground, splash park and pool shell/grounds. The City of Bristol was awarded a \$1,930,000 matching grant from the Outdoor Recreation Legacy Partnership (ORLP) and is required to provide the \$1,930,000 match. This Capital Improvement Project is directly linked to improvements recommended in the Parks, Recreation, Youth & Community Services 2020 Master Plan (pg. 307-318). The master plan was created with community input, including stakeholder focus groups, interviews, online surveys, statistically valid surveys mailed to Bristol residents, site analysis, market analysis, and additional needs assessment tools to help set department priorities over the next 5-10 years.

Capital Costs	FY2026	FY2029	Total
Planning			\$0
Design			\$0
Engineering			\$0
Repairs/Improvements	\$3,860,000		\$3,860,000
Construction/Maintenance			\$0
Furniture and Fixtures		\$0	\$0
Other			\$0
Total	\$3,860,000	\$0	\$3,860,000

Funding Source	FY2026	Total
Bonding	\$1,930,000	\$1,930,000
Cash		\$0
Grants	\$1,930,000	\$1,930,000
LOCIP		\$0
RIF		\$0
Other		\$0
Total	\$3,860,000	\$3,860,000

Additional Information

Type of Project: New Construction
Benefit to the Community: Rockwell Park is a premier community park for the City of Bristol which has not seen substantial renovations since 2007. The upgrades would provide a safer, enhanced, and enjoyable park.

Traffic Box/Intersection Upgrades

Total Capital Cost: \$485,700

Department: Police Department
Type: Capital Improvement

Timeline: 07/01/2025 to 07/01/2026

Request description:

To plan and implement to upgrade and replace traffic boxes, their related internal equipment, traffic light heads and overhead and underground wiring where necessary. The City of Bristol currently owns and maintains approximately 34 traffic boxes and internal equipment throughout the City. These boxes have infrastructure from 1994.5 intersections have been reviewed for estimates. Costs associated cover replacement boxes, electronic equipment in cabinets, new traffic heads, cameras, buttons, overhead wires, etc. Working on getting a few quotes for the worst intersections - Formal quote to follow but verbal quote \$400,000. 2 vendors have been out to intersections. This would be a request for bid project (Federal/Maple/Woodland, Maple/Center/Bellevue, Senior Center, Stafford/Maltby, East Main/Central/Broad)

Capital Costs

	FY2026	Total
Planning		\$0
Design		\$0
Engineering		\$0
Repairs/Improvements	\$485,700	\$485,700
Construction/Maintenance		\$0
Furniture & Fixtures		\$0
Other		\$0
Total	\$485,700	\$485,700

Funding Source

	FY2026	Total
Cash		\$0
Bonding		\$0
LOCIP	\$485,700	\$485,700
Grants		\$0
RIF		\$0
Total	\$485,700	\$485,700

Additional Information

Type of Project Replacement
Benefit to the Community New traffic lights will improve traffic flow with new traffic sensing cameras. New traffic cabinets would also include battery back up which will be able to continue the signal operation if a power failure occurs. This will greatly benefit the community for safety, as not everyone is aware of their duty to stop at non-functional traffic lights.

Animal Control Facility Replacement

Project Number: 23C08
Total Capital Cost: \$5,500,000

Department: Public Works
Type: Capital Improvement

Timeline: 01/01/2024 to 02/05/2027

Request description:

The DPW received funding in the amount \$2,800,000 in FY2023-24 to construct a new Animal Control Facility. The proposed 4,015 SF building was scheduled to replace the existing 2,335 SF facility. In December 2023, the State of Connecticut Department of Agriculture published NEW regulations related to animal control facilities. Based on the Department of Agriculture new regulations, the architecture firm of Rauhaus Freedenfield Associated determined that a 9,175 SF facility is required. Based on the new State requirements of a 9,175 SF building, the existing Vincent P Kelly Road, City lot where the facility was proposed is an insufficient size to support the required facility and the estimated cost of \$8,539,600 exceeds the current budget. As a result, the City has purchased the property at 30 Cross St and the associated 10,000 SF building for \$1,200,000. The estimated cost to renovate the existing 10,000 Sf building to serve as an Animal Control Facility is \$5,429,000., including \$1,200,000 for property acquisition. Based on current funding, an additional \$2,700,000 is required to complete the project. The proposed facility will serve as a regional facility with the Town of Plymouth. The City is currently submitting an application for a State grant to fund the project. If the grant application is awarded, the City will receive full funding and no City funds would be required. However, it is unknown if the City will receive full, partial or any grant funding. Therefore, for the purpose of this request, the DPW has included a request for \$1,350,000 (50% of the current budget shortfall of \$2,700,000)Based on the current schedule, construction would commence in the last quarter of FY2025-26. The proposed animal control facility will be equipped with a quarantine area, washroom, decontamination room, shower, office storage, indoor & outdoor dog kennels, cat kennels, emergency power and a code-compliant HVAC system.It is estimated that the proposed project will reduce current repair and maintenance costs by approximately \$8,000/ yr for the next 4-6 years and increase (due to a larger building) heating costs by approximately \$16,000/yr.

Capital Costs	Historical	FY2026	Total
Planning			\$0
Design			\$0
Engineering			\$0
Repairs/Improvements			\$0
Construction/Maintenance	\$2,800,000	\$2,700,000	\$5,500,000
Furniture and Fixtures			\$0
Other			\$0
Total	\$2,800,000	\$2,700,000	\$5,500,000

Funding Source	Historical	FY2026	Total
Bonding	\$2,800,000	\$2,700,000	\$5,500,000
Cash			\$0
Grants			\$0
LOCIP			\$0
RIF			\$0
Other			\$0
Total	\$2,800,000	\$2,700,000	\$5,500,000

Additional Information

Type of Project Refurbishment
Benefit to the Community The proposed facility will comply with current State Department of Agriculture building requirements and serve as a regional facility with the Town of Plymouth.

Matthews St Railroad Crossing

Total Capital Cost: \$120,000.00

Department: Public Works
Type: Capital Improvement

Timeline: 07/09/2025 to 11/19/2025

Request description:

Reconstruction of the railroad crossing at Matthews St, complete with precast rail bedding sections.

Capital Costs

	FY2026	Total
Planning		\$0
Design		\$0
Engineering		\$0
Land/Right-of-way		\$0
Construction/Maintenance	\$120,000	\$120,000
Other		\$0
Total	\$120,000	\$120,000

Funding Source

	FY2026	Total
Bonding		\$0
Cash		\$0
LOCIP		\$0
Grants		\$0
RIF	\$120,000	\$120,000
Other		\$0
Total	\$120,000	\$120,000

Additional Information

Benefit to Community Existing rail crossing is in poor condition. The City has received a number of claims of vehicle damage and complaints associated with the current condition. Due to the current construction (hard rubber track liners) repairs are problematic. The proposed project is to replace the existing rubber track liners with precast concrete units similar to CT Route 6 and Maple End rail crossings.

Type of Project Other

Andrew St Culvert

Project Number: 24C08
Total Capital Cost: \$1,079,750

Department: Public Works
Type: Capital Improvement

Timeline: 07/01/2025 to 09/02/2027

Request description:

The current structure, which spans Andrews Street over Unnamed Brook, is a 6-foot wide reinforced concrete slab supported by stone-masonry abutments. A structural inspection conducted by WMC Engineers in 2024 identified several deficiencies, including issues with the stone-masonry substructure, wing walls, and channel protection. The structure's overall sufficiency rating was determined to be 47.95%. Based on the consultant's recommendation, the portion of the existing structure within the City's Right-of-Way should be replaced. This project has been approved for funding through the State Local Bridge Funding Program, which will cover 50% of the project costs. The proposed work includes comprehensive engineering services for permitting and design, along with the necessary construction costs.

Capital Costs	Historical	FY2026	Total
Planning			\$0
Design			\$0
Engineering	\$150,000		\$150,000
Land/Right-of-way			\$0
Construction/Maintenance		\$929,750	\$929,750
Other			\$0
Total	\$150,000	\$929,750	\$1,079,750

Funding Source	Historical	FY2026	Total
Bonding	\$150,000	\$464,875	\$614,875
Cash			\$0
LOCIP			\$0
Grants		\$464,875	\$464,875
RIF			\$0
Other			\$0
Total	\$150,000	\$929,750	\$1,079,750

Additional Information

Benefit to Community The construction of this project will enhance public safety along Andrews Street. According to our most recent inspection reports, the current structure is structurally deficient and requires replacement.

Type of Project Other

Broad St Retaining Wall

Project Number: 22C06
Total Capital Cost: \$2,200,000.0

Department: Public Works
Type: Capital Improvement

Timeline: 07/02/2025 to 11/20/2025

Request description:

The project involves replacing the existing 550-foot-long stone retaining wall supporting Broad Street. A 50-foot section of the wall has failed and is currently supported by temporary blocks to maintain roadway safety. The stability and safety of the roadway are critical, as Broad Street is a heavily traveled route with an Average Daily Traffic (ADT) of 4,400 vehicles. The project is currently in the design phase, with the proposed design detailing a 15-foot-high wall that extends 4 feet below channel grade for scour protection. The retaining wall will be bid as a poured-in-place concrete structure, with an alternate bid option for a precast wall. During construction, temporary coffer dams will be utilized to manage water, and the adjacent section of Broad Street will be closed.

Capital Costs	Historical	FY2026	Total
Planning			\$0
Design			\$0
Engineering			\$0
Land/Right-of-way			\$0
Construction/Maintenance	\$1,800,000	\$400,000	\$2,200,000
Other			\$0
Total	\$1,800,000	\$400,000	\$2,200,000

Funding Source	Historical	FY2026	Total
Bonding	\$1,800,000	\$400,000	\$2,200,000
Cash			\$0
LOCIP			\$0
Grants			\$0
RIF			\$0
Other			\$0
Total	\$1,800,000	\$400,000	\$2,200,000

Additional Information

Benefit to Community This project was created due to a failing retaining wall which supports Broad Street. The intent is to replace the existing wall and reestablish proper stability of the banks supporting the roadway. Public benefit will be realized by all those who use the Broad Street corridor.

Type of Project Other

Senior Center Parking Lot

Total Capital Cost: \$440,000

Department: Public Works
Type: Capital Improvement

Timeline: 07/02/2025 to 11/19/2025

Request description:

The proposed project will focus on reconfiguration of the existing parking area to accommodate the addition of 71 new parking spaces, including 50 standard spaces and 21 ADA-compliant handicap spaces. This reconfiguration will involve significant improvements to the drainage system and pavement structure to support the expanded capacity and ensure long-term durability. Additionally, the project will include upgrades to the site's lighting system for improved safety and visibility. The scope of this project also includes relocating the existing bus shelter and constructing ADA-compliant sidewalks and ramps, providing accessible connectivity between the bus shelter and the Senior Center.

Capital Costs	FY2026	Total
Planning		\$0
Design		\$0
Engineering		\$0
Repairs/Improvements		\$0
Construction/Maintenance	\$440,000	\$440,000
Furniture and Fixtures		\$0
Other		\$0
Total	\$440,000	\$440,000

Funding Source	FY2026	Total
Bonding		\$0
Cash		\$0
Grants	\$50,000	\$50,000
LOCIP	\$390,000	\$390,000
RIF		\$0
Other		\$0
Total	\$440,000	\$440,000

Additional Information

Type of Project	Refurbishment
Benefit to the Community	This project will directly benefit the residents who utilize the Senior Center by making it safer, more accessible and more functional. Safety improvements include upgraded lighting and traffic-calming measures. Accessibility improvements include the addition of 21 ADA compliant parking spaces, construction of ADA compliant ramps strategically located to allow for ADA connectivity between parking areas, shuttle bus stops and the main entrances to the building. Functionality improvements include the addition of 50 additional parking spaces, allowing more seniors to enjoy the facility. Also, the ADA-compliant sidewalks will complete the circuit of existing walking paths many seniors currently enjoy.

James P. Casey Salt Dome Roof & Repairs

Total Capital Cost: \$170,000.00

Department: Public Works
Type: Capital Improvement

Timeline: 07/02/2025 to 10/08/2025

Request description:

Replacement of DPW Salt Dome Roof (70 ft Dia). Project includes structural repair of roof sections and doors.

Capital Costs

	FY2026	Total
Planning		\$0
Design		\$0
Engineering		\$0
Repairs/Improvements		\$0
Construction/Maintenance		\$0
Furniture and Fixtures		\$0
Other	\$170,000	\$170,000
Total	\$170,000	\$170,000

Funding Source

	FY2026	Total
Bonding		\$0
Cash	\$170,000	\$170,000
Grants		\$0
LOCIP		\$0
RIF		\$0
Other		\$0
Total	\$170,000	\$170,000

Additional Information

Type of Project Replacement
Benefit to the Community Repair DPW salt dome roof to servient current water infusion into stored salt.

Brace Ave Storm Drainage

Project Number: 23C01
Total Capital Cost: \$1,300,000

Department: Public Works
Type: Capital Improvement

Timeline: 07/01/2025 to 05/06/2026

Request description:

Installation of additional storm drainage along Brace Avenue (1,900 LF) to prevent flooding of eight homes located between Cabot Street and east of Vera Road. The project will upgrade the existing 30-inch and 24-inch diameter pipes to a 42-inch pipe. The project design plans are complete, and the preparation of contract specifications and bid documents is currently underway.

Capital Costs	Historical	FY2026	Total
Planning			\$0
Design			\$0
Engineering			\$0
Land/Right-of-way			\$0
Construction/Maintenance	\$750,000	\$550,000	\$1,300,000
Other			\$0
Total	\$750,000	\$550,000	\$1,300,000

Funding Source	Historical	FY2026	Total
Bonding			\$0
Cash			\$0
LOCIP			\$0
Grants			\$0
RIF	\$750,000	\$550,000	\$1,300,000
Other			\$0
Total	\$750,000	\$550,000	\$1,300,000

Additional Information

Benefit to Community The main public benefit of this project is preventing stormwater from overtopping the roadway and damaging private property. By installing additional drainage and upgrading existing pipes along Brace Avenue, the project will improve stormwater management, reducing flooding risks for both the roadway and nearby homes. This will enhance property protection and safety during heavy rainfall.

Type of Project Other

DPW V.P. Kelly Road Facility - Replace Fleet Heat System

Total Capital Cost: \$300,000.00

Department: Public Works
Type: Capital Improvement

Timeline: 07/01/2025 to 11/12/2025

Request description:

Replace and relocate 10 ceiling-mounted unit heaters (gas feed) within the Fleet Division (vehicle maintenance area). The heat within the 6 bay garage area is currently inadequate, due to the age of the units. The proposed project includes upgrading the existing gas service lateral to the building (increasing size) and replacing the meter.

Capital Costs

	Historical	FY2026	Total
Planning			\$0
Design			\$0
Engineering			\$0
Repairs/Improvements			\$0
Construction/Maintenance	\$0	\$300,000	\$300,000
Furniture and Fixtures			\$0
Other			\$0
Total	\$0	\$300,000	\$300,000

Funding Source

	Historical	FY2026	Total
Bonding	\$0		\$0
Cash			\$0
Grants			\$0
LOCIP		\$300,000	\$300,000
RIF			\$0
Other			\$0
Total	\$0	\$300,000	\$300,000

Additional Information

Type of Project: Replacement
Benefit to the Community: Heating of DPW Fleet Building required to provide heat for DPW staff. The garage is the primary space used by DPW Fleet mechanics.

Application #324

FRANKLIN G. PILICY*
FPilicy@prwpc.com

BENJAMIN A. SAAVEDRA*
BSaavedra@prwpc.com

KARA J. SUMMA
KSumma@prwpc.com



PILICY & RYAN, P.C.

ATTORNEYS AT LAW

www.PRWPC.com

235 Main Street

Watertown, Connecticut 06795

Phone (860) 274-0018

Fax (860) 274-0061

CHARLES A. RYAN*
Cryan@prwpc.com

JILLIAN A. JUDD
JJudd@prwpc.com

JONATHAN R. CHAPPELL
JChappell@prwpc.com

DONALD J. RINALDI, AS OF COUNSEL
**Also Admitted in MA*

May 02, 2025

SENT VIA EMAIL: RobertFlanagan@bristolct.gov

SENT VIA FIRST CLASS MAIL

Bristol Planning Commission
Town of Bristol
Robert M. Flanagan, AICP
111 North Main Street
Bristol, CT 06010

Re: Application #324 – Bristol Crossing Subdivision

**Phase 3 Tevin's Way (12 lots); Sachem Capital Realty, LLC, applicant.
Request for extension of time period to complete Subdivision Improvements
until June 24, 2027. The Applicant intends to Market Phase 3. The Bond for
Phase 3 will remain.**

Robert M. Flanagan, AICP:

As you know this office represents Sachem Capital Realty, LLC ("Sachem") in connection with the Bristol Crossing Subdivision, Phase 3 Tevin's Way (12 Lots).

The purpose of this letter is to request an extension of the time period to complete the subdivision improvements in accordance with Public Act 21-163 Section 2(g).

The subdivision was initially approved by the Planning Commission on June 25, 2008. The Public Act provides for an initial period of 19 years with an extension of up to a total time period of 19 years. This extension if approved, shall extend the subdivision approval period through June 24, 2027.

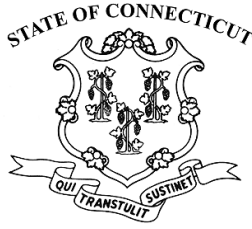
Sachem respectfully requests that this matter be presented to the Planning Commission for approval of Phase 3 Tevin's Way through June 24, 2027.

If you have any questions or concerns, please contact the undersigned at your earliest convenience.

PILICY & RYAN, P.C.

A handwritten signature in black ink, appearing to be 'F. Pilicy', written over a horizontal line.

Franklin G. Pilicy, Esq.



Substitute House Bill No. 6541

Public Act No. 21-163

AN ACT CONCERNING AN EXTENSION OF TIME FOR THE EXPIRATION OF CERTAIN LAND USE APPROVALS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Subsection (m) of section 8-3 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage and applicable to approvals made prior to July 1, 2011*):

(m) Notwithstanding the provisions of this section, any site plan approval made under this section prior to July 1, 2011, that has not expired prior to [May 9, 2011] the effective date of this section, except an approval made under subsection (j) of this section, shall expire not less than [nine] fourteen years after the date of such approval and the commission may grant one or more extensions of time to complete all or part of the work in connection with such site plan, provided no approval, including all extensions, shall be valid for more than [fourteen] nineteen years from the date the site plan was approved.

Sec. 2. Subsection (e) of section 8-26c of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage and applicable to approvals made prior to July 1, 2011*):

(e) Notwithstanding the provisions of this section, any subdivision approval made under this section prior to July 1, 2011, that has not

Substitute House Bill No. 6541

expired prior to [May 9, 2011] the effective date of this section, shall expire not less than [nine] fourteen years after the date of such approval and the commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided no subdivision approval, including all extensions, shall be valid for more than [fourteen] nineteen years from the date the subdivision was approved.

Sec. 3. Subsection (c) of section 8-26g of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage and applicable to approvals made prior to July 1, 2011*):

(c) Notwithstanding the provisions of this section, for any subdivision of land for a project consisting of four hundred or more dwelling units and approved prior to July 1, 2011, that has not expired prior to [May 9, 2011] the effective date of this section, any person, firm or corporation making such subdivision shall complete all work in connection with such subdivision not later than the date [fourteen] nineteen years after the date of approval of the plan for such subdivision. The commission's endorsement of approval on the plan shall state the date on which such [fourteen-year] nineteen-year period expires.

Sec. 4. Subsection (g) of section 22a-42a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage and applicable to approvals made prior to July 1, 2011*):

(g) Notwithstanding the provisions of subdivision (2) of subsection (d) of this section, any permit issued under this section prior to July 1, 2011, that has not expired prior to [May 9, 2011] the effective date of this section, shall expire not less than [nine] fourteen years after the date of such approval. Any such permit shall be renewed upon request of the permit holder unless the agency finds that there has been a substantial change in circumstances that requires a new permit application or an

App. #324
Correspondence Dated
6/13/2023

Applicant Request for
Phase 3 Extension to
6/22/2025

FRANKLIN G. PILICY
fpilicy@prwpc.com
Also Admitted in MA

WILLIAM W. WARD
billward@prwpc.com
Fellow, College of Community
Association Lawyers

DONALD J. RINALDI
drinaldi@prwpc.com
As of Counsel to the Firm

PILICY RYAN & WARD, P.C.
ATTORNEYS AT LAW

www.PRWPC.com

235 Main Street
Watertown, Connecticut 06795
Phone (860) 274-0018
Fax (860) 274-0061

1318 Bedford Street
Stamford, Connecticut 06905
Phone (203) 975-1151
Fax (203) 975-1821

CHARLES A. RYAN
cryan@prwpc.com
Also Admitted in MA

JILLIAN A. JUDD
jjudd@prwpc.com

BENJAMIN A. SAAVEDRA
bsaavedra@prwpc.com
Also Admitted in MA

June 13, 2023

SENT VIA EMAIL: ROBERTFLANAGAN@BRISTOLCT.GOV AND SWI@SACHEMCAPITALCORP.COM

SENT VIA UPS OVERNIGHT

Bristol Planning Commission
Town of Bristol
Robert M. Flanagan, AICP
111 North Main Street
Bristol, CT 06010

Re: Application #324 – Bristol Crossing Subdivision
Phase 3 Tevin's Way Extension Request

Robert M. Flanagan, AICP:

Sachem Capital Corporation respectfully requests a two year extension of the time period to complete phase 3 of Tevin's Way. A date of June 30, 2025 is recommended to complete phase 3.

PILICY RYAN & WARD, P.C.



Franklin G. Pilicy



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

CERTIFIED MAIL

June 29, 2023

Sachem Capital Realty, LLC
698 Main Street
Branford, CT 06405

Re: Application #324 – Bristol Crossing Subdivision – Request for extension of subdivision expiration date from June 25, 2023 to June 25, 2025 for: Phase 3 – Assessor's Map 9, Lots 14 through 25 – Tevin's Way (12 lots).

Dear Applicant:

The Bristol Planning Commission, at its meeting of June 26, 2023, approved the following motion with respect to the above captioned property:

"To approve an extension of two years from June 25, 2023 to June 25, 2025 of the subdivision approval originally granted on June 25, 2008. This extension is for Application #324 – Bristol Crossing Subdivision – Phase 3 – Tevin's Way Map 9 Lots 14 through 25 (12 lots) – Sachem Capital Realty, LLC; owner/applicant. This extension is granted pursuant to the Connecticut General Statutes Section (C.G.S.) 8-26c (e), Public Act 21-34 and Section 2.09 (1) of the Bristol Subdivision Regulations which allows for extensions of subdivision approvals."

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan – AICP
City Planner

cc: Attorney Franklin Pilicy (via email)
Pilicy and Ryan
365 Main Street #3
Watertown, CT 06795

Sachem Capital Realty, LLC (via email)
698 Main Street
Branford, CT 06405

AGENDA
BRISTOL PLANNING COMMISSION
CITY OF BRISTOL

REGULAR MEETING OF MONDAY, JUNE 26, 2023
MEETING ONLINE VIA ZOOM AND
BOARD OF EDUCATION AUDITORIUM, 129 CHURCH STREET
6:00 PM

Pledge of Allegiance

Public Participation

Administrative Matters

1. Approval of Minutes
 - a. 5/22/23

Staff Reports – Part A

2. Land Use Commissioner Training
 - a. Fair Housing
 - b. Public Hearings
 - c. Q&A with Staff

Receipt of New Applications

3. Application #433 – Subdivision (Cold Spring Farm – Phase 4) west of Village St. and Silo Rd. (20 lots) Assessor's Map 1, & Lot 7B; R-15 (Single-Family Residential) zone; Industrial Builders & Realty Co.

Zoning Commission Referrals

4. Application #2470 – Proposed amendments to the Zoning Regulations to 1) add a definition for specialty food and beverage manufacturer and 2) add specialty food and beverage manufacturer as a Site Plan use in the BG (General Business) zone; Attorney James Ziogas, applicant.

City Council and Other Referrals

5. C.G.S. Section 8-24:
 - a. Application #2471 – Site Plan for the construction of a 71,900 sq. ft. of a municipal parking structure at 30 Hope Street, Assessor's Map 30, Lot 9; BD-1 (Downtown Business) zone; City of Bristol, applicant.
 - b. Kern Park – Map 49 & Lot 8-3
 - c. Permanent easement (480 sq. ft.) easterly side of East Street
 - d. East Street Bridge repair at Memorial Boulevard along with a temporary construction easement (984 sq. ft.) on the northerly border of Memorial Boulevard at East Street to facilitate the repair.

Old Business

6. Application #324 – Bristol Crossing Subdivision – Request for extension of subdivision expiration date from June 25, 2023 to June 25, 2025 for: Phase 3 – Tevin's Way Lots 14 through 25 (12 lots); Sachem Capital Realty, LLC; owner/applicant.

New Business

Staff Reports – Part B

7. Additional Land Use Commissioner Training
 - a. Review of Land Use Board and Commission powers and functions
 - b. Additional Q&A with Staff
8. Subdivision Status Report

Adjournment

Zoom Log-On Info on following page

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/81945606281?pwd=Z2pzUjNBcWpSamRkaEdrWmJrc1dGQT09>

Meeting ID:

819 4560 6281

Meeting Passcode:

123456

Join by phone

1-929-205-6099

NOTE: This meeting will be held in-person and online (Via Zoom).
Please contact the Land Use Office at 860-584-6225 for further information.

REMINDER: The next Regular Meeting of the Planning Commission is Monday, July 24, 2023

Original Application - April/June 2008

BRISTOL PLANNING COMMISSION CITY OF BRISTOL, CONNECTICUT APPLICATION FOR SUBDIVISION APPROVAL

APPLICATION NO. 324
DATE FILED: 4/18/08
APPROVED: 6-25-08
DENIED: _____

The undersigned Applicant hereby applies to the Bristol Planning Commission for approval of the following subdivision:

Name of the Subdivision (if any): CEDAR HILL

Address or Location of the Subdivision: LOTS 10 & 10 B Witches Rock Rd (rear)

Assessor's Map No.: 9 Assessor's Lot No.(s): 10 & 10B Zone of the Property: R-25/OSD

Size of the Property to be Subdivided (in acres or square feet): 36.16 AC No. of Lots in the Subdivision: 43

Water Supply: ☒ city water Sanitary Sewer: ☒ city sewer
☐ private well(s) ☐ on-site septic system(s)

Does the Property to be subdivided abut an adjoining municipality? ☒ no ☐ yes, Town of _____

Does this subdivision involve land regulated under the Inland Wetlands and Watercourses provisions of the Connecticut General Statutes? ☒ yes ☐ no

NOTE: Section 8-26 of the Connecticut General Statutes requires that, if an application for subdivision approval involves land regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant must submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the subdivision application is filed.

APPLICANT (If more than one, list each separately)

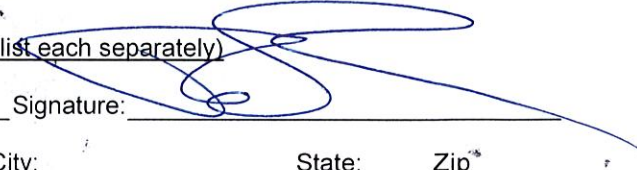
Name: Witches Rock Developers, LLC
c/o Douglas Reiff

Signature: 

Address: 39 High Ridge Run City: Bristol, State: CT Zip: 06010

Telephone No.: 860 604 0812 CHECK ONE: ☒ owner ☐ other: _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list each separately)

Name: same Signature: 

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

Telephone No.: _____

cc: JAMES ZIOB
271 Farmington Ave
Bristol CT 06010

The following shall be included as part of this application:

- filing fee – \$75 per lot; \$150 minimum, *plus* \$30 State fee (make checks payable to "City of Bristol")
- seven copies of the subdivision plan, in accordance with the submission requirements of the Bristol Subdivision Regulations
- any other data and drawings as may be required by the Planning Commission

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



City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

July 1, 2008

Witches Rock Developers, LLC
c/o Douglas Reiff
39 High Ridge Run
Bristol, CT 06010

RE: Application #324 – Subdivision (open space development), west side of Witches Rock Rd. south of Old Orchard Rd. and north of Corbin Ridge (43 lots); Assessor's Map 9, Lots 10 and 10B; R-25/OSD (Residential/Open Space Development) zone; Witches Rock Developers, LLC, applicant.

Dear Mr. Reiff:

The Planning Commission at its meeting of June 25, 2008, voted to grant conditional approval to the above application with the following stipulations:

1. All remaining staff comments shall be satisfactorily addressed prior to the plan being signed by the Chairman.
2. The open space must be deeded to the City in order for final approval to be granted.

Please make the necessary modifications to the plans and submit seven revised paper copies, along with two Mylar copies of the subdivision map suitable for filing, to the City Engineer's office within 90 days.

Additionally, please provide legal documents for any easements in favor of the City that will result from this subdivision. Please note that the appropriate fees will be required to file these maps and documents once final approval has been granted.

Finally, it should be noted that final approval of this subdivision cannot be granted, **and that no lots may be offered for sale nor building permits issued**, until either all associated public improvements have been completed or a subdivision bond covering these improvements has been filed by you.

Please coordinate your efforts to satisfy these stipulations with the City Planner's Office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul A. Strawderman", is written over a horizontal line.

Paul A. Strawderman
City Engineer

PAS/nk

c: Attorney James Ziogas
City Surveyor

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

APPLICATION NO. 1593
DATE FILED: 3-7-08
APPROVED: 5-19-08
DENIED: _____

1. APPLICANT:

Name: Witches Rock Developers, LLC c/o Douglas Reiff Signature: [Signature]
Address: 39 High Ridge Run City: Bristol State: CT Zip 06010
Telephone No.: (860) 604-0812 [] home [X] work

2. PROPERTY OWNER(S):

Name: SAME Signature: [Signature]
Address: _____ City: _____ State: _____ Zip _____
Telephone No.: _____ [] home [] work

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: Lot 10 & 10B Witches Rock Rd & a Portion of Lot 13 Allentown Road
Assessor's Map No.: 9 Assessor's Lot No.(s): Lots 10 & 10B & a Portion of Lot 13 (7.003 acres)
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): No wetlands to be
disturbed and wetlands are located in the northwest corner of said property. Total wetlands 1.027 acres
on Lot 10 and 4.310 acres on other land of Lot 13 to be deeded as open space.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE: Wetlands will be incorporated and protected
by inclusion as a portion of "open space" to be deeded to the City of Bristol as a condition of
approval for an open space subdivision.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- [] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection _____ of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- [] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- [X] c. The proposed activity is a regulated activity and will occur:
[] in a wetlands or watercourse
[X] within 100 feet of a wetlands or watercourse
[] beyond 100 feet of a wetlands or watercourse

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?
[X] yes [] no

cc: James Ziogas, Jr.
271 Farmington Ave
Bristol, CT 06010

If "yes", see instructions for submission requirements.



City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

June 11, 2008

Witches Rock Developers
c/o Douglas Reiff
39 High Ridge Run
Bristol, CT 06010

RE: #1593 – Subdivision (open space development), west side of Witches Rock Rd. south of Old Orchard Rd. and north of Corbin Ridge;
Assessor's Map 9, Lots 10, 10B, and 13 (pt.); Witches Rock Developers, LLC, applicant

Dear Mr. Reiff:

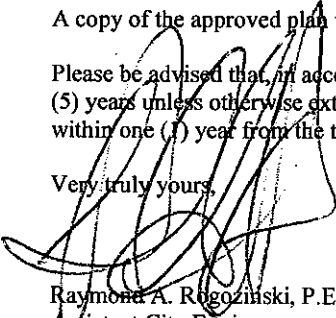
The Inland Wetlands Commission at its meeting of May 19, 2008 voted to grant approval to the subject application with the following stipulations:

- 1-18. Attached.
19. Comply with the storm water trust ordinance.
20. Post a bond in the amount of applicant's deposit to the storm water trust.
21. Conservation easement should be adjusted at the wetland area 38 and 39.
22. Plant trees along the detention pond on Old Orchard Road unless otherwise denied by the Board of Public Works.
23. Install a 4 foot high fence around the perimeter of the pond with a top and bottom rail, and gate.
24. The steep portion of the access road shall be paved to prevent erosion.

A copy of the approved plan will be forwarded once the other land use approvals are granted..

Please be advised that, in accordance with current Inland Wetlands and Watercourses Regulations, this permit shall be valid for a period of five (5) years unless otherwise extended by the Commission. However, the regulated activity for which this permit is being issued shall be completed within one (1) year from the time such activity is commenced.

Very truly yours,


Raymond A. Rogozinski, P.E.
Assistant City Engineer

RR/nk

Enclosure

c: IWEO
Planning Commission
Attorney James Ziogas

THE PERMIT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS AND/OR MODIFICATIONS:

1. The Inland Wetlands Enforcement Officer shall be notified at least three days prior to the initiation of any regulated activity under this permit (584-6116) and shall be regularly informed as to the progress of all activities involved in this proposal.
2. The duration of any permit shall be five (5) years unless otherwise approved by the Commission.
3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
4. This authorization is not transferable without the written consent of the Commission.
5. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
6. This permittee shall employ best management practices, consistent with the terms and conditions of this permit and current state and local guidelines, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Land Use Office, 111 North Main St., Bristol, (860) 584-6225.
7. The permittee shall immediately inform the Commission/Engineering Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
8. No equipment or material including without limitation, fill, construction materials or debris shall be deposited, placed or stored in any wetlands, watercourse or flood plain on or off site unless specifically authorized by this permit or, if applicable, by a Flood Plain Permit.
9. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the City of Bristol and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.
10. If the activity authorized by this permit also involves activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to this permit may begin until such approval is obtained.
11. Timely implementation and maintenance of sediment and erosion control measures as outlined in the "Connecticut Guidelines for Soil, Erosion & Sediment Control", dated May 2002 and as revised, shall be a condition of this permit.
12. All siltation and sedimentation control measures shall be removed once all upgrade site construction has been completed and a suitable vegetative ground cover has been established on all previously disturbed non-surfaced areas.
13. If required by the Commission, signs delineating the City of Bristol Inland Wetlands Easement shall be located a minimum of thirty (30) feet apart or at a change of direction unless otherwise approved by the Engineering Division. A minimum of three (3) signs per lot shall be provided. Signs shall be installed on 4" X 4" posts, set below frost, and shall read "City of Bristol Inland Wetlands Easement". Signs shall be installed prior to any activity.
14. The following construction sequence shall be implemented unless otherwise approved by the Commission consist of the following:
 - a. Contact IWEO (584-6116)
 - b. Install conservation easement signs (if required)
 - c. Install erosion control measures
 - d. Install storm drainage
 - e. Construct regulated activity in accordance with approved plan
 - f. Once stabilized, remove erosion control measures
15. All excess fill material shall be disposed of off-site. Off-site disposal areas within an area regulated by the Inland Wetlands Commission shall require approval from the Commission.
16. The applicant shall indicate conditions of approval on the plan along with a signature block for Commission Chairman.
17. All regulated activity associated with this permit shall be completed within one (1) year unless otherwise approved by the Commission.
18. The roof leaders from the proposed construction be connected to a dry well system, as approved by the Engineering Department.

Adopted by: Inland Wetlands Commission on January 21, 2008

BOND RENEWAL INVOICE

Mailing Address:

Sachem Capital Realty LLC
698 Main Street
Branford, CT 06405

*AA Plus Bonding Services LLC
1027 Farmington Avenue
Farmington, CT 06032
Phone: (860) 470-3344
Fax: (860) 470-3089*

Date: 22-Apr-25

Customer Copy

Bond Executed in the following Company:

Great American Insurance Company

Principal:

Sachem Capital Realty LLC
698 Main Street
Branford, CT 06405
Account Number: SACCAPIAL

Obligee:

City of Bristol
111 North Main Street
Bristol, CT 06010

Bond Number- Term-Trans	Effective Date	Expiration Date	Statement
13002715-6-1	5/18/2025	5/18/2026	MAY 25

Bond Amount	Contract Amount	Type	Invoice Number
\$583,600.00	\$583,600.00	CONTRACT	2777

Bond Description

Trevins Way - Revised Phase 3 - Tevins Way Lots 14-25/12 Lots

Total Premium	Balance Due
\$17,510.00	\$17,510.00

Return this copy with payment

**SUBDIVISION
PERFORMANCE
BOND**

Great American Insurance Company

Bond No.: 3002715

KNOW ALL PERSONS BY THESE PRESENTS, That we, Sachem Capital Realty, LLC, called the Principal, and Great American Insurance Company, a Ohio corporation, called the Surety, are held and firmly bound unto City of Bristol, 111 North Main St., Bristol, CT 06010, called the Oblige, in the sum of Five Hundred Eighty Three Thousand-Six Hundred Sixty and 00/100 Dollars (\$583,660.00) for the payment thereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, in order to file a plat or subdivision map, or to obtain a permit, the Principal has entered into a contract with the Oblige which requires the Principal make certain improvements to the land as more particularly set forth in Revised Phase 3 consisting of 12 lots (Tevins Way Lots 14 through 25) Application #324-Public roadway Improvements (hereinafter referred to as the "Contract").

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall construct the improvements described in the Contract on or before May 18, 2019 (or within such further extensions of time that shall be granted by Oblige in writing and consented to in writing by Surety), then this obligation shall be void, otherwise to remain in full force and effect. This obligation is subject to the following conditions:

1. This bond runs to the benefit of the named Oblige only, and no other person shall have any rights under this bond. No claim shall be allowed against this bond after the expiration of one year from the date set forth in the preceding paragraph, or one year from the end of the latest extension of time consented to in writing by Surety, whichever occurs last. If the limitation set forth in this bond is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

2. This bond is not a forfeiture obligation, and in no event shall the Surety's liability exceed the reasonable cost of completing the improvements described in the Contract not completed by the Principal, or the sum of this bond, whichever is less.

Signed this 8 day of March, 2019.

Sachem Capital Realty, LLC

(Principal)

By: [Signature]

Great American Insurance Company

By: [Signature]

Stephen C. Wagner

Attorney-in-Fact

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than **FOUR**

No. 0 20606

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof, provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
JOHN C. WAGNER	ALL OF	ALL
STEPHEN C. WAGNER	FARMINGTON, CT	\$10,000,000
VIRGINIA MARTIN		
LINDA J. HAYWARD		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 5TH day of OCTOBER 2016

Attest

GREAT AMERICAN INSURANCE COMPANY



Stephen C. Wagner
Assistant Secretary

David C. Kitchen
Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 5TH day of OCTOBER

2016, before me personally appeared DAVID C. KITCHIN, to me

known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



Susan A. Kohorst
Notary Public, State of Ohio
My Commission Expires 05-18-2020

Susan A. Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 8 day of MARCH 2019

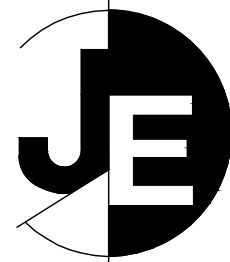


Stephen C. Beraha
Assistant Secretary

NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO SHOW AREAS TO BE GRADED AND STABILIZED.
2. CONTOURS SHOWN ON THIS PLAN ARE BASED ON AN AERIAL SURVEY PERFORMED ON 04-15-20.
3. CORBIN RIDGE IMPROVEMENTS ARE BASED ON A ROAD AS-BUILT BY J. EDWARDS & ASSOC., LLC.
4. IMPROVEMENTS SHOWN ON LOTS 39-42 ARE BASED ON IMPROVEMENT LOCATION SURVEYS PERFORMED BY J. EDWARDS & ASSOC., LLC.
5. THE TOTAL APPROXIMATE DISTURBED AREA TO BE GRADED AND STABILIZED IS 282,000 S.F. OR 6.5 ACRES.





**J. EDWARDS &
ASSOCIATES LLC**
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone: 203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

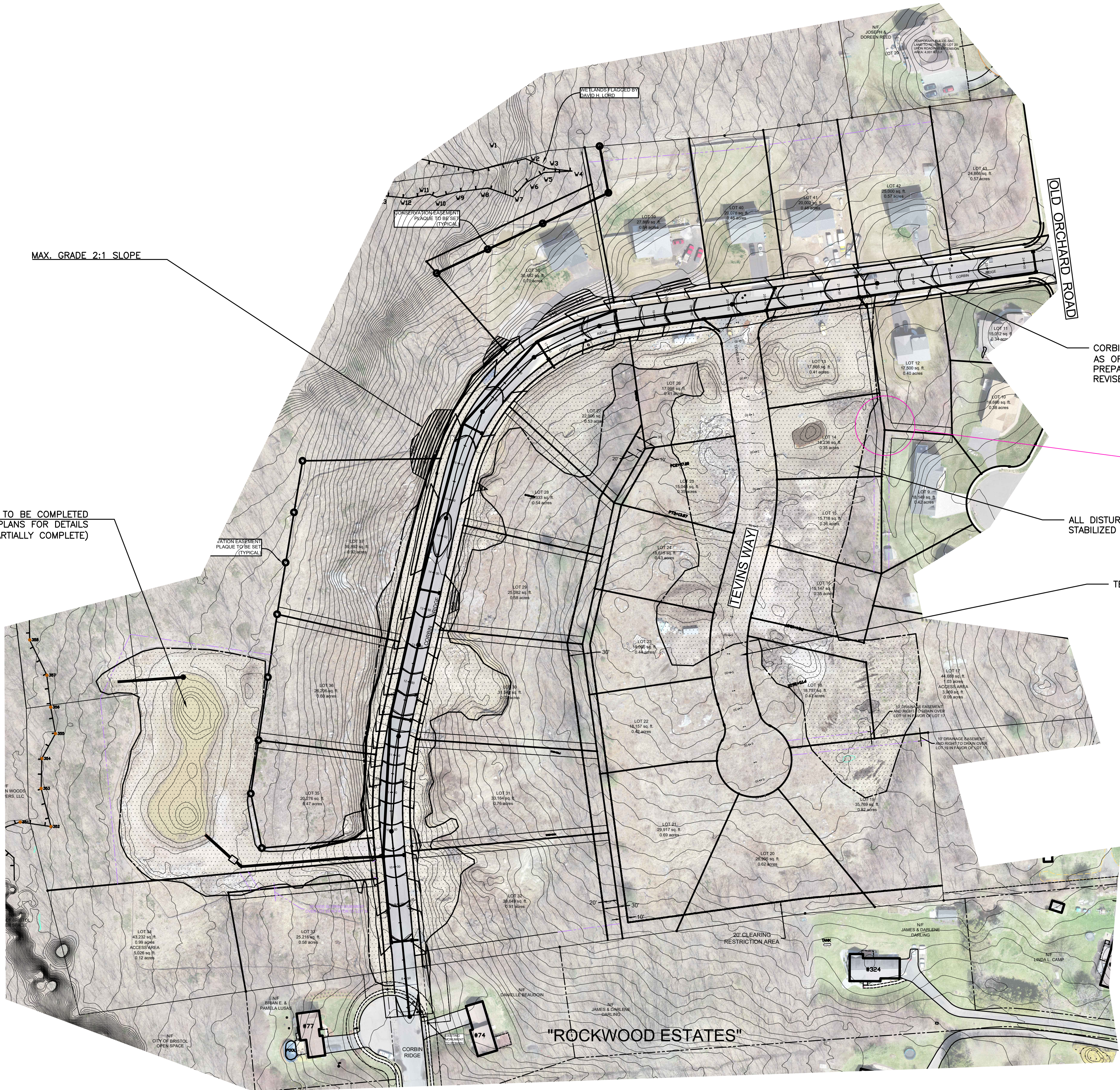
CEDAR HILL ESTATES
BRISTOL, CONNECTICUT

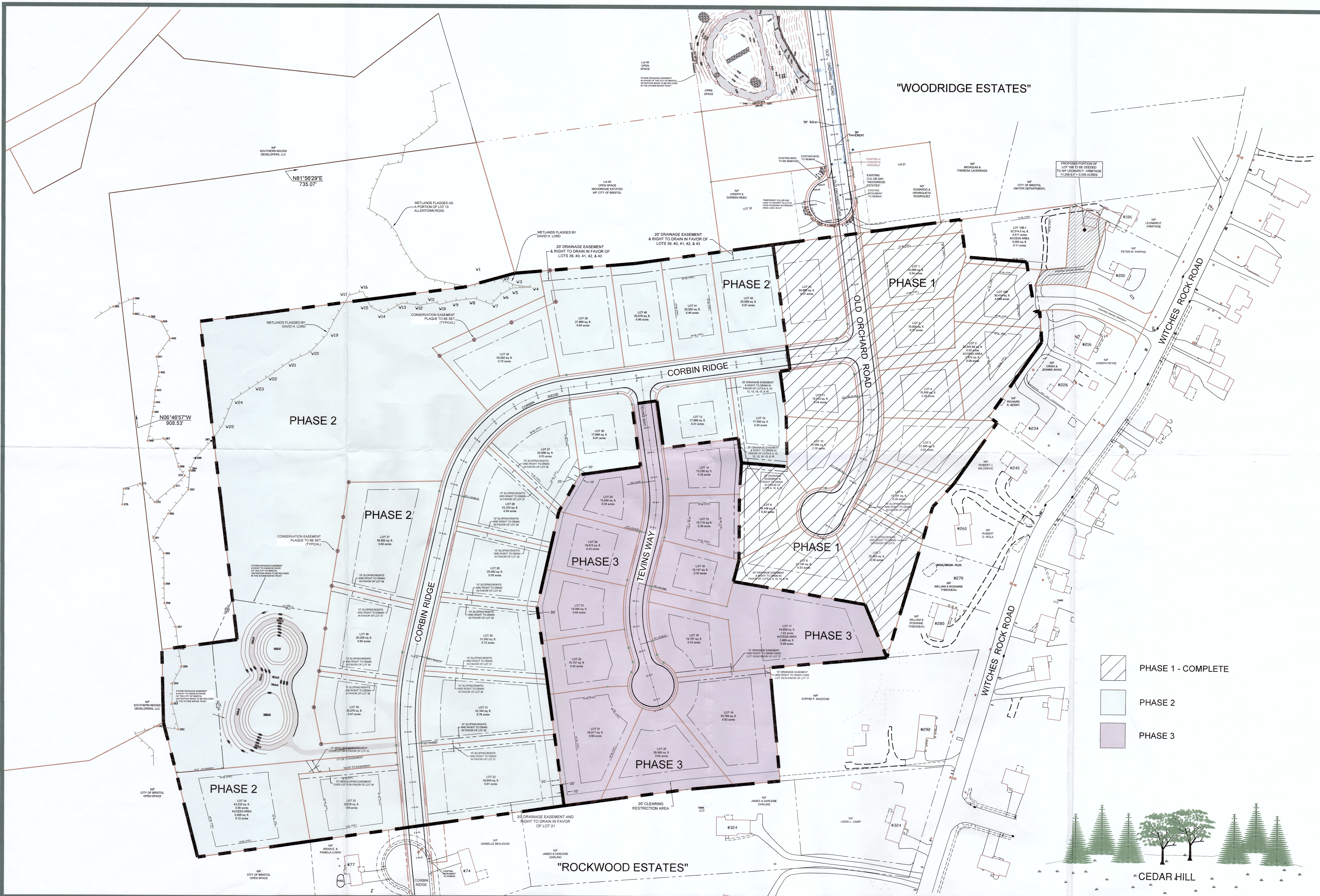
REVISIONS		
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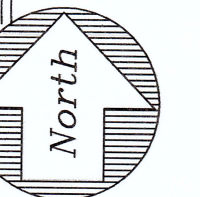
TITLE
GRADING AND
STABILIZATION
PLAN
CEDAR HILL
ESTATES

SHEET NUMBER





DATE:	REVISION



R. R. HILTBRAND ENGINEERS and SURVEYORS
340 MAPLE AVENUE BRISTOL, CONNECTICUT 06010 (860) 582 4548
GRAPHIC SCALE

GRAPHIC SCALE

40 0 80

1 inch = 80 Feet

R. R. HILTBRAND
and
Surveyors
West, Corvallis
50 300 244

CEDAR HILL
DEVELOPERS, LLC.
18 LANTERN HILL ROAD
BRISTOL, CT 06010



PROJECT PHASE PLAN

CEDAR HILL
OLD ORCHARD ROAD & CORBIN RIDGE
BRISTOL CONNECTICUT

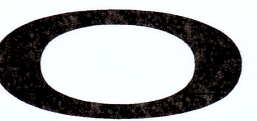
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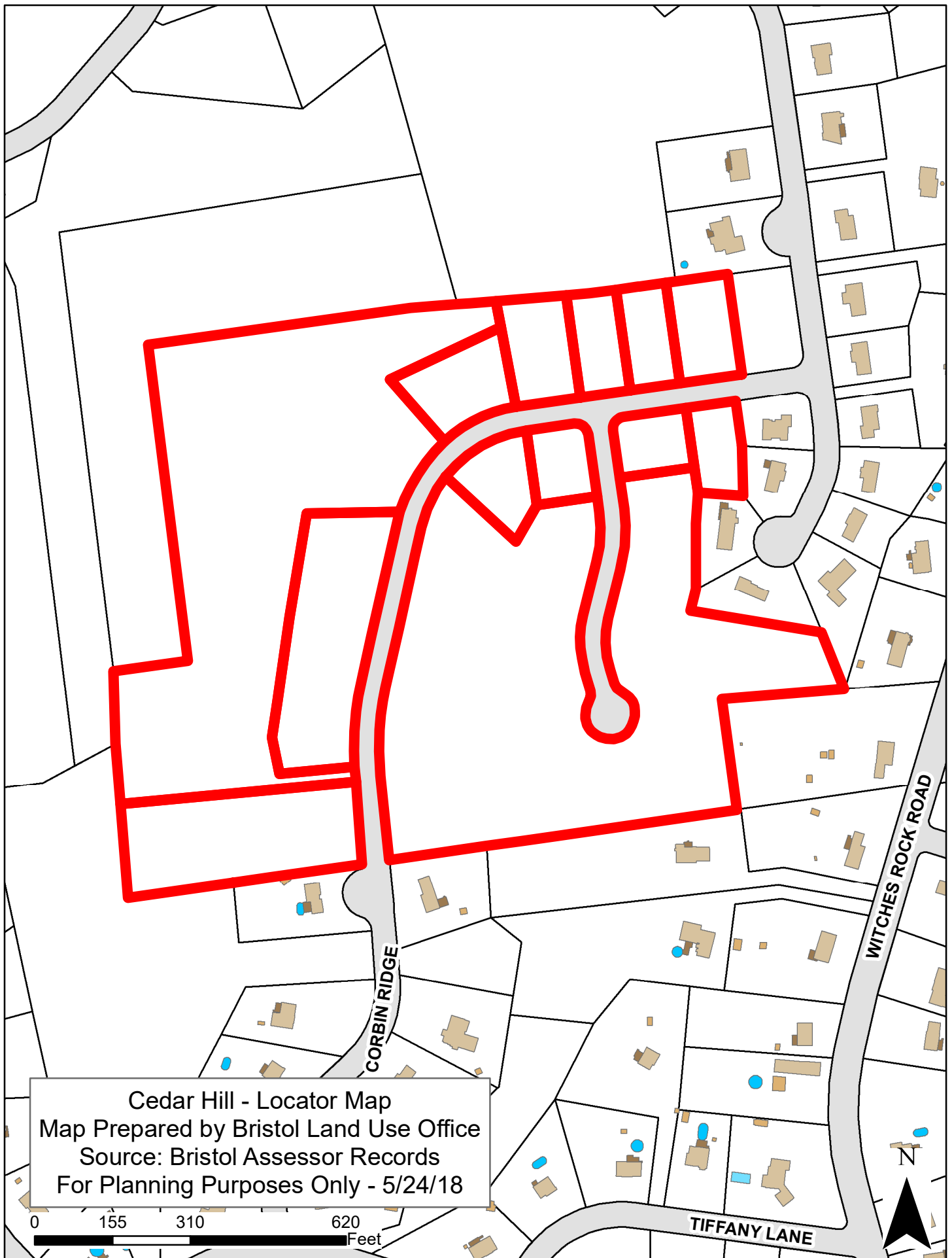
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As Noted

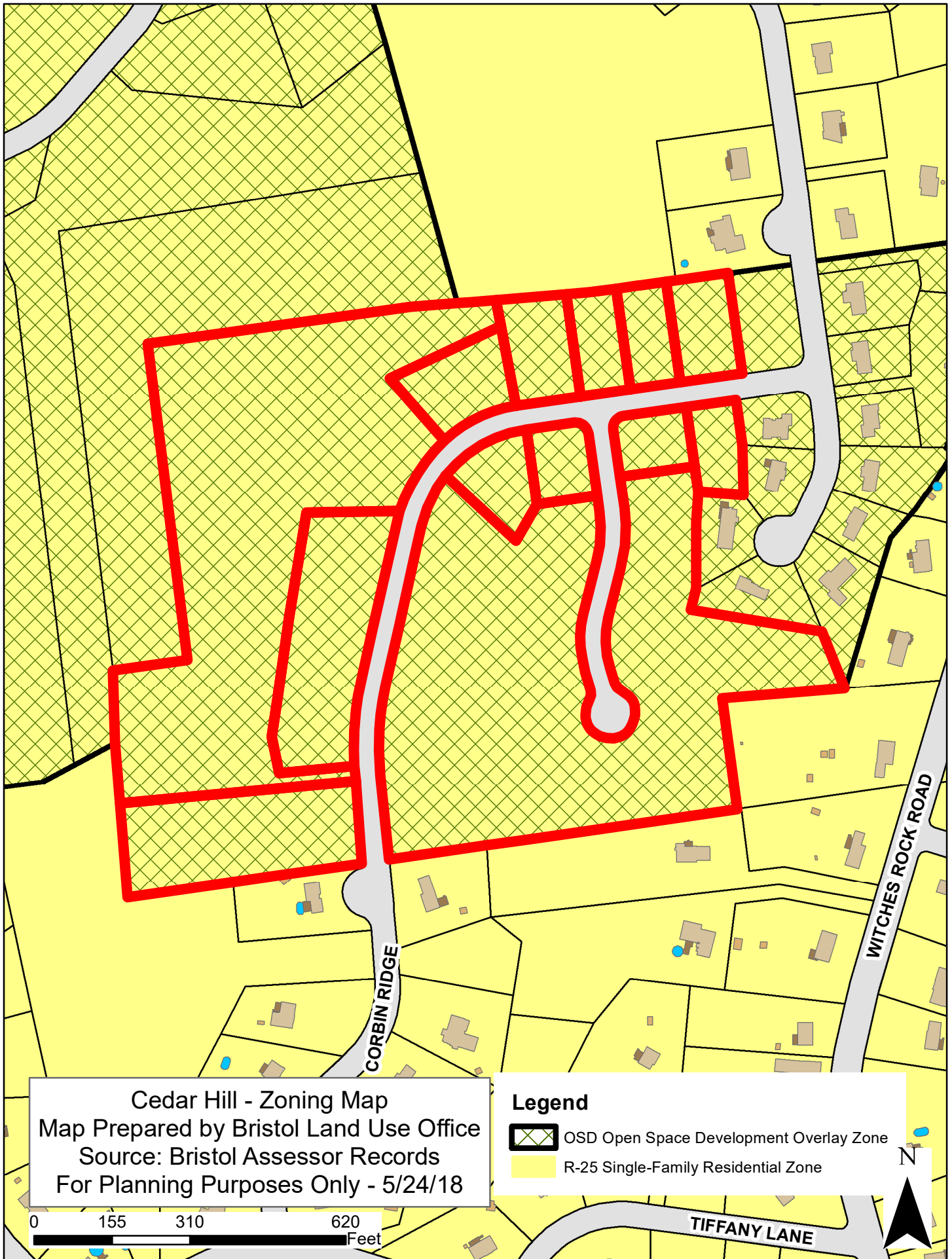
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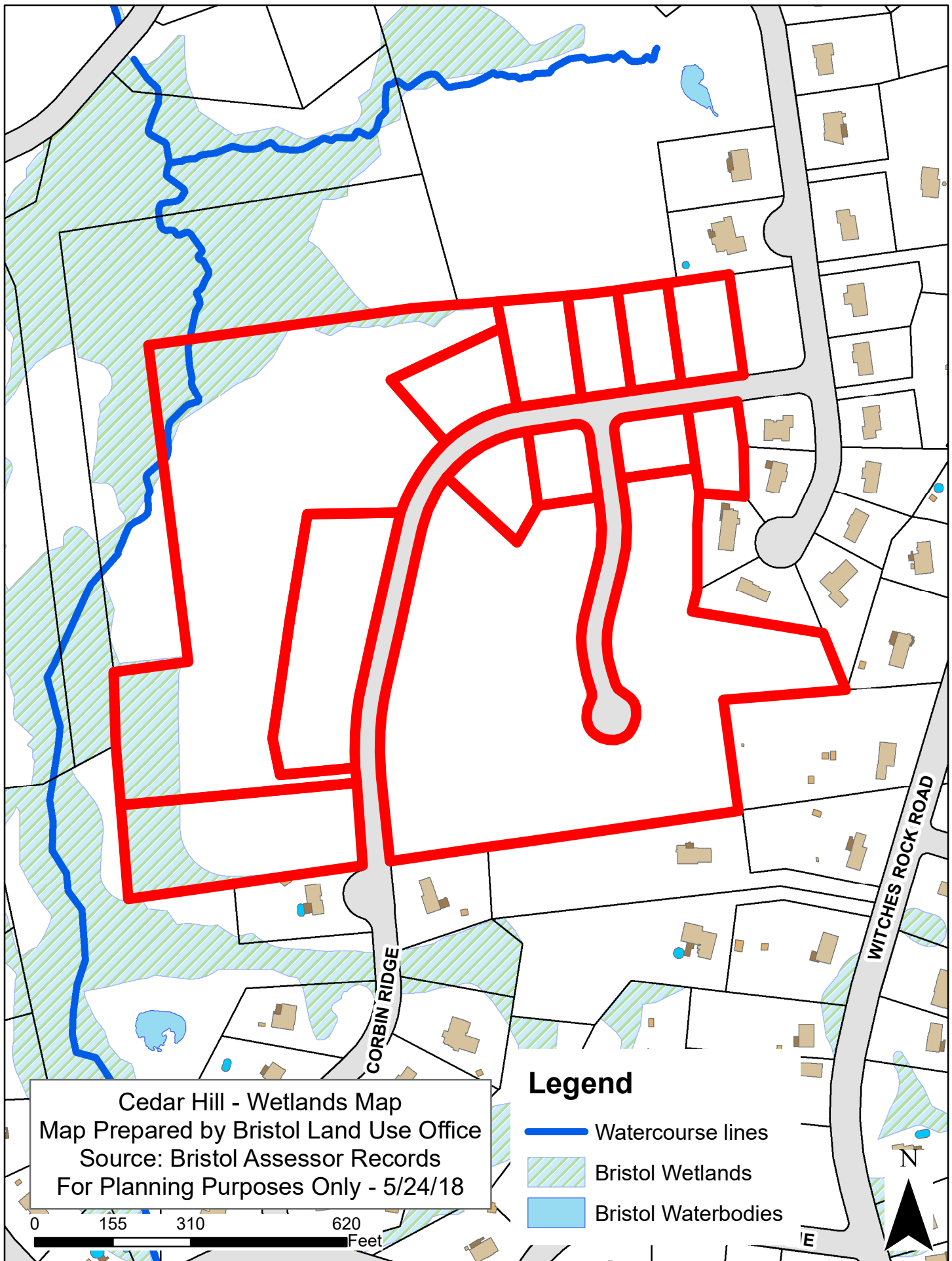
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RPH

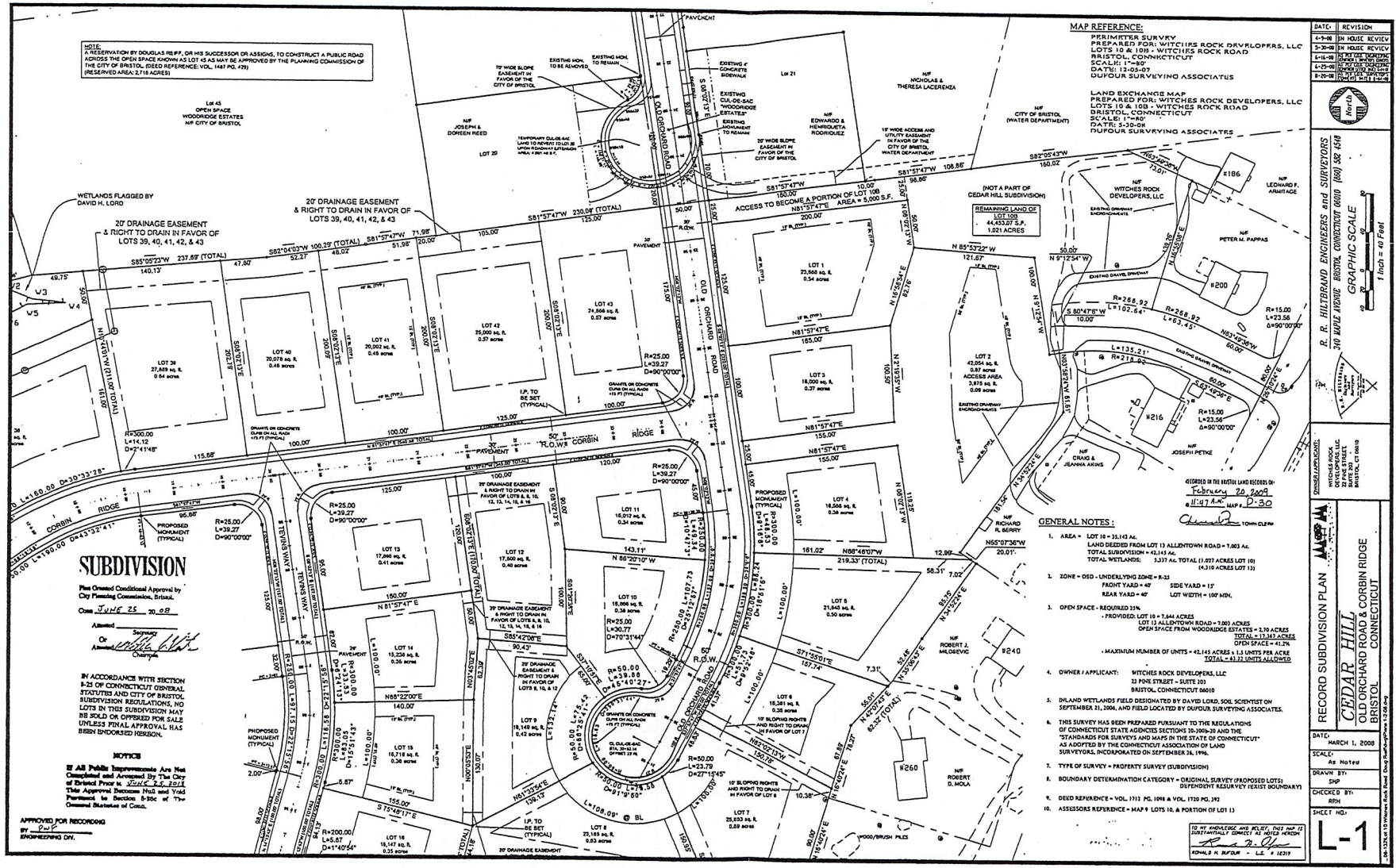
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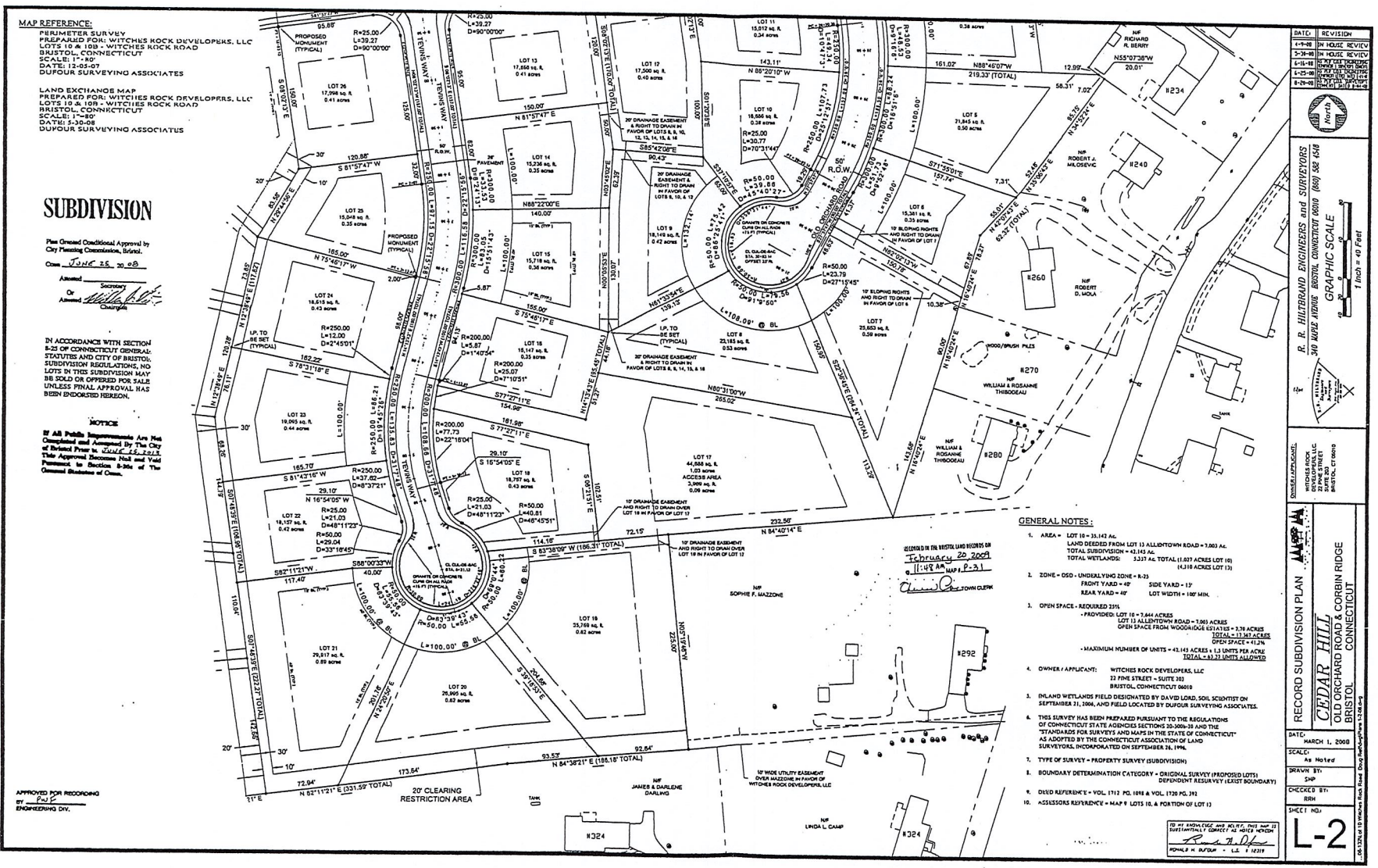


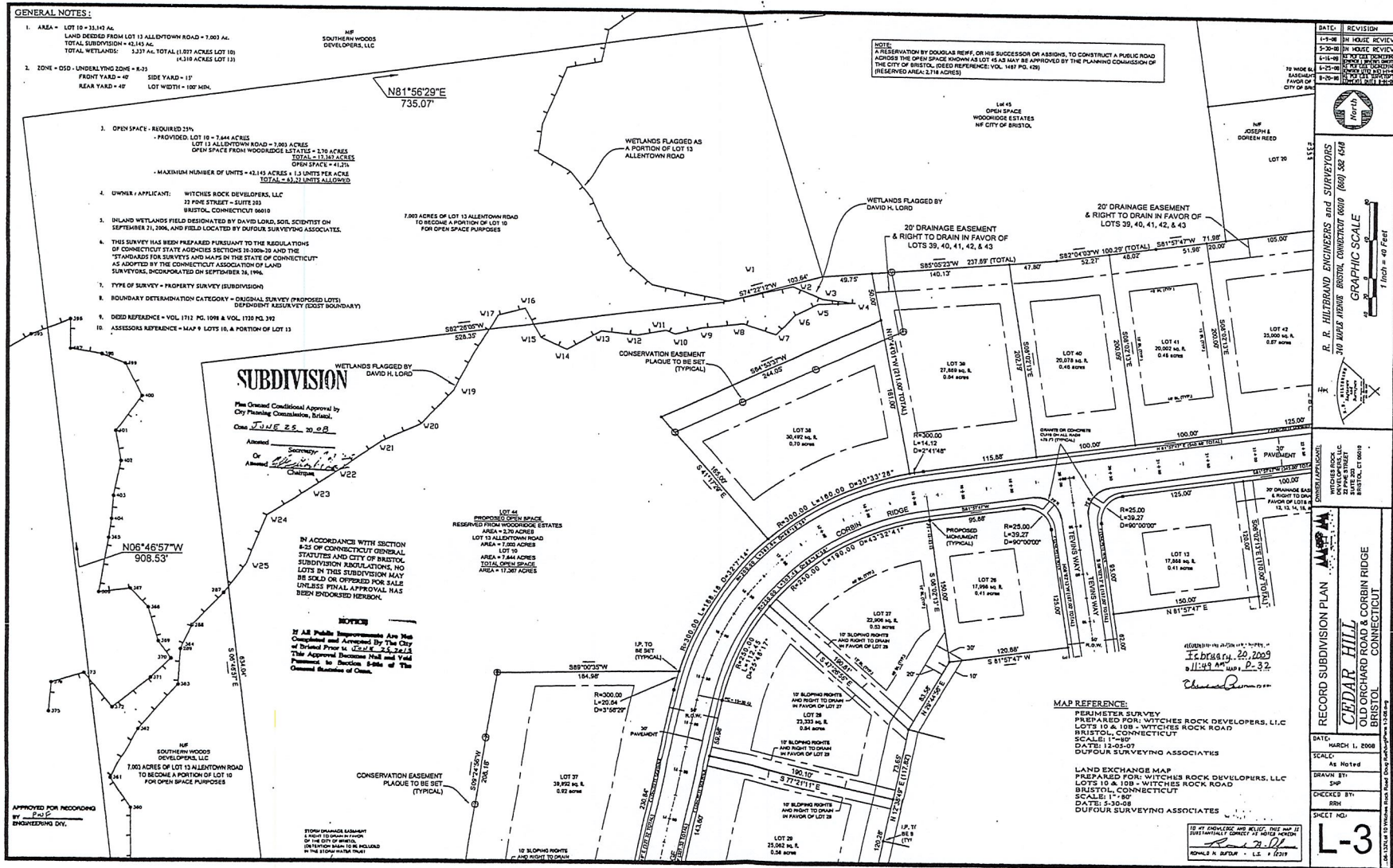


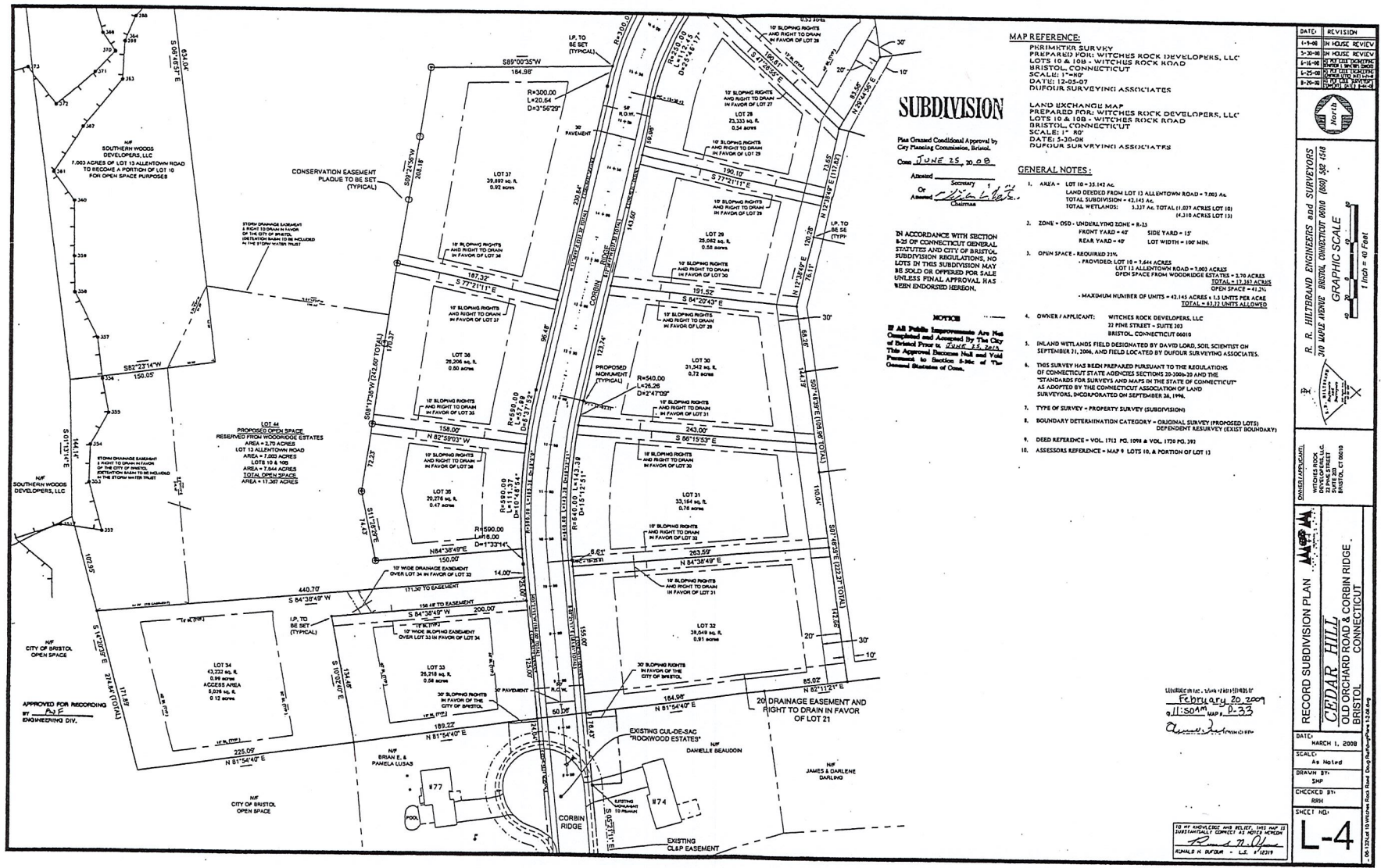














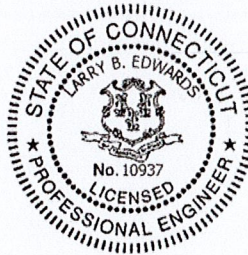
April 26, 2018

Applicant 1st - Phase 3

CEDAR HILL ESTATES
PHASE 3 BOND ESTIMATE

ITEM	JEA ESTIMATE
SEDIMENT & EROSION CONTROL	\$4,700.00
CLEARING & GRUBBING	\$5,050.00
EXCAVATION / GRADING	\$15,600.00
SANITARY SEWERS	\$39,500.00
STORM DRAINAGE	\$73,000.00
WATER SERVICE	\$40,500.00
ROAD SUBBASE	\$30,020.00
SIDEWALK & CURB	\$39,000.00
UNDERGROUND UTILITIES	\$8,500.00
BITUMINOUS PAVING	\$54,200.00
SURVEY/AS-BUILT	\$16,000.00
SUB TOTAL	\$326,070.00
15% CONTINGENCY	\$48,910.50
TOTAL	\$374,980.50

LARRY EDWARDS, P.E. #10937



RECEIVED
18 APR 27 AM 9:24
PUBLIC WORKS DIV

FORM FOR COST ESTIMATE OF BOND CALCULATION

Project: Cedar Hill Subdivision

Plans

Last Rev.Date 6/25/2008

Location:

Applicant 2nd - Phase 3

Road Length: 671 L.F.

Road Name: Tevin's Way

Item	Unit	Unit Price	Quantity	Total Cost
Clearing	SY	0.90	5,611	5,049.90
Stumping	SY	0.40	5,611	2,244.40
Strip Top Soil	CY	3.00	1,260	3,780.00
Rock Excavation - Mass	CY	11.00		-
Rock Excavation - Trench	CY	25.00		-
Excavation - Cut/Fill	CY	5.00	4506	22,530.00
Excavation - Cut and Remove from Site	CY	6.50		-
Excavation - Fill - Bring into Site	CY	7.50		-
Stake Out Structures	EA	175.00	20	3,500.00
Stake Out Road (2 times)	LF	3.30		-
15" RCP Solid Installed	LF	28.00	911	25,508.00
18" RCP Solid Installed	LF	30.00		-
24" RCP Solid Installed	LF	40.00		-
Other Pipe: 8" sanitary	LF	50.00	624	31,200.00
6" Curtain Drain	LF	22.00		-
15" RCP Flared Ends	EA	550.00		-
" RCP Flared Ends	EA	500.00		-
Catch Basins - Single, installed	EA	1,500.00	15	22,500.00
Catch Basins - Double, installed	EA	3,500.00		-
Catch Basins - Reconst.	EA	1,200.00		-
Manhole and Cover	EA	1,600.00	5	8,000.00
Headwalls Concrete In Place	CY	450.00		-
Rip Rap with Fabric under	CY	55.00		-
Box Subgrade	SY	0.85	2,294	1,949.90
1 1/4" Process 8" Thick	CY	35.00	469	16,415.00
3/4" Process Stone 4" thick	CY	35.00	235	8,225.00
Pavement 4" compacted	SY	18.50	2,294	42,439.00
Curbing 6" Bituminous	LF	3.00	1,152	3,456.00
Shoulder - loam + seed	SY	4.00	1625	6,500.00
Slopes - loam + seed	SY	3.50		-
Guide Railing Anchors	EA	900.00		-
Guide Railings	LF	17.00		-
Erosion Control Hay Bales	LF	5.00		-
Hay Bales around CBs (4/unit)	EA	20.00		-
Silt Fence	LF	3.50	565	1,977.50
Project:				

FORM FOR COST ESTIMATE OF BOND CALCULATION

Item	Unit	Unit Price	Quantity	Total Cost
Monuments	EA	400.00	14	5,600.00
Lot Pins	EA	150.00	33	4,950.00
Street Signs	EA	150.00	1	150.00
Traffic Control Signs	EA	125.00		-
As-Built	LF	3.00	671	2,013.00
Utility Cost (Elect. Line - Exc. & conduit)	LF	17.00	663	11,271.00
				-
Specialized Items:				
Water Main Bond	LF	75	663	49,725.00
Concrete Sidewalks	SF	9869	4	39,476.00

Subtotal: \$ 318,460
 15% Contingency: \$ 47,769

 Total: \$ 366,229

Applicant 2nd - Phase 3
Page 2

4 % Inflation 2nd Year:
 3rd Year:
 4th Year:
 5th Year:

 Grand Total:

 Call It:

PREPARED BY: J. Edwards & Associates DATE: 4/30/2018

City Response Phase 3

Tevins Way Bond Estimate

Item No.	Description	UOM	Unit Price (\$)	Qty	Extension
	General Work				
1	Clearing & Grubbing	LS	25,000	1	25,000
	Sedimentation & Erosion Control				
2	Silt Fence	LF	5	2,400	12,000
	Stormwater Utility				
3	15" RCP	LF	50	895	44,750
4	Catch Basin	EA	2,000	13	26,000
5	Floor Drains	EA	1,000	11	11,000
6	6" PVC Underdrain	LF	30	800	24,000
	Sanitary Sewer Utility				
7	Sanitary Manhole	EA	2,500	5	12,500
8	8" PVC Main	LF	50	625	31,250
9	Sanitary Laterals	EA	1,000	13	13,000
	Water Utility				
10	8" DIP Main	LF	40	670	26,800
11	6" Gate Valves	EA	750	2	1,500
12	Water Laterals/Service	EA	1,000	13	13,000
13	Hydrants	EA	3,000	2	6,000
	Electric Utility				
14	Underground Electric Conduit	LF	50	1,280	64,000
15	Streetlights	EA	6,500	4	26,000
	Roadway Appurtenances				
16	Rough Grade Roadways	CY	30	840	25,200
17	Fine Grade Roadways	SY	5	2,200	11,000
18	Bituminous Curbing	LF	5	1,280	6,400
19	Concrete Sidewalk	SF	10	5,240	52,400
20	8" Bank Run Gravel	CY	40	480	19,200
21	6" Processed Gravel	CY	40	360	14,400
22	1.5" Binder Course	TON	110	198	21,780
23	1.5" Finish Course	TON	110	185	20,350

SUBTOTAL 507,530.00
15% Contingency 76,129.50

TOTAL 583,660



September 10, 2018

Cedar Hill Developers LLC
580 Broad Street
Bristol Ct

Re: Cedar Hill Bond reduction

Gentlemen:

I have reviewed your project to determine the work completed and determined the amount of the corresponding bond reduction.

item	Total bond	Reduction 05/22/18	Proposed Reduction	comments
Sediment & erosion controls	\$2300	0	\$1150	50% of total
Strip topsoil/ clearing	\$20,000	\$20,000	0	Complete
Earth excavation/grading	\$30,000	\$30,000	0	Complete -
Detention basin	\$37,506	\$30,000	0	-
Sanitary sewers	\$110,500	\$70,000	\$40,500	Complete
Storm drainage	\$190,600	\$170,000	\$20,600	Complete
Water mains	\$97,200	0	\$97,200	Complete
Remove cul-de-sac	\$36,195	0	\$18,097	50% complete
Road subbase	\$92,560	0	\$92,560	Complete
Sidewalks & curbs	\$154,000	0	\$25,000	Shoulder prep completed
Underground utilities	\$100,359	0	\$83,359	Light posts remaining
Bit paving & curbs	\$184,400	0	\$99,500	Curbs & 1 st course
Restoration	\$25,000	0	0	No work completed
Ledge rock	0	0	0	N/A
Survey/asbuilt	\$18,000	0	0	No work completed
Detention pond maintenance	\$64,000	0	0	No work completed
SUBTOTAL			\$477,966	
15% contingency			\$71,949	
TOTAL			\$549,660	



AZR 25-01
4/14/25

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #1 – Update Minimum Parking Standards for All Uses.
- Recommendation #2 – Specify Process for the Determination of Parking.
- Recommendation #3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
- Recommendation #4 – Reference the CT State Building Code for Handicapped (Accessible) Parking.
- Recommendation #5 – Relocate Parking Lot Landscaping Standards from Section 11 to Section 13.
- Recommendation #6 – Establish Porous, Pervious and Permeable Pavement Incentives.
- Recommendation #7 – Provide a Bicycle Parking Requirement.
- Recommendation #8 – Reduce the Parking Requirements in the BD (Downtown Business) Zone.
- Recommendation #9 – Section 8.4.5. – Remove Parking Requirements for BD (Downtown Business) Zone.
- Recommendation #10 – Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol Comprehensive Zoning Update

Date: 3/25/25

Recommendation 1: Update and expand minimum parking requirements, providing minimum requirements for almost all uses.

Purpose: The current parking requirements lack parking standards for multiple uses and require that the Commission identify the appropriate number of parking spaces that should be required for those uses. This practice creates additional work for the Commission and results in uncertainties for the applicant. This practice may also result in inconsistent requirements across similar uses.

Description: The recommended amendments would provide a specified minimum parking requirement for nearly all principal uses and some accessory uses permitted by the zoning regulations. The parking requirement standardizes the required parking units of measure to the greatest extent possible and associates the minimum number of spaces required per gross square feet of floor area for most uses. Other standards of measure are also provided including number of dwelling units.

Geographic Extents: Applicable across all districts city-wide with unique standards for the BD District.

Potential Impacts: The adoption of this recommended amendment is expected to streamline the parking aspect of an application by making this aspect more predictable and reducing the burden on the Commission to establish requirements on a case-by-case basis. Because the recommended parking requirements are more precise than the existing standards, the recommended amendment may result in less off-street parking being constructed.

Context: Many cities (such as Hartford) have experimented with reducing parking requirements, particularly in their downtown areas to support redevelopment and infill development. The provision of off-street parking represents a significant share of the cost of most developments.

Recommended Zoning Amendments:

1. Replace the parking standards of Section 13.2.D with the following standards:

Conversion and Reuse	Existing	Recommended
Adaptive Reuse of Non-Residential Buildings	None	Parking requirement to be determined by Commission based upon proposed uses.
Conversion of Historic Dwellings	None	
Unified Downtown Development	None	
Sales Establishments		
Accessory Retail	4 per ksf	4.0 per ksf
Convenience Store	None	
Drugstore	None	
Grocery Store	None	
Pawn Shop	None	
Retail Store	4 per ksf (3 in BD), 4.5 per ksf shopping center	
Specialty Retail	None	2.5 per ksf indoor + 1.0 per ksf outdoor sales area
Building Supply	2.5 per ksf indoor + 1 per ksf outdoor storage area	
Garden Supply	None	
Retail Store-Large Goods	2.0 per ksf	
Farm Stand	1 per 5 linear foot sheltered display or sales frontage	1 per 5 linear foot sheltered display or sales frontage



Food & Beverage Service	Existing	Recommended
Bar or Club	None	12.0 per ksf
Brewpub	None	
Restaurant, Fast Food	5.0 per ksf	8.0 per ksf
Restaurant, Sit-Down	5.0 per ksf	
Microbrewery	None	8.0 per ksf indoor visitor space+ 3.0 per ksf office space+ 1.0 per ksf indoor production space
Restaurant, Take-Out	5.0 per ksf	4.0 per ksf
Specialty Food or Beverage Establishment	None	
Catering Service	None	3.0 per ksf
Kitchen Incubator	None	
Specialty Food or Beverage Manufacturer	None	
Office and Technology Uses		
Business or Professional Office	3 (2 in BD) per ksf	4.0 per ksf
Government Office or Building	None	
Medical Office	4.5 per ksf (3.5 in BD)	
Social Services Agency or Charitable Institution	None	3.0 per ksf
High Technology Business	None	
Radio or Television Broadcast Facility	None	
Medical Laboratory	None	
High Technology Business	None	

Residential Uses	Existing	Recommended
Assisted Living Facility	1.5 per ksf	1.5 per ksf
Nursing or Convalescent Home	1.5 per ksf	
Community Residence	3 per home	2.0 per residence
Conversion to Three-Family	2 per du	2.0 per dwelling unit
Conversion to Two-Family	2 per du	
Live-Work Units		
Manufactured Home Park		
Residential, Single-Family	2 per dwelling unit, plus 1 per 2 resident domestic employees, roomers or boarders	
Residential, Three-Family		
Residential, Two-Family		
Residential, Multi-Family	2.5 per du (1.5 in BD)	
Government or Non-Profit Housing	None	1.5 per dwelling unit
Seasonal Camps and Cottages	Commission Determination	
Senior Housing	1.5 per unit	
Mixed-Use Development	0.75 per dwelling unit + 0.5 per bedroom + 1.5 per ksf gross floor area of non-residential uses	1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses
Unified Residential Development	0.75 per dwelling unit + 0.5 per bedroom + 1 for every 4 residential parking spaces (or fraction thereof)	1.0 per dwelling unit + 0.5 per bedroom

Continued on next page



Industrial & Fleet Uses	Existing	Recommended
Composting Facility	None	2.0 + 3.0 per ksf office space
Contractor Yard	2 + 4 per ksf office space	
Environmental Service Facility	None	
Fuel Oil and Heating Fuel Storage Facility	None	
Junkyard	None	
Motor Vehicle Junk Yard	None	
Recycling Facility	None	
Removal of Earth Materials	None	
Renewable Energy Generation Facility	None	
Wood Processing Facility	None	
Bus Yard	1 per bus parking space (indoor or outdoor) + 3 per ksf office space	1.0 space per fleet parking space (or equivalent capacity) + 3.0 spaces per ksf office space
Fuel Oil Dealer	None	
Sanitary Services Yard	None	
	1 per delivery vehicle space (indoor or outdoor, excluding loading berths) + 3 per ksf office space	1.0 per ksf production/storage space + 3.0 per ksf office space
Trucking and Courier Service		
Manufacturing Facility	2 per ksf	
Industrial Laundry or Dry Cleaning	None	
Specialty Trade Contractor	None	
Helicopter Landing Facility	None	2.0 spaces per landing pad

Storage, Warehousing, or Distribution	Existing	Recommended
Climate Controlled Self-Storage Facility	Commission Determination	0.1 per ksf storage space + 3.0 per ksf office space
Self-Storage Facility	0.1 per ksf storage space + 4.0 office	
Public Warehouse	None	1.0 per ksf indoor distribution/ storage space + 3.0 per ksf office space
Wholesale Business	2 per ksf	
Wholesale or Distribution Facility	2 per ksf	
Vehicle or Equipment Sales and Service		
Boat or Recreational Vehicle Sales and Service	None	3.0 per ksf indoor office and display+0.15 per ksf outdoor display
Motor Vehicle Sales	3 per ksf indoor office and display+ 0.15 per ksf outdoor display	
Motor Vehicle Rental or Leasing	3 per ksf office and sales space	
Equipment Rental or Leasing	None	
Motor Vehicle Filling Station	4 per establishment + 2 per service bay + 3.5 per ksf retail sales area	2.0 per establishment + 2.0 per service bay + 3.0 per ksf office and retail sales area
Motor Vehicle Detailing Facility	None	3.0 per establishment + queuing requirement
Car or Truck Wash	3 per facility, plus adequate stacking room to accommodate 5 cars per stall	
Motor Vehicle Repair or Service Facility	2 per bay +3.5 per ksf retail sales area	
		2.0 per service bay + 3.0 per ksf office and retail sales area

Continued on next page



Shopping Centers		Existing	Recommended
Shopping Centers		4.5 per ksf	4.0 per ksf
Recreation or Entertainment Facility			
Indoor Entertainment Facility	1 per 3 seats (1 per 5 seats in BD), additional spaces may be required by Commission		0.33 per seat
Indoor Recreation Facility	3 per bowling lane		3 per bowling lane, other facility types to be determined by Commission
Fitness Club	None		5.0 per ksf
Tennis or Racquet Clubs	None		5.0 per ksf + 2.0 per court
Golf Course	10 per hole		10 per hole
Park or Open Space	None		To be determined by Commission
Outdoor Entertainment Facility	None		
Agricultural Uses			
Commercial Greenhouse	1 per ksf gross sales floor area		0.5 per ksf gross indoor greenhouse area
Nursery	1 per ksf gross sales floor area		To be Determined by Commission
Farm	None		
Stable	None		0.25 per stall
Cultural or Institutional Uses		Existing	Recommended
Religious Organization or Institution		0.3 per seat	0.33 per seat for worship space + 2.0 ksf non-worship space
Cultural Institution		2 per ksf	2.0 per ksf
Civic Facility	1.5 per ksf (school) / Comm. all other		1.5 per ksf per school, 3.0 per ksf per library, Commission to determine requirement for other uses
Non-Profit Private School	1.5 per ksf		1.5 per ksf
Community Youth Organization	None		5.0 per ksf
Membership Organization	5 per ksf		
General Medical or Surgical Hospital	3 per ksf		3 per ksf
Cemetery	None		To be Determined by Commission

Continued on next page



Service Based Uses	Existing	Recommended
Hotel or Motel	1.5 per room+spaces determined by Comm.	1.0 per room + other uses (10 per ksf for restaurant, 7 per ksf for conference/ banquet)
Emergency Housing Shelter	None	4.0 per shelter
Funeral Home or Mortuary	0.3 per seat	10.0 per ksf
Animal Day Care Facility	None	3.0 per ksf
Animal Hospital	None	
Building Services	None	
Commercial Kennel	None	
Printing Shop	None	
Retail Dry Cleaner or Laundry	None	
Adult Day Care Center	None	4.0 per ksf
Child Care Center	4 per ksf	
Group Child Care Home (located outside of a residential home)	5 per ksf	
Laundromat	None	5.0 per ksf
Bank	5 (3.5 in BD) per ksf	
Personal Service Establishment	4 per ksf (3 in BD)	
Specialty Service Establishment	None	
For Profit School or Studio	5 per ksf	
Health Care Clinic	3.5 per ksf	
Drive-Up Facilities	Existing	Recommended
Car Wash	None	Queuing space for 5 vehicles
Other (Banks, Pharmacy, etc.)	None	
Restaurants, Take-Out, Specialty Food or Beverage Establishment	None	Queuing space for 10 vehicles

2. Add new Section 13.16 that requires a share of required parking spaces for any residential multifamily, mixed-use development, or unified residential development to be maintained as common use parking areas that may be available to visitors and residents as follows:

13.16 Common Parking for Multi-Family, Mixed-Use, and Unified Residential Development

The equivalent of at least 20% of the required parking for any multi-family residential, mixed-use residential, or unified residential development shall be common parking so as to be available to visitors or residents of any unit and shall not be assigned to individual units.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 2: Specify process for the Commission's determination of required parking.

Purpose: The current regulations require the Commission to determine the amount of off-street parking for multiple uses. While Recommendation 1 would reduce the number of properties that would be subject to their discretion, this authority will remain for some uses. The current regulations do not stipulate whether the applicant or the Commission is responsible for collection information necessary in making its determination.

Description: The recommended amendment specifies that the applicant is responsible for providing a recommendation regarding the number of spaces required and that such recommendation shall be provided by a traffic engineer or parking expert.

Geographic Extents: In all districts citywide.

Potential Impacts: No adverse impacts are anticipated.

Context: It is a standard practice in zoning, including within Bristol's zoning regulations, to require the information necessary to render a decision on an application.

Recommended Zoning Amendments:

Amend Section 13.2.C as follows (new text is shown in red):

Section 13.2 Amount of Off-Street Parking Required

Where the minimum number of parking spaces required for a particular use is to be determined by the Commission, **the applicant shall provide a recommendation for the number of parking spaces required for the use in question. Such recommendation shall be provided by a traffic engineer or parking expert. In making its determination,** the Commission shall be guided by the recommendations of the applicant and by the nature, intensity and/or mix of the proposed use, including projected attendance, the number of employees, visitors and/or customers, and the experience of similar facilities elsewhere.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 3: Provide more flexibility in the use of shared parking in the BD.

Purpose: Incentivize development in the Downtown by providing more flexibility in satisfying the parking requirements through the use of shared parking and off-site parking.

Description: The existing regulations allow for the use of parking that is shared between uses or is located off-site to meet parking requirements but the use in question must be located within 500 feet of the parking facility. The recommended amendment increases that distance to 1,000 feet in the BD district but maintains a 500-foot requirement in other districts.

Geographic Extents: Applicable to BD District.

Potential Impacts: May support redevelopment and infill development in the downtown.

Context: The use and allowance of shared parking and off-site parking is one of many tools used to support infill development and redevelopment in downtowns. It allows for more efficient and effective use of parking supply.

Recommended Zoning Amendments:

Amend Section 13.4.B Shared Parking and Section 13.6.B Location of Parking as follows (new text is shown in red):

Section 13.4.B Shared Parking

Upon provision of a parking study conducted by a traffic engineer or parking expert and the provision of a site plan, the Commission may allow up to 50% of the required parking spaces for a use which operates primarily during the evening or on weekends to be counted toward the parking requirements of a use which operates primarily during the daytime or on weekdays, and vice versa. All shared parking spaces shall be located within 500 feet of the main building entrance of the recipient use **except that in the BD zone, such parking shall be located within 1,000 feet of the main building entrance of the recipient use. In approving such a reduction, the applicant shall demonstrate to the Commission** that there shall not be a substantial overlap of peak parking periods for the uses and that arrangements satisfactory to the Commission have been made to guarantee long-term access to and use of the shared parking spaces by the recipient use.

Section 13.6.B Location of Parking

By Special Permit, the Commission may allow all or a portion of the required parking spaces to be located either on a separate lot under the same ownership as the use being served or on a separate lot under a different ownership than the use being served, provided that arrangements satisfactory to the Commission have been made to guarantee long-term access to and use of such spaces. All spaces approved under this provision shall be located within 500 feet of the main building entrance of the use being served **except that in the BD zone, such parking shall be located within 1,000 feet of the main building entrance of the use being served.**



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 4: Reference Connecticut State Building Code for handicapped parking requirements.

Purpose: The recommended amendment references the requirements of Connecticut State Building Code to ensure that handicapped spaces are provided as required by the code.

Description: The current regulations refer to Connecticut General Statutes requirements for handicapped parking but does not refer to the building code requirements.

Geographic Extents: Applies to all districts citywide.

Potential Impacts: No adverse impacts.

Context: Specific handicapped parking requirements and provided in detail in the State building code.

Recommended Zoning Amendments:

Amend Section 13.7.3 as follows (new text is shown in red):

Section 13.7.3. Accessibility Requirements

- C. The number, size, designation, location, and markings of parking spaces for the handicapped shall be as per the Connecticut General Statutes, **Sec. 14-253a(h) and Section 1106 of the Connecticut State Building Code – 2021 IBC Portion, as amended.**



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 5: Relocate parking lot landscaping standards of Section 11 to Section 13 Off-Street Parking Requirements

Purpose: Place regulations applicable to parking within the same section by moving parking lot landscaping standards from Section 11 Landscaping and Site Features to Section 13 Off-Street Parking Requirements.

Description: Relocate Sections 11.1.3 Parking Lot Landscaping and 11.1.4.A Screening to Section 13. Maintain the standards as written.

Geographic Extents: Not applicable.

Potential Impacts: No impacts.

Context: Not applicable.

Recommended Zoning Amendments:

- Remove Section 11.1.3 and renumber subsequent sections.
- Remove Section 11.1.4.A and renumber subsequent sections.
- Amend Section 13.7.5 Landscaping, Curbs, and Islands as follows (see next page, relocated text is shown in red):

Continued on next page



Section 13.7.5 Landscaping, Curbs, and Islands

- A. Screening shall be provided for parking areas which are adjacent to residential properties or visible from the street. Acceptable screening materials shall include:
 - 1. Evergreen hedges having a minimum height of four feet at the time of planting;
 - 2. Solid fences or walls, if approved by the Commission;
 - 3. Earthen berms; or,
 - 4. Any combination of the above materials.
- B. Parking areas containing 10 or more parking spaces shall be suitably landscaped with appropriate trees, shrubs and ground cover, in accordance with the following:
 - 1. Parking areas containing 10 or more parking spaces shall contain at least one major tree and two shrubs per ten parking spaces or major fraction thereof, planted within and along the perimeter of the parking area.
 - 2. Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips.
 - 3. Parking areas containing 100 or more parking spaces shall contain a minimum of 20 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips.
 - 4. Trees within and along the perimeter of parking areas shall be of such varieties which provide shade or are capable of providing shade at maturity.
- C. In parking areas containing 10 or more parking spaces:
 - 1. Curbed islands shall be provided at each end of each row of parking spaces;
 - 2. Curbed islands shall be provided to interrupt long rows of interior and perimeter parking spaces in an arrangement acceptable to the Commission so as to allow for no more than 20 consecutive spaces in a single row;
 - 3. Such end and interior islands shall be a minimum of 9 feet wide by 17 feet long for a single row of spaces and 9 feet wide by 34 feet long for a double row of spaces;
 - 4. Such end and interior islands shall be landscaped in accordance with the requirements of **Item B above**.
- D. In parking areas containing 100 or more parking spaces, planting strips shall be provided along every other set of interior parking spaces between abutting rows of spaces. Such strips shall be a minimum of 10 feet wide and landscaped in accordance with the requirements of **Item B above**. Planting strips should be protected from vehicles by a curb or wheel stop. Curbs may contain breaks to allow surface water flow into planting strips.
- E. Except for parking spaces in driveways that serve single- or two-family dwellings, the perimeter of all parking areas, islands and driveways shall be curbed, to prevent damage to landscaping and lighting and to prevent interference with pedestrian use of walkways. Curbs may contain breaks to allow surface water flow into vegetated areas so as to reduce stormwater runoff.
- F. Where provided, motor vehicle wheel stops shall be a maximum of six inches in height and shall be placed a maximum of 30 inches from the front of the parking spaces in which they are located.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 6: Establish porous, pervious, and permeable pavement incentive.

Purpose: Encourage the installation of porous, pervious, or permeable pavement surfaces to reduce stormwater runoff.

Description: This recommendation would allow the use of porous, pervious, and permeable pavement to reduce lot coverage across all zoning districts with an established lot coverage limit with the goal of reducing stormwater runoff and improving groundwater recharge.

Geographic Extents: Citywide, except within Aquifer Protection Areas.

Potential Impacts: Allows for a higher lot coverage than would otherwise be permitted.

Context: The existing regulations have no porous pavement requirement or incentive. Multiple cities across the US (Los Angeles, San Antonio, Minneapolis, and others) encourage or require uses of porous, pervious, and permeable pavements.

Recommended Zoning Amendments:

- Add Section 13.7.6 Porous, Pervious, and Permeable Pavement as follows:

13.7.6 Porous, Pervious, and Permeable Pavement

Porous asphalt, pervious concrete, or permeable pavers may be used to offset lot coverage of paved surfaces at a rate of 50% of the porous, pervious, or permeable pavement area. By example, a 1,000-sf porous asphalt parking area would only be counted as 500 sf of lot coverage. To qualify for such a reduction a pervious pavement area shall:

- A. Be located outside of an Aquifer Protection Area.
- B. Be designed and constructed in accordance with the Chapter 13 of the 2024 Connecticut Stormwater Quality Manual.
- C. Cover a contiguous area of a minimum of 1,000 sf.
- D. Be maintained for the life of the surface.
- E. Be subject to periodic inspection by the Zoning Enforcement Officer to ensure adequate maintenance.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 7: Provide a Bicycle Parking Requirement

Purpose: Ensure that bicycles can be securely parked in a designated location.

Description: The current regulations do not require the provision of facilities for bicycle parking. The recommended amendment would require the provision of bicycle parking for multi-family, commercial, industrial, or institutional developments.

Geographic Extents: Citywide.

Potential Impacts: No adverse impacts expected.

Context: Cities and towns are increasingly providing and improving facilities to accommodate bicyclists in an attempt to support multimodal travel and embrace a Complete Streets approach to transportation.

Recommended Zoning Amendments: Add new Section 13.15 Bicycle Parking as follows:

13.15 Bicycle Parking

Bicycle parking facilities shall be provided as part of new multi-family developments of 4 units or more, and new commercial, industrial, or institutional developments.

- A. Bicycle parking shall be provided at all new construction, changes of use, or substantial improvement and shall be provided at a rate of 1 bicycle parking space per 10 automobile spaces or at a rate of 1 space per 2,000 square feet of gross floor area, whichever is less. No more than 20 bicycle parking spaces shall be required.
- B. Bicycle parking spaces shall:
 - 1. Provide a convenient place to lock a bicycle and shall be at least 6 feet long, 2 feet wide, and shall provide at least 7 feet of vertical clearance, unless a bicycle locker is provided.
 - 2. Be capable of locking the bicycle and supporting the bicycle in an upright position.
 - 3. Be securely anchored to a supporting surface.
- C. Bicycle parking shall not interfere with pedestrian circulation and shall be separated from automobile parking.
- D. For any use where bicycle parking is required, if the vehicular parking is covered or partly covered the bicycle parking will be covered at the same ratio.
- E. Bicycle parking shall be located in proximity of a main building entrance and placed in an area that is highly visible.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 8: Reduce the parking requirement in the BD zone and simplify and provide more flexibility in the maximum amount of parking that is permitted.

Purpose: Universally reduce the parking requirement in the BD zone to incentivize infill development and redevelopment and ensure that parking is not overbuilt in the Downtown. Provide more flexibility in the maximum amount of parking that may be permitted to allow the development of more parking where required to support the land use.

Description: The existing regulations have lesser parking requirements for only specific uses in the Downtown. The parking reduction varies from use to use and many uses do not have a lesser parking requirement. The recommended amendment would provide a universal parking reduction of 25% for all uses across the Downtown. The amendment would also provide more flexibility in the maximum amount of parking that is required, which is currently limited to 5% above the required amount.

Geographic Extents: BD zone only.

Potential Impacts: May remove barriers to infill development or redevelopment in the BD.

Context: The Downtown is served by municipal parking facilities, on-street parking supply, private parking facilities, transit, and is home to a mixture of uses, which allows for walking between locations and a reduced dependency on automobile travel. Many cities have reduced or eliminated their downtown parking requirements.

Recommended Zoning Amendments:

- Eliminate Section 8.4.6 Parking Increase in favor of regulating the maximum amount of parking allowed in the BD through Section 8.4.4 in a more simplified form. Renumber subsequent sections.
- Amend Section 8.4.4 and reorder it as follows (amended text shown in red):

8.4.4 Baseline Off-Street Parking Requirement

- A. The “baseline” number of off-street parking spaces shall be **75% of** the sum of the required parking for each separate use in the proposed development, in accordance with Section 13.2. Except as approved by the Commission in accordance with the provisions of this section **or Section 13.2**, no fewer off-street parking spaces than this “baseline” number shall be provided for a proposed development.
- B. The maximum number of off-street parking spaces shall be no more than **10%** above the baseline requirement. **This amount may be increased by Special Permit, which shall require that proof of parking demand exceeding the baseline requirement is provided by a traffic engineer or parking expert to the satisfaction of the Commission. In no case shall the off-street parking supply exceed the baseline parking requirement by more than 25%.**
- C. Additional off-street parking shall not be required for changes of use within an existing building or for building additions less than or equal to 500 square feet of gross floor area. This exemption from providing additional off-street parking spaces for additions shall only be granted once per property.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 9: Remove Section 8.4.5 Parking Reduction of BD zone regulations.

Purpose: Simplify the regulations and remove redundancies and conflicts between the BD zone regulations and the citywide parking regulations.

Description: Section 8.4.5 allows for shared use parking reduction of 35-45% in the BD. However, a shared parking reduction of up to 50% is authorized in Section 13.4, making Section 8.4.5 redundant and conflicting with Section 13.4. Removal of Section 13.4 would correct this.

Geographic Extents: BD zone.

Potential Impacts: No impacts.

Context: N/A

Recommended Zoning Amendments: Eliminate Section 8.4.5 and renumber subsequent sections.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 10: Provide visuals to support Section 8.4.7 and make minor adjustments.

Purpose: Provide more clarity to Section 8.4.7 Location of Parking Spaces and allow for the use of parallel parking in addition to diagonal parking.

Description: Section 8.4.7 is difficult to understand without the aid of visuals. It also permits only diagonal parking but does not enable parallel parking in front of buildings. The recommended amendment would allow for the use of parallel parking and provides visuals to demonstrate how parking areas should be situated. Minor adjustments have also been made to dimension requirements. The recommended amendment also requires a Special Permit for such parking and provides conditions by which the Commission may approve or deny such proposal.

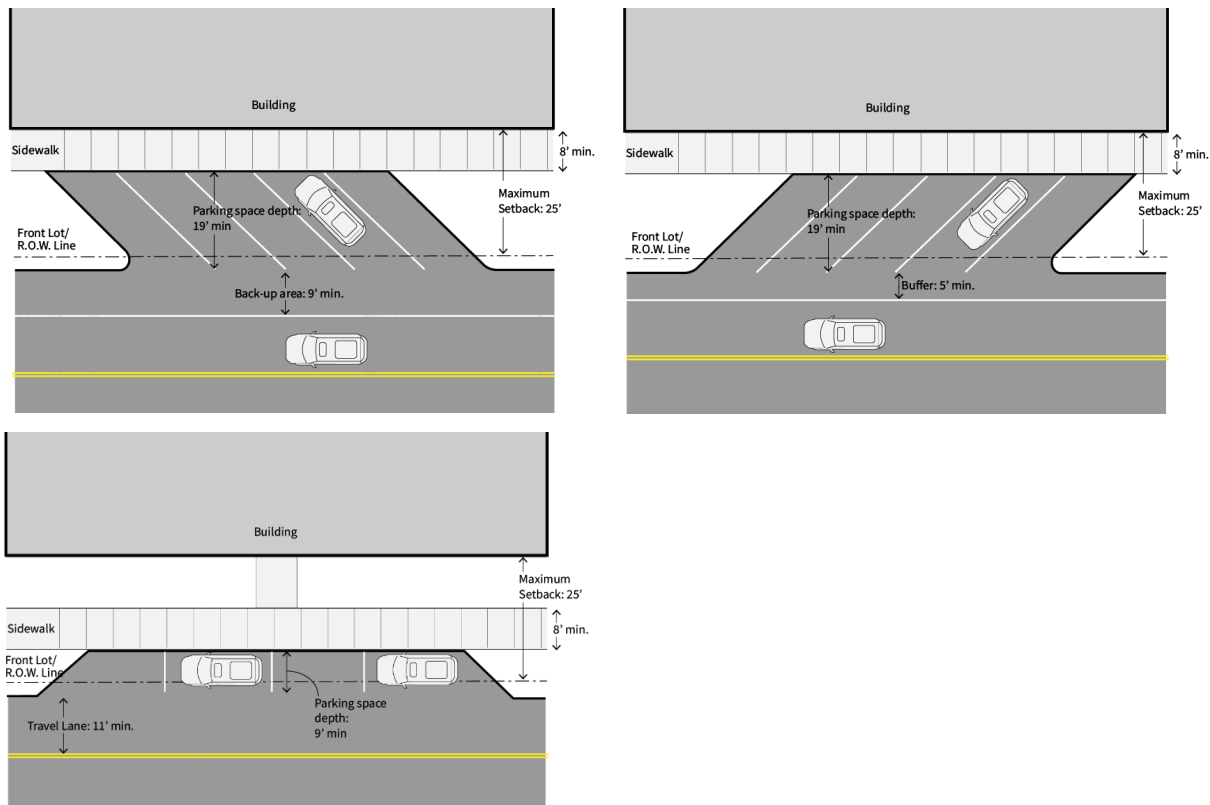
Geographic Extents: BD zone

Potential Impacts: No impacts.

Context: N/A

Recommended Zoning Amendments:

- Provide a visual aid to supplement Section 8.4.7 (see below).
- Amend Section 8.4.7 to allow for the use of parallel parking (see next page, added or revised text shown in **red**, text to be removed shown in ~~strike through~~).





8.4.7 Location of Parking Spaces

- A. Where feasible, parking spaces shall be located to the rear of a building.
- B. Parking spaces may be located along the side of a building, provided that such parking area does not occupy more than 45 feet or 35 percent of the frontage of the lot on which it is located, whichever is less.
- C. Parking spaces may be located between the front of a building and the street, subject to the following provisions:
 - 1. A Special Permit shall be required. Review and potential approval of such parking arrangement shall be conducted in the course of the Special Permit review and approval process for the project. If the project is subject only to a Site Plan application, the location of parking spaces in front of the building shall require a Special Permit.
 - 2. Such parking spaces shall be located and oriented so as to reinforce a consistent street frontage and shall not be disruptive to pedestrian travel.
 - 3. Such parking spaces shall be directly accessible via the street right-of-way.
 - 4. Such parking spaces shall be separated from the building by a sidewalk having a minimum width of 8 feet, arranged in a single row located adjacent to the sidewalk, and arranged in one of the following configurations:
 - a. Angled diagonally toward the general direction of the adjoining travel lane of the street. Such spaces shall have a minimum depth of 19 feet and a minimum back-up area of 9 feet, ~~exclusive of the adjoining travel lane of the street~~ between such parking spaces and the adjoining travel lane.
 - b. Angled diagonally away from the general direction of the adjoining travel lane of the street. Such spaces shall have a minimum depth of 19 feet and ~~the adjoining travel lane shall have a minimum width of 11 feet~~ a minimum buffer area of 5 feet between such parking spaces and the adjoining travel lane. Such arrangement shall require approval by the Bristol Police Commission and the Department of Public Works.
 - c. Parallel to the adjoining travel lane of the street. Such spaces shall have a minimum depth of 9 feet and a minimum width of 23 feet. The adjoining travel lane shall be a minimum of 11 feet wide.
 - 5. Depending upon the width of the street right-of-way, such parking spaces may be located entirely within the right-of-way, partly within the right-of-way and partly on the lot, or entirely on the lot. Notwithstanding any other provisions of this section, the Commission may allow all or a portion of the building to have a build-to line as far back as 25 feet in order to accommodate such parking spaces.
 - 6. Such parking spaces shall be available for use by the public at all times.
 - 7. The property owner shall grant to the city such easements as are necessary to allow such parking



City of Bristol Comprehensive Zoning Update

Date: 4/25/25

Rev: 4/25/25

Recommendation 1: Update and expand minimum parking requirements, providing minimum requirements for almost all uses.

Purpose: The current parking requirements lack parking standards for multiple uses and require that the Commission identify the appropriate number of parking spaces that should be required for those uses. This practice creates additional work for the Commission and results in uncertainties for the applicant. This practice may also result in inconsistent requirements across similar uses.

Description: The recommended amendments would provide a specified minimum parking requirement for nearly all principal uses and some accessory uses permitted by the zoning regulations. The parking requirement standardizes the required parking units of measure to the greatest extent possible and associates the minimum number of spaces required per gross square feet of floor area for most uses. Other standards of measure are also provided including number of dwelling units.

Geographic Extents: Applicable across all districts city-wide with unique standards for the BD District.

Potential Impacts: The adoption of this recommended amendment is expected to streamline the parking aspect of an application by making this aspect more predictable and reducing the burden on the Commission to establish requirements on a case-by-case basis. Because the recommended parking requirements are more precise than the existing standards, the recommended amendment may result in less off-street parking being constructed.

Context: Many cities (such as Hartford) have experimented with reducing parking requirements, particularly in their downtown areas to support redevelopment and infill development. The provision of off-street parking represents a significant share of the cost of most developments.

Recommended Zoning Amendments:

1. Replace the parking standards of Section 13.2.D with the following standards:

Conversion and Reuse	Existing	Recommended
Adaptive Reuse of Non-Residential Buildings	None	Parking requirement to be determined by Commission based upon proposed uses.
Conversion of Historic Dwellings	None	
Unified Downtown Development	None	
Sales Establishments		
Accessory Retail	4 per ksf	4.0 per ksf
Convenience Store	None	
Drugstore	None	
Grocery Store	None	
Pawn Shop	None	
Retail Store	4 per ksf (3 in BD), 4.5 per ksf shopping center	
Specialty Retail	None	2.5 per ksf indoor + 1.0 per ksf outdoor sales area
Building Supply	2.5 per ksf indoor + 1 per ksf outdoor storage area	
Garden Supply	None	
Retail Store-Large Goods	2.0 per ksf	
Farm Stand	1 per 5 linear foot sheltered display or sales frontage	1 per 5 linear foot sheltered display or sales frontage



Food & Beverage Service	Existing	Recommended
Bar or Club	None	12.0 per ksf
Brewpub	None	
Restaurant, Fast Food	5.0 per ksf	8.0 per ksf
Restaurant, Sit-Down	5.0 per ksf	
Microbrewery	None	8.0 per ksf indoor visitor space+ 3.0 per ksf office space+ 1.0 per ksf indoor production space
Restaurant, Take-Out	5.0 per ksf	4.0 per ksf
Specialty Food or Beverage Establishment	None	
Catering Service	None	3.0 per ksf
Kitchen Incubator	None	
Specialty Food or Beverage Manufacturer	None	
Office and Technology Uses		
Business or Professional Office	3 (2 in BD) per ksf	4.0 per ksf
Government Office or Building	None	
Medical Office	4.5 per ksf (3.5 in BD)	
Social Services Agency or Charitable Institution	None	
High Technology Business	None	3.0 per ksf
Radio or Television Broadcast Facility	None	
Medical Laboratory	None	
High Technology Business	None	

Residential Uses	Existing	Recommended
Assisted Living Facility	1.5 per ksf	1.5 per ksf
Nursing or Convalescent Home	1.5 per ksf	
Community Residence	3 per home	2.0 per residence
Conversion to Three-Family	2 per du	2.0 per dwelling unit
Conversion to Two-Family	2 per du	
Live-Work Units		
Manufactured Home Park		
Residential, Single-Family	2 per dwelling unit, plus 1 per 2 resident domestic employees, roomers or boarders	
Residential, Three-Family		
Residential, Two-Family		
Residential, Multi-Family	2.5 per du (1.5 in BD)	1.5 per dwelling unit
Government or Non-Profit Housing	None	
Seasonal Camps and Cottages	Commission Determination	
Senior Housing	1.5 per unit	
Mixed-Use Development	0.75 per dwelling unit + 0.5 per bedroom + 1.5 per ksf gross floor area of non-residential uses	1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses
Unified Residential Development	0.75 per dwelling unit + 0.5 per bedroom + 1 for every 4 residential parking spaces (or fraction thereof)	1.0 per dwelling unit + 0.5 per bedroom

Continued on next page



Industrial & Fleet Uses	Existing	Recommended
Composting Facility	None	2.0 + 3.0 per ksf office space
Contractor Yard	2 + 4 per ksf office space	
Environmental Service Facility	None	
Fuel Oil and Heating Fuel Storage Facility	None	
Junkyard	None	
Motor Vehicle Junk Yard	None	
Recycling Facility	None	
Removal of Earth Materials	None	
Renewable Energy Generation Facility	None	
Wood Processing Facility	None	
Bus Yard	1 per bus parking space (indoor or outdoor) + 3 per ksf office space	1.0 space per fleet parking space (or equivalent capacity) + 3.0 spaces per ksf office space
Fuel Oil Dealer	None	
Sanitary Services Yard	None	
	1 per delivery vehicle space (indoor or outdoor, excluding loading berths) + 3 per ksf office space	1.0 per ksf production/storage space + 3.0 per ksf office space
Trucking and Courier Service		
Manufacturing Facility	2 per ksf	
Industrial Laundry or Dry Cleaning	None	
Specialty Trade Contractor	None	
Helicopter Landing Facility	None	2.0 spaces per landing pad

Storage, Warehousing, or Distribution	Existing	Recommended
Climate Controlled Self-Storage Facility	Commission Determination	0.1 per ksf storage space + 3.0 per ksf office space
Self-Storage Facility	0.1 per ksf storage space + 4.0 office	
Public Warehouse	None	1.0 per ksf indoor distribution/ storage space + 3.0 per ksf office space
Wholesale Business	2 per ksf	
Wholesale or Distribution Facility	2 per ksf	
Vehicle or Equipment Sales and Service		
Boat or Recreational Vehicle Sales and Service	None	3.0 per ksf indoor office and display+0.15 per ksf outdoor display
Motor Vehicle Sales	3 per ksf indoor office and display+ 0.15 per ksf outdoor display	
Motor Vehicle Rental or Leasing	3 per ksf office and sales space	
Equipment Rental or Leasing	None	
Motor Vehicle Filling Station	4 per establishment + 2 per service bay + 3.5 per ksf retail sales area	2.0 per establishment + 2.0 per service bay + 3.0 per ksf office and retail sales area
Motor Vehicle Detailing Facility	None	3.0 per establishment + queuing requirement
Car or Truck Wash	3 per facility, plus adequate stacking room to accommodate 5 cars per stall	
Motor Vehicle Repair or Service Facility	2 per bay +3.5 per ksf retail sales area	
		2.0 per service bay + 3.0 per ksf office and retail sales area

Continued on next page



Shopping Centers		Existing	Recommended
Shopping Centers		4.5 per ksf	4.0 per ksf
Recreation or Entertainment Facility			
Indoor Entertainment Facility	1 per 3 seats (1 per 5 seats in BD), additional spaces may be required by Commission	0.33 per seat	
Indoor Recreation Facility	3 per bowling lane	3 per bowling lane, other facility types to be determined by Commission	
Fitness Club	None	5.0 per ksf	
Tennis or Racquet Clubs	None	5.0 per ksf + 2.0 per court	
Golf Course	10 per hole	10 per hole	
Park or Open Space	None	To be determined by Commission	
Outdoor Entertainment Facility	None		
Agricultural Uses			
Commercial Greenhouse	1 per ksf gross sales floor area	0.5 per ksf gross indoor greenhouse area	
Nursery	1 per ksf gross sales floor area	To be Determined by Commission	
Farm	None		
Stable	None	0.25 per stall	
Cultural or Institutional Uses		Existing	Recommended
Religious Organization or Institution	0.3 per seat	0.33 per seat for worship space + 2.0 ksf non-worship space	
Cultural Institution	2 per ksf	2.0 per ksf	
Civic Facility	1.5 per ksf (school) / Comm. all other	1.5 per ksf per school, 3.0 per ksf per library, Commission to determine requirement for other uses	
Non-Profit Private School	1.5 per ksf	1.5 per ksf	
Community Youth Organization	None	5.0 per ksf	
Membership Organization	5 per ksf		
General Medical or Surgical Hospital	3 per ksf	3 per ksf	
Cemetery	None	To be Determined by Commission	

Continued on next page



Service Based Uses	Existing	Recommended
Hotel or Motel	1.5 per room+spaces determined by Comm.	1.0 per room + other uses (10 per ksf for restaurant, 7 per ksf for conference/ banquet)
Emergency Housing Shelter	None	4.0 per shelter
Funeral Home or Mortuary	0.3 per seat	10.0 per ksf
Animal Day Care Facility	None	3.0 per ksf
Animal Hospital	None	
Building Services	None	
Commercial Kennel	None	
Printing Shop	None	
Retail Dry Cleaner or Laundry	None	
Adult Day Care Center	None	4.0 per ksf
Child Care Center	4 per ksf	
Group Child Care Home (located outside of a residential home)	5 per ksf	
Laundromat	None	5.0 per ksf
Bank	5 (3.5 in BD) per ksf	
Personal Service Establishment	4 per ksf (3 in BD)	
Specialty Service Establishment	None	
For Profit School or Studio	5 per ksf	
Health Care Clinic	3.5 per ksf	
Drive-Up Facilities	Existing	Recommended
Car Wash	None	Queuing space for 5 vehicles
Other (Banks, Pharmacy, etc.)	None	
Restaurants, Take-Out, Specialty Food or Beverage Establishment	None	Queuing space for 10 vehicles

2. Add new Section 13.16 that requires a share of required parking spaces for any residential multifamily, mixed-use development, or unified residential development to be maintained as common use parking areas that may be available to visitors and residents as follows:

13.16 Common Parking for Multi-Family, Mixed-Use, and Unified Residential Development

The equivalent of at least 20% of the required parking for any multi-family residential, mixed-use residential, or unified residential development shall be common parking so as to be available to visitors or residents of any unit and shall not be assigned to individual units.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 2: Specify process for the Commission's determination of required parking.

Purpose: The current regulations require the Commission to determine the amount of off-street parking for multiple uses. While Recommendation 1 would reduce the number of properties that would be subject to their discretion, this authority will remain for some uses. The current regulations do not stipulate whether the applicant or the Commission is responsible for collection information necessary in making its determination.

Description: The recommended amendment specifies that the applicant is responsible for providing a recommendation regarding the number of spaces required and that such recommendation shall be provided by a traffic engineer or parking expert.

Geographic Extents: In all districts citywide.

Potential Impacts: No adverse impacts are anticipated.

Context: It is a standard practice in zoning, including within Bristol's zoning regulations, to require the information necessary to render a decision on an application.

Recommended Zoning Amendments:

Amend Section 13.2.C as follows (new text is shown in red):

Section 13.2 Amount of Off-Street Parking Required

Where the minimum number of parking spaces required for a particular use is to be determined by the Commission, **the applicant shall provide a recommendation for the number of parking spaces required for the use in question. Such recommendation shall be provided by a traffic engineer or parking expert. In making its determination,** the Commission shall be guided by the recommendations of the applicant and by the nature, intensity and/or mix of the proposed use, including projected attendance, the number of employees, visitors and/or customers, and the experience of similar facilities elsewhere.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 3: Provide more flexibility in the use of shared parking in the BD.

Purpose: Incentivize development in the Downtown by providing more flexibility in satisfying the parking requirements through the use of shared parking and off-site parking.

Description: The existing regulations allow for the use of parking that is shared between uses or is located off-site to meet parking requirements but the use in question must be located within 500 feet of the parking facility. The recommended amendment increases that distance to 1,000 feet in the BD district but maintains a 500-foot requirement in other districts.

Geographic Extents: Applicable to BD District.

Potential Impacts: May support redevelopment and infill development in the downtown.

Context: The use and allowance of shared parking and off-site parking is one of many tools used to support infill development and redevelopment in downtowns. It allows for more efficient and effective use of parking supply.

Recommended Zoning Amendments:

Amend Section 13.4.B Shared Parking and Section 13.6.B Location of Parking as follows (new text is shown in red):

Section 13.4.B Shared Parking

Upon provision of a parking study conducted by a traffic engineer or parking expert and the provision of a site plan, the Commission may allow up to 50% of the required parking spaces for a use which operates primarily during the evening or on weekends to be counted toward the parking requirements of a use which operates primarily during the daytime or on weekdays, and vice versa. All shared parking spaces shall be located within 500 feet of the main building entrance of the recipient use **except that in the BD zone, such parking shall be located within 1,000 feet of the main building entrance of the recipient use. In approving such a reduction, the applicant shall demonstrate to the Commission** that there shall not be a substantial overlap of peak parking periods for the uses and that arrangements satisfactory to the Commission have been made to guarantee long-term access to and use of the shared parking spaces by the recipient use.

Section 13.6.B Location of Parking

By Special Permit, the Commission may allow all or a portion of the required parking spaces to be located either on a separate lot under the same ownership as the use being served or on a separate lot under a different ownership than the use being served, provided that arrangements satisfactory to the Commission have been made to guarantee long-term access to and use of such spaces. All spaces approved under this provision shall be located within 500 feet of the main building entrance of the use being served **except that in the BD zone, such parking shall be located within 1,000 feet of the main building entrance of the use being served.**



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 4: Reference Connecticut State Building Code for handicapped parking requirements.

Purpose: The recommended amendment references the requirements of Connecticut State Building Code to ensure that handicapped spaces are provided as required by the code.

Description: The current regulations refer to Connecticut General Statutes requirements for handicapped parking but does not refer to the building code requirements.

Geographic Extents: Applies to all districts citywide.

Potential Impacts: No adverse impacts.

Context: Specific handicapped parking requirements and provided in detail in the State building code.

Recommended Zoning Amendments:

Amend Section 13.7.3 as follows (new text is shown in red):

Section 13.7.3. Accessibility Requirements

- C. The number, size, designation, location, and markings of parking spaces for the handicapped shall be as per the Connecticut General Statutes, **Sec. 14-253a(h) and Section 1106 of the Connecticut State Building Code – 2021 IBC Portion, as amended.**



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 5: Relocate parking lot landscaping standards of Section 11 to Section 13 Off-Street Parking Requirements

Purpose: Place regulations applicable to parking within the same section by moving parking lot landscaping standards from Section 11 Landscaping and Site Features to Section 13 Off-Street Parking Requirements.

Description: Relocate Sections 11.1.3 Parking Lot Landscaping and 11.1.4.A Screening to Section 13. Maintain the standards as written.

Geographic Extents: Not applicable.

Potential Impacts: No impacts.

Context: Not applicable.

Recommended Zoning Amendments:

- Remove Section 11.1.3 and renumber subsequent sections.
- Remove Section 11.1.4.A and renumber subsequent sections.
- Amend Section 13.7.5 Landscaping, Curbs, and Islands as follows (see next page, relocated text is shown in red):

Continued on next page



Section 13.7.5 Landscaping, Curbs, and Islands

- A. Screening shall be provided for parking areas which are adjacent to residential properties or visible from the street. Acceptable screening materials shall include:
 - 1. Evergreen hedges having a minimum height of four feet at the time of planting;
 - 2. Solid fences or walls, if approved by the Commission;
 - 3. Earthen berms; or,
 - 4. Any combination of the above materials.
- B. Parking areas containing 10 or more parking spaces shall be suitably landscaped with appropriate trees, shrubs and ground cover, in accordance with the following:
 - 1. Parking areas containing 10 or more parking spaces shall contain at least one major tree and two shrubs per ten parking spaces or major fraction thereof, planted within and along the perimeter of the parking area.
 - 2. Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips.
 - 3. Parking areas containing 100 or more parking spaces shall contain a minimum of 20 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips.
 - 4. Trees within and along the perimeter of parking areas shall be of such varieties which provide shade or are capable of providing shade at maturity.
- C. In parking areas containing 10 or more parking spaces:
 - 1. Curbed islands shall be provided at each end of each row of parking spaces;
 - 2. Curbed islands shall be provided to interrupt long rows of interior and perimeter parking spaces in an arrangement acceptable to the Commission so as to allow for no more than 20 consecutive spaces in a single row;
 - 3. Such end and interior islands shall be a minimum of 9 feet wide by 17 feet long for a single row of spaces and 9 feet wide by 34 feet long for a double row of spaces;
 - 4. Such end and interior islands shall be landscaped in accordance with the requirements of **Item B above**.
- D. In parking areas containing 100 or more parking spaces, planting strips shall be provided along every other set of interior parking spaces between abutting rows of spaces. Such strips shall be a minimum of 10 feet wide and landscaped in accordance with the requirements of **Item B above**. Planting strips should be protected from vehicles by a curb or wheel stop. Curbs may contain breaks to allow surface water flow into planting strips.
- E. Except for parking spaces in driveways that serve single- or two-family dwellings, the perimeter of all parking areas, islands and driveways shall be curbed, to prevent damage to landscaping and lighting and to prevent interference with pedestrian use of walkways. Curbs may contain breaks to allow surface water flow into vegetated areas so as to reduce stormwater runoff.
- F. Where provided, motor vehicle wheel stops shall be a maximum of six inches in height and shall be placed a maximum of 30 inches from the front of the parking spaces in which they are located.



Date: 4/25/25

Recommendation 6: Establish porous, pervious, and permeable pavement incentive.

Purpose: Encourage the installation of porous, pervious, or permeable pavement surfaces to reduce stormwater runoff.

Description: This recommendation would allow the use of porous, pervious, and permeable pavement to discount the calculation of impervious surface coverage across all zoning districts with an established impervious surface limit with the goal of reducing stormwater runoff and improving groundwater recharge.

Geographic Extents: Citywide, except within Aquifer Protection Areas.

Potential Impacts: Allows for a higher impervious coverage than would otherwise be permitted.

Context: The existing regulations have no porous pavement requirement or incentive. Multiple cities across the US (Los Angeles, San Antonio, Minneapolis, and others) encourage or require uses of porous, pervious, and permeable pavements.

Recommended Zoning Amendments:

1. Add Section 10.7 Impervious Coverage Discount

10.7 Impervious Coverage Discount

- A. Porous asphalt, pervious concrete, and/or permeable pavers shall be discounted from the calculation of impervious surface coverage (as defined in Section 18 and as required by Sections 4.3.22, 7.1, 8.1, 8.6, 9.2.1, 9.2.3, 9.3.2) at a rate equivalent to 25% of the porous, pervious, or permeable pavement area.
- B. To qualify for a discount, the porous, pervious, or permeable pavement area shall:
 1. Be located outside of an Aquifer Protection Area.
 2. Be designed and constructed in accordance with the Chapter 13 of the 2024 Connecticut Stormwater Quality Manual.
 3. Cover a contiguous area of a minimum of 1,000 sf.
 4. Be maintained for the life of the surface.
 5. Be subject to periodic inspection by the Zoning Enforcement Officer to ensure adequate maintenance.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 7: Provide a Bicycle Parking Requirement

Purpose: Ensure that bicycles can be securely parked in a designated location.

Description: The current regulations do not require the provision of facilities for bicycle parking. The recommended amendment would require the provision of bicycle parking for multi-family, commercial, industrial, or institutional developments.

Geographic Extents: Citywide.

Potential Impacts: No adverse impacts expected.

Context: Cities and towns are increasingly providing and improving facilities to accommodate bicyclists in an attempt to support multimodal travel and embrace a Complete Streets approach to transportation.

Recommended Zoning Amendments: Add new Section 13.15 Bicycle Parking as follows:

13.15 Bicycle Parking

Bicycle parking facilities shall be provided as part of new multi-family developments of 4 units or more, and new commercial, industrial, or institutional developments.

- A. Bicycle parking shall be provided at all new construction, changes of use, or substantial improvement and shall be provided at a rate of 1 bicycle parking space per 10 automobile spaces or at a rate of 1 space per 2,000 square feet of gross floor area, whichever is less. No more than 20 bicycle parking spaces shall be required.
- B. Bicycle parking spaces shall:
 - 1. Provide a convenient place to lock a bicycle and shall be at least 6 feet long, 2 feet wide, and shall provide at least 7 feet of vertical clearance, unless a bicycle locker is provided.
 - 2. Be capable of locking the bicycle and supporting the bicycle in an upright position.
 - 3. Be securely anchored to a supporting surface.
- C. Bicycle parking shall not interfere with pedestrian circulation and shall be separated from automobile parking.
- D. For any use where bicycle parking is required, if the vehicular parking is covered or partly covered the bicycle parking will be covered at the same ratio.
- E. Bicycle parking shall be located in proximity of a main building entrance and placed in an area that is highly visible.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 8: Reduce the parking requirement in the BD zone and simplify and provide more flexibility in the maximum amount of parking that is permitted.

Purpose: Universally reduce the parking requirement in the BD zone to incentivize infill development and redevelopment and ensure that parking is not overbuilt in the Downtown. Provide more flexibility in the maximum amount of parking that may be permitted to allow the development of more parking where required to support the land use.

Description: The existing regulations have lesser parking requirements for only specific uses in the Downtown. The parking reduction varies from use to use and many uses do not have a lesser parking requirement. The recommended amendment would provide a universal parking reduction of 25% for all uses across the Downtown. The amendment would also provide more flexibility in the maximum amount of parking that is required, which is currently limited to 5% above the required amount.

Geographic Extents: BD zone only.

Potential Impacts: May remove barriers to infill development or redevelopment in the BD.

Context: The Downtown is served by municipal parking facilities, on-street parking supply, private parking facilities, transit, and is home to a mixture of uses, which allows for walking between locations and a reduced dependency on automobile travel. Many cities have reduced or eliminated their downtown parking requirements.

Recommended Zoning Amendments:

- Eliminate Section 8.4.6 Parking Increase in favor of regulating the maximum amount of parking allowed in the BD through Section 8.4.4 in a more simplified form. Renumber subsequent sections.
- Amend Section 8.4.4 and reorder it as follows (amended text shown in red):

8.4.4 Baseline Off-Street Parking Requirement

- A. The “baseline” number of off-street parking spaces shall be **75% of** the sum of the required parking for each separate use in the proposed development, in accordance with Section 13.2. Except as approved by the Commission in accordance with the provisions of this section **or Section 13.2**, no fewer off-street parking spaces than this “baseline” number shall be provided for a proposed development.
- B. The maximum number of off-street parking spaces shall be no more than **10%** above the baseline requirement. **This amount may be increased by Special Permit, which shall require that proof of parking demand exceeding the baseline requirement is provided by a traffic engineer or parking expert to the satisfaction of the Commission. In no case shall the off-street parking supply exceed the baseline parking requirement by more than 25%.**
- C. Additional off-street parking shall not be required for changes of use within an existing building or for building additions less than or equal to 500 square feet of gross floor area. This exemption from providing additional off-street parking spaces for additions shall only be granted once per property.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 9: Remove Section 8.4.5 Parking Reduction of BD zone regulations.

Purpose: Simplify the regulations and remove redundancies and conflicts between the BD zone regulations and the citywide parking regulations.

Description: Section 8.4.5 allows for shared use parking reduction of 35-45% in the BD. However, a shared parking reduction of up to 50% is authorized in Section 13.4, making Section 8.4.5 redundant and conflicting with Section 13.4. Removal of Section 13.4 would correct this.

Geographic Extents: BD zone.

Potential Impacts: No impacts.

Context: N/A

Recommended Zoning Amendments: Eliminate Section 8.4.5 and renumber subsequent sections.



City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

Recommendation 10: Provide visuals to support Section 8.4.7 and make minor adjustments.

Purpose: Provide more clarity to Section 8.4.7 Location of Parking Spaces and allow for the use of parallel parking in addition to diagonal parking.

Description: Section 8.4.7 is difficult to understand without the aid of visuals. It also permits only diagonal parking but does not enable parallel parking in front of buildings. The recommended amendment would allow for the use of parallel parking and provides visuals to demonstrate how parking areas should be situated. Minor adjustments have also been made to dimension requirements. The recommended amendment also requires a Special Permit for such parking and provides conditions by which the Commission may approve or deny such proposal.

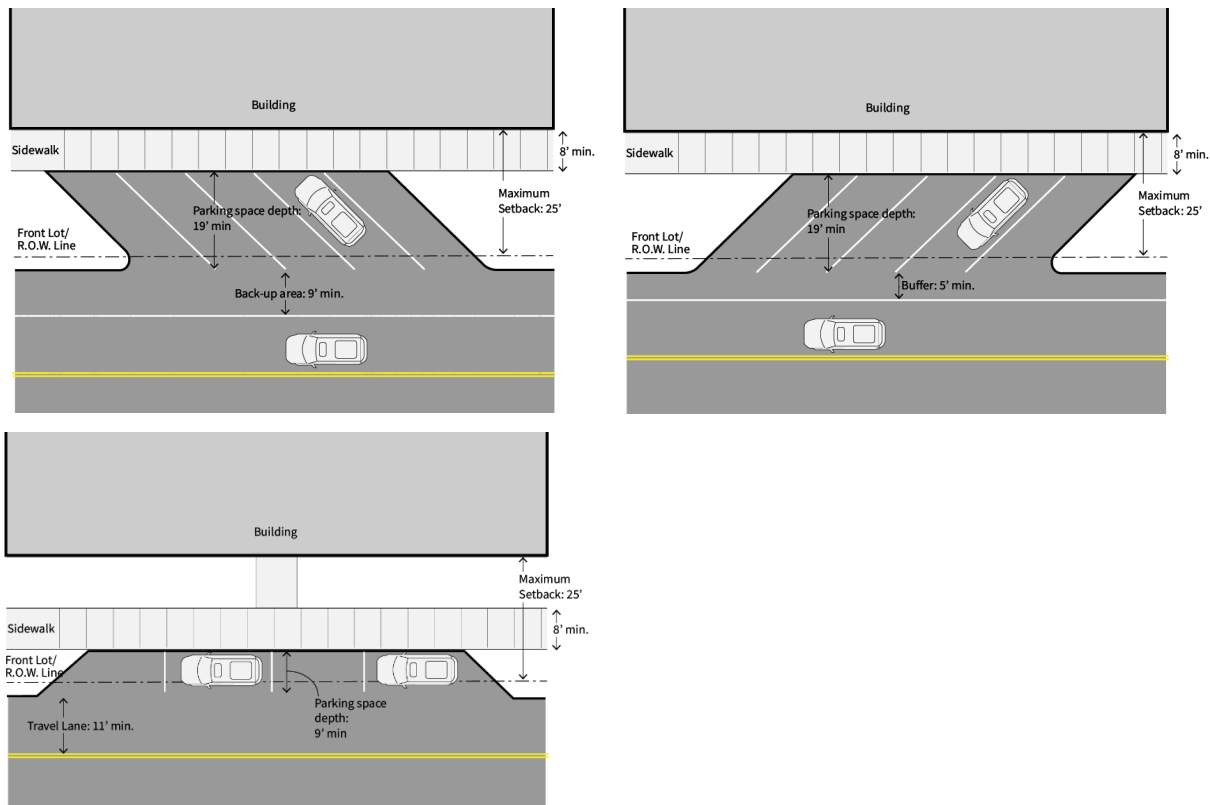
Geographic Extents: BD zone

Potential Impacts: No impacts.

Context: N/A

Recommended Zoning Amendments:

- Provide a visual aid to supplement Section 8.4.7 (see below).
- Amend Section 8.4.7 to allow for the use of parallel parking (see next page, added or revised text shown in **red**, text to be removed shown in ~~strike through~~).





8.4.7 Location of Parking Spaces

- A. Where feasible, parking spaces shall be located to the rear of a building.
- B. Parking spaces may be located along the side of a building, provided that such parking area does not occupy more than 45 feet or 35 percent of the frontage of the lot on which it is located, whichever is less.
- C. Parking spaces may be located between the front of a building and the street, subject to the following provisions:
 - 1. A Special Permit shall be required. Review and potential approval of such parking arrangement shall be conducted in the course of the Special Permit review and approval process for the project. If the project is subject only to a Site Plan application, the location of parking spaces in front of the building shall require a Special Permit.
 - 2. Such parking spaces shall be located and oriented so as to reinforce a consistent street frontage and shall not be disruptive to pedestrian travel.
 - 3. Such parking spaces shall be directly accessible via the street right-of-way.
 - 4. Such parking spaces shall be separated from the building by a sidewalk having a minimum width of 8 feet, arranged in a single row located adjacent to the sidewalk, and arranged in one of the following configurations:
 - a. Angled diagonally toward the general direction of the adjoining travel lane of the street. Such spaces shall have a minimum depth of 19 feet and a minimum back-up area of 9 feet, ~~exclusive of the adjoining travel lane of the street~~ between such parking spaces and the adjoining travel lane.
 - b. Angled diagonally away from the general direction of the adjoining travel lane of the street. Such spaces shall have a minimum depth of 19 feet and ~~the adjoining travel lane shall have a minimum width of 11 feet~~ a minimum buffer area of 5 feet between such parking spaces and the adjoining travel lane. Such arrangement shall require approval by the Bristol Police Commission and the Department of Public Works.
 - c. Parallel to the adjoining travel lane of the street. Such spaces shall have a minimum depth of 9 feet and a minimum width of 23 feet. The adjoining travel lane shall be a minimum of 11 feet wide.
 - 5. Depending upon the width of the street right-of-way, such parking spaces may be located entirely within the right-of-way, partly within the right-of-way and partly on the lot, or entirely on the lot. Notwithstanding any other provisions of this section, the Commission may allow all or a portion of the building to have a build-to line as far back as 25 feet in order to accommodate such parking spaces.
 - 6. Such parking spaces shall be available for use by the public at all times.
 - 7. The property owner shall grant to the city such easements as are necessary to allow such parking

ZONING REFERRAL FORM

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org										
FROM: ☒ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)		Municipality: Bristol								
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106		Date of Referral: 04/15/2025								
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>										
NATURE OF PROPOSED CHANGE:										
☐ Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		☒ Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.								
THE CHANGE WAS REQUESTED BY: ☒ Municipal Agency: ☐ Petition										
		AZR 25-01								
DATE PUBLIC HEARING IS SCHEDULED FOR: 05/29/2025										
MATERIAL SUBMITTED HEREWITH:										
☒ Regulation Changes	☐ Map of Change	☐ Supporting Statements								
☐ Public Notice	☐ Other (Specify):									
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? ☐ YES ☒ NO. IF YES, ON WHAT DATE:										
<table border="1"> <tr> <td style="background-color: #cccccc;">(FOR USE BY CRCOG)</td> <td> Name: Robert M. Flanagan, AICP </td> </tr> <tr> <td style="background-color: #cccccc;">Date Received:</td> <td> Title: City Planner </td> </tr> <tr> <td style="background-color: #cccccc;">Sent certified/e-mail?</td> <td> Address: 111 North Main Street Bristol CT 06010 </td> </tr> <tr> <td style="background-color: #cccccc;">File Number</td> <td> Phone: 860-584-6227 Email: robertflanagan@briistolct.gov </td> </tr> </table>			(FOR USE BY CRCOG)	Name: Robert M. Flanagan, AICP	Date Received:	Title: City Planner	Sent certified/e-mail?	Address: 111 North Main Street Bristol CT 06010	File Number	Phone: 860-584-6227 Email: robertflanagan@briistolct.gov
(FOR USE BY CRCOG)	Name: Robert M. Flanagan, AICP									
Date Received:	Title: City Planner									
Sent certified/e-mail?	Address: 111 North Main Street Bristol CT 06010									
File Number	Phone: 860-584-6227 Email: robertflanagan@briistolct.gov									

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS
NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.
 NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Capital Region Council of Governments (CRCOG)
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #1 – Update Minimum Parking Standards for All Uses.
- Recommendation #2 – Specify Process for the Determination of Parking.
- Recommendation #3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
- Recommendation #4 – Reference the CT State Building Code for Handicapped (Accessible) Parking.
- Recommendation #5 – Relocate Parking Lot Landscaping Standards from Section 11 to Section 13.
- Recommendation #6 – Establish Porous, Pervious and Permeable Pavement Incentives.
- Recommendation #7 – Provide a Bicycle Parking Requirement.
- Recommendation #8 – Reduce the Parking Requirements in the BD (Downtown Business) Zone.
- Recommendation #9 – Section 8.4.5. – Remove Parking Requirements for BD (Downtown Business) Zone.
- Recommendation #10 – Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Parking

May 16, 2025

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-49: Proposed text amendments regarding the Unified Residential Development Regulations for the RM Zone regulations.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. Staff would recommend the municipality consider using parking standards that may aid in reducing the amount of underutilized spaces and improving community cohesion, instead of the traditional parking table method. For some of the uses like mixed-use development and other large-scale uses consider using fee-in-lu, phased parking plans, or allowing for shared parking. Additionally, it is recommended to further consider the implications of is the number of parking spaces recommended for bars and clubs, with liquor licenses.

The public hearing date has been scheduled for 5/29/2025.

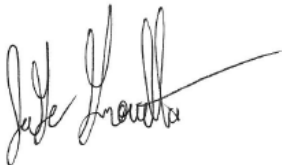
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Farmington, Plainville, Southington, Naugatuck Valley COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Northwest Hills Council of Governments (NHCOC)
Regional Planning Commission – Zoning Regulation Referral
Robert Phillips – NHCOC – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #1 – Update Minimum Parking Standards for All Uses.

Recommendation #2 – Specify Process for the Determination of Parking.

Recommendation #3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.

Recommendation #4 – Reference the CT State Building Code for Handicapped (Accessible) Parking.

Recommendation #5 – Relocate Parking Lot Landscaping Standards from Section 11 to Section 13.

Recommendation #6 – Establish Porous, Pervious and Permeable Pavement Incentives.

Recommendation #7 – Provide a Bicycle Parking Requirement.

Recommendation #8 – Reduce the Parking Requirements in the BD (Downtown Business) Zone.

Recommendation #9 – Section 8.4.5. – Remove Parking Requirements for BD (Downtown Business) Zone.

Recommendation #10 – Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



REFERRAL

FROM: NHCOG

TYPE OF REFERRAL: Zoning

DATE: May 2, 2025

REFERRAL COMMENT BY: Robert A Phillips, Executive Director

REFERRED BY: R. Flanagan

**STATUTORY RESPONSE WINDOW
(30 days):** By May 15, 2025

MUNICIPALITY: Bristol

DATE RECEIVED: 4-15-25

HEARING DATE: May 29, 2025

DESCRIPTION OF PROPOSAL: The City of Bristol has submitted proposed changes to the zoning classification map affecting properties within 500 feet of an adjacent jurisdiction.

REGIONAL IMPACT / REVIEW COMMENTS:

NHCOG staff has reviewed your proposed map changes and offers the following for consideration by the Commission:

The staff of the Northwest Hills Council of Governments (NHCOG) finds no apparent conflict with regional plans or policies or the concerns of adjacent towns.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Naugatuck Valley Council of Governments (NVCOG)
Regional Planning Commission – Zoning Regulation Referral
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #1 – Update Minimum Parking Standards for All Uses.
- Recommendation #2 – Specify Process for the Determination of Parking.
- Recommendation #3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
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- Recommendation #10 – Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



STAFF REFERRAL REPORT

TO: Zoning Commission, CEO, and City Planner of Bristol, Capitol Region Council of Governments (CRCOG), Northwest Hills Council of Governments (NHCOG)
FROM: Keith D. Rosenfeld, Senior Community Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

DATE: April 21, 2025

NVCOG FILE NO.: BRIS-62-041525-Z
MUNICIPALITY: City of Bristol
DATE RECEIVED: April 15, 2025
DATE OF PUBLIC HEARING: May 29, 2025
TYPE OF REFERRAL: Zoning Amendments
APPLICANT: Bristol Zoning Commission

DESCRIPTION OF PROPOSAL:

The City of Bristol has initiated the following proposed Parking Zoning Amendments associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Update Minimum Parking Standards for All Uses.
- Specify Process for the Determination of Parking.
- Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
- Reference the CT State Building Code for Handicapped (Accessible) Parking.
- Relocate Parking Lot Landscaping Standards from Section 11 to Section 13.
- Establish Porous, Pervious and Permeable Pavement Incentives.
- Provide a Bicycle Parking Requirement.
- Reduce the Parking Requirements in the BD (Downtown Business) Zone.
- Section 8.4.5. – Remove Parking Requirements for BD (Downtown Business) Zone.
- Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments.

STAFF RECOMMENDATION:

Staff finds the proposed text amendments not to be regionally significant and present no apparent intermunicipal impacts.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

BRIS-62-041525-Z



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #1 – Update Minimum Parking Standards for All Uses.
- Recommendation #2 – Specify Process for the Determination of Parking.
- Recommendation #3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
- Recommendation #4 – Reference the CT State Building Code for Handicapped (Accessible) Parking.
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- Recommendation #9 – Section 8.4.5. – Remove Parking Requirements for BD (Downtown Business) Zone.
- Recommendation #10 – Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: April 15, 2025

TO: Town Clerk – Burlington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #1 – Update Minimum Parking Standards for All Uses.
- Recommendation #2 – Specify Process for the Determination of Parking.
- Recommendation #3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
- Recommendation #4 – Reference the CT State Building Code for Handicapped (Accessible) Parking.
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- Recommendation #9 – Section 8.4.5. – Remove Parking Requirements for BD (Downtown Business) Zone.
- Recommendation #10 – Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #1 – Update Minimum Parking Standards for All Uses.
- Recommendation #2 – Specify Process for the Determination of Parking.
- Recommendation #3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
- Recommendation #4 – Reference the CT State Building Code for Handicapped (Accessible) Parking.
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- Recommendation #10 – Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



AZR 25-02
4/14/25

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-02

Proposal: Review, discussion and possible adoption of the Environmental Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
- Recommendation #15 – Provide Riparian Corridor Protection Regulations.
- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 11: Provide reference to the Aquifer Protection Area Regulations

Purpose: Ensure that projects comply with the City's Aquifer Protection Regulations.

Description: Provide a reference to the Aquifer Protection Regulations within the Zoning Regulations and require that Site Plans indicate the status of a property located within an aquifer protection area.

Geographic Extents: Aquifer Protection Areas as indicated on the City's Zoning Map.

Potential Impacts: May increase compliance with the Aquifer Protection Regulations.

Context: Aquifer Protection Areas are delineated by the State and define the land area that contributes ground water to active public water supply wells (or well fields) that serve more than 1,000 people. Bristol's Aquifer Protection Area is shown on its zoning map, which comprises of a large area in the northeastern part of town. Mapping provided by the state also indicates that there is an Aquifer Protection Area on the west side of the City that is primarily located within Plymouth but extends into Bristol in proximity of Mathews Street.

Recommended Zoning Amendments:

1. Add a new section, Section 15.7 Aquifer Protection Areas as follows:

15.7 Aquifer Protection Areas

Properties located in the Aquifer Protection Area (the Final Adopted Level A Aquifer Protection Area (APA) mapped by CT DEEP and as amended) shall be subject to the Aquifer Protection Area Regulations of the City of Bristol.

2. Add a requirement to Section 16.3.5 Site Plan Requirements, Item A, that the Site Plan survey identify whether the site is located within an Aquifer Protection Area (APA) and if partially located within an APA, provide the boundaries of such on the Site Plan survey as follows (new text shown in red):

16.3.5 Site Plan Requirements

- A. The Site Plan shall be based upon an accurate and up-to-date Class A-2 survey of the property prepared in accordance with the standards as defined in the Code of Recommended Practice for Standards of Accuracy of Surveys and Maps, as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., on September 13, 1984, as may be amended. The survey map shall be certified, signed and sealed by a registered land surveyor licensed to conduct business in Connecticut. If a separate survey map is used, a copy shall be attached to the Site Plan. The survey shall identify if a property is located within an Aquifer Protection Area and shall delineate an Aquifer Protection Area boundary that traverses the property (if applicable).



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 12: Increase the permitted height of Ground Mounted Solar Energy Systems.

Purpose: Increase the maximum height of ground mounted solar energy systems to allow for their use over parking areas.

Description: Ground mounted solar energy collection systems are a permitted accessory use, but ground mounted systems are limited in height to 14 feet, which restricts their use above parking areas. This recommendation would allow ground mounted systems to be up to 20 feet in height to allow for use over parking areas.

Geographic Extents: All zoning districts.

Potential Impacts: The deployment of ground mounted systems of large parking areas may have an adverse visual impact in some contexts.

Context: Ground mounted solar energy systems are increasingly being deployed over larger parking areas. According to a 2021 study published in the official journal of the International Solar Energy Society, Connecticut could generate more than one third of the state's annual electricity consumption with solar canopies built over large, existing parking lots. Examples in Connecticut include Westfarms Mall, which recently constructed a four-acre array over an existing parking lot.

Recommended Zoning Amendments:

Amend Section 5.4.9.C as follows:

C. Shall not exceed **20 feet** in height including all supporting structures.



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 13: Strengthen regulations for the protection and planting of trees.

Purpose: Protect Bristol's tree cover and native trees and provide tree cover over areas of impervious surface to reduce urban heat-island effects.

Description: This recommendation seeks to strengthen the requirements for the preservation of trees, replacement of trees, and planting of new trees.

Geographic Extents: All zoning districts

Potential Impacts: Planting of trees adds a marginal amount to development costs and increases maintenance costs (watering of trees, leaf removal, pruning, etc.).

Context: A mature tree canopy is characteristic of New England communities. Preserving that canopy and replacing trees lost to development important to preserving the identity of Bristol. Trees also play an important role in mitigating the causes and effects of climate change by absorbing carbon dioxide and replenishing oxygen and cooling the local environment. Tree replacement requirements are common to zoning regulations. Payment in-lieu-of programs and tree funds are more commonly used in large cities such as New York City, which has a Parks Tree Fund that receives payments from those required to plant new street trees by the City's zoning regulations but cannot plant on-site. The City of Hartford has a tree ordinance that requires the inch-per-inch replacement of trees 13 inches or more or payment into a tree account. To enable the payment in-lieu of elements, the City of Bristol should, through municipal ordinance, create a tree fund for receipt of payment in-lieu-of planting with funds used exclusively for the planting and maintenance of trees in rights-of-way and on City land.

Recommended Zoning Amendments:

- Revise Section 11.1 Landscaping Requirements as follows (see next page, text to be removed shown in ~~strikethrough~~, text to be added show in red):



11.1.2 General Requirements

- ~~K. Where feasible, existing trees shall be saved; if grading is required in their vicinity, trees shall be appropriately welled or mounded to protect them from damage.~~
- ~~L. No trees five inches or greater in caliper as measured three feet above ground level shall be removed unless so approved by the Commission.~~
- K. The removal 10 or more trees over 12 inches in caliper or the clearcutting of 5,000 sf or more of land containing trees more than 12 inches in caliper associated with any Zoning Permit, Site Plan Application, or Special Permit requirement shall require a report to be provided to the Land Use Department by an arborist licensed in the State of Connecticut prior to the removal of such trees and prior to approval of any Zoning Permit, Site Plan, or Special Permit. The report shall indicate the number of healthy, non-invasive trees over 12 inches in caliper proposed for removal.
- L. Existing non-invasive trees in healthy condition over 12 inches in caliper shall be preserved unless approved for removal by the Land Use Department. If such tree or trees are removed, the tree(s) shall be replaced with native trees (per UCONN's Native Tree and Shrub Availability List) on one-for-one basis. Replacement trees shall be planted on-site. If on-site planting is demonstrated to be partially or wholly infeasible, required trees may be planted off-site within the City of Bristol at a location approved by the Zoning Enforcement Officer, Planning Commission, or Zoning Commission based upon the permit requirement of the project.
- M. Newly planted trees shall be a minimum of 2 inches in caliper (if deciduous) or 6 feet tall (if evergreen) and shall be maintained until successfully established. Trees that are not successfully established within one year of planting shall be replaced with a tree of the same or greater caliper or height. Trees planted as required by other sections of these regulations may be counted towards this requirement.
- N. Payment in-lieu-of planting may be provided if the required planting of replacement trees cannot fully or partially be conducted on-site, or if planting cannot be conducted at an approved off-site location. A payment of \$500 per required tree not planted shall be provided to the City of Bristol prior to issuance of a Certificate of Zoning Compliance by the Zoning Enforcement officer and a Certificate of Occupancy by the Building Official.



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 14: Provide a Sustainability Incentive

Purpose: Provide an incentive for sustainable development to conserve resources, reduce stormwater runoff, reduce light pollution, reduce urban heat island effect, and encourage low-carbon forms of transportation.

Description: This recommended amendment would provide a coverage incentive for a non-single-family or duplex development that scores above a specified level by providing sustainable features.

Geographic Extents: All zoning districts

Potential Impacts: No adverse impacts

Context: Connecticut General Statutes Section 8-2(c)(4) enables municipalities to provide incentives in their zoning regulations for: solar and other renewable forms of energy; combined heat and power; water conservation, including demand offsets; and energy conservation techniques.

Recommended Zoning Amendments:

- Add Section 15.9 Sustainability Incentives as follows (see next page):

Continued on next page



15.9 Sustainability Incentives

The inclusion of sustainable elements may be applied to increase the maximum lot coverage permitted.

15.9.1 Eligibility

All proposed uses except for single-family and duplex uses that are not included in a subdivision application shall be eligible for a lot coverage increase as permitted by this section.

15.9.2 Review

The review of project scoring and awarding of the incentive shall be conducted by the reviewing authority (Commission or Zoning Enforcement Officer) for the permit or application type required for the proposed use.

15.9.3 Coverage Increase

The maximum lot coverage shall be increased by the following amount based upon a project's score:

Points Earned	Coverage Increase Permitted
500-999	5%
1,000-1,499	10%
1,500-1,999	15%
2,000-2,499	20%
2,500+	25%

15.9.4 Maintenance and Improvements

- A. Projects shall be built and maintained in good faith. Elements of the project receiving points shall be maintained for the life of the project but may be improved to a higher, more sustainable standard.
- B. Failure to maintain elements of a project awarded points shall result in the project being non-conforming with the coverage standards of these regulations if the project exceeds the coverage limit of the zoning district in which it is located.
- C. Projects shall be subject to periodic inspection by the Zoning Enforcement Officer to ensure adequate maintenance of sustainable elements for which points have been awarded.

15.9.5 Scoring

- A. Calculation of Score: Scoring shall be conducted in accordance with the table below. Points earned shall be multiplied by the sustainability factor, which shall equal the score for each item. The award is based upon the total score, which is a sum of the score for each item.
- B. Documentation: The applicant is responsible for providing documentation that confirms the performance of the proposal in accordance with the scoring matrix and shall submit a scoring matrix with calculations completed. The Commission or Zoning Enforcement Officer may request additional data, calculations, or professional certification to confirm the score(s) provided by the applicant prior to increasing the permitted lot coverage.



Sustainability Element	Points	Sustainability Factor (multiply points by this factor to determine score)
LEED	Points shall be awarded in accordance with projects designed to meet the following LEED certification levels: Certified=70, Silver=80, Gold=90, Platinum=100	5
Tree Cover	1 point for each 1% of lot area with contiguous tree cover	5
Native Plants	1 point for each 1% of shrubs and trees that are CT native plants as listed on the UCONN Plant Database	1
On-Site Capture of Stormwater	1 point for each 1% of stormwater captured on-site during ten-year storm event.	2
On-Site Solar	1 point for each 1% of energy use to be supplied by solar	2
Geothermal Heating and Cooling	1 point for each 1% of heating and cooling to be supplied by a geothermal source.	2
Gray Water	1 point for each 1% of site water use provided by gray water	2
Pervious, Porous, or Permeable Pavement*	1 point for each 1% of pavement surface comprised of pervious, porous, or permeable pavement.	1
Green Roof*	1 point for each 1% of roof area covered by a green roof	1
Electric Vehicle Charging	1 point for each 1% of parking spaces provided with an electric vehicle charger	2
Bicycle Parking	1 point for each 1% of bicycle parking spaces (indoor or outdoor) relative to vehicular parking spaces (for example, if 100 parking spaces are provided and 10 bicycle spaces are provided, 10 points are awarded)	2
Dark Sky Compliance	1 point for each 1% of outdoor fixtures that are Dark Sky Approved by Dark Sky International	1
*Projects claiming a coverage offset as permitted by Sections [insert reference to green roof and pervious surface coverage offsets if approved] shall not be awarded points for green roofs or pervious, porous, or permeable pavement.		



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 15: Provide Riparian Corridor Protection Regulations

Purpose: Expand protections for riparian corridors and to better protect those resources, the associated habitats, and water quality of the Long Island Sound.

Description: The intent of this regulation is to better regulate and prohibit development in close proximity of the Pequabuck River.

Geographic Extents: All zoning districts

Potential Impacts: Multiple properties/structures will become non-conforming thus limiting expansion of those properties within riparian zones. The improvement of existing structures that do not expand ground area coverage within the riparian zone would be permitted.

Context: The State of Connecticut requires that communities take action to protect the water quality of the Long Island Sound and waterbodies with connections to the Sound. WestCOG's "The Case for Riparian Corridor Protection" documents the importance of protecting riparian zones and their role in the water quality of the Long Island Sound. In other states, such as Massachusetts, the Massachusetts Rivers Act establishes a 200-foot-wide riparian zone on each side of rivers and streams that restricts development in those areas with the exception of single-family homes and associated accessory uses. The riparian zone is 25 feet in a small number of urban communities.

Recommended Zoning Amendments:

1. Provide a new section: Section 15.8 Riparian Corridor Protection (see next page).

Continued on next page



15.8 Riparian Corridor Protection

These regulations establish a riparian zone along the Pequabuck River to protect the water quality of the river and associated habitats. Properties and projects subject to these regulations may also be subject to the Inland Wetlands and Watercourses Regulations of the Conservation Commission of the City of Bristol.

15.8.1 Riparian Zone Boundaries

The riparian zone shall be 25 feet as measured from the mean annual high-water line or from the visible edge of the Pequabuck River if a mean annual high-water line cannot be determined.

15.8.2 Prohibited Uses in Riparian Zone

The following uses shall be prohibited within the riparian zone:

- A. Principal buildings, additions to existing buildings, or detached accessory buildings including but not limited to garages and sheds.
- B. Impervious surfaces including but not limited to paved parking areas, driveways, athletic courts, terraces, and pools.

15.8.3 Permitted Uses in Riparian Zone

The following uses shall be permitted in the riparian zone provided that the zone is not disturbed, filled, or improved except in support of the permitted use:

- A. Any activity for the purposes of environmental impact mitigation or restoration activities including, but not limited to, stormwater management, habitat management, riparian zone restoration or wetland restorations.
- B. Boat facilities, public trails, and greenways.
- C. Agricultural activities permitted by Connecticut General Statutes Section 22a-40.
- D. Construction and operation, by water companies (as defined by Section 16-1 of Connecticut General Statutes) or by municipal water supply systems (as provided for in Chapter 102 of the Connecticut General Statutes) of dams, reservoirs and other facilities necessary to the impounding, storage and withdrawal of water in connection with public water supplies except as provided in Sections 22a-401 through 22a-410 of the Connecticut General Statutes.

15.8.4 Existing Uses

Uses and structures within the riparian zone existing as of [insert date of adoption] shall be considered conforming with these regulations but structures and impervious surfaces may not be expanded in area within the riparian zone.



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 16: Update Soil and Erosion Control Regulations.

Purpose: Update the regulations to provide references to current State guidelines.

Description: Provide updated references to the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control. Remove references to the Connecticut Stormwater Quality Manual, which is not directly applicable to this section.

Geographic Extents: All zoning districts

Potential Impacts: None

Context: The State has recently updated its Guidelines for Soil Erosion and Sediment Control, which became effective in 2024.

Recommended Zoning Amendments:

1. Update Section 15.1.1 as follows (text to be added in red, text to be removed in ~~striketrough~~):

15.1.1 Purpose

This Section is designed to further the purposes set forth in Section ~~22a-326~~ **22a-329** of the Connecticut General Statutes relative to soil conservation in the State of Connecticut

2. Update Section 15.1.5 as follows and remove reference to the Stormwater Quality Manual as it contains no guidance on soil erosion and sediment control (text to be added in red, text to be removed in ~~striketrough~~):

15.1.5 Erosion and Sediment Control Plan

A Soil Erosion and Sediment Control Plan (hereinafter referred to as a "Control Plan") shall contain proper provisions to adequately control accelerated erosion and sedimentation and to reduce the danger from storm water runoff on the proposed site based on the best available technology. For methods and practices necessary for certification, **Chapter 3 of** the "Connecticut Guidelines for Soil Erosion and Sediment Control (2002) **(2024)**" as amended, published by the Connecticut Council on Soil and Water Conservation, ~~as well as the "Connecticut Stormwater Quality Manual (2004)", as may be amended,~~ shall be utilized.



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 17: Amend Removal of Earth Materials and Filling of Land Regulations.

Purpose: Improve language of the regulations for removal of earth materials and filling of land to provide more clarity.

Description: Amend multiple items in Section 15.2 Removal of Earth Materials and Section 15.3 Filling of Land.

Geographic Extents: All zoning districts

Potential Impacts: None

Context: N/A

Recommended Zoning Amendments (text to be added in red, text to be removed in strikethrough):

1. Amend Section 15.2.2 General Provisions as follows to provide more clarity:

- ~~A. Except as otherwise provided herein, there shall be no removal of earth materials from any property in any zoning district.~~
- A. The removal of earth materials shall be conducted in accordance with Sections 15.2.3 through Section 15.2.7 below.

2. Amend Section 15.2.3 as follows to refer to the proper permit type:

15.2.3 ~~Temporary~~ **Zoning** Permit for Earth Removal up to 400 Cubic Yards

- B. Where a bona fide construction project, as evidenced by an approved Site Plan, an approved subdivision plan or a valid Building Permit, requires the removal from the property of not more than 400 cubic yards of earth materials, the Zoning Enforcement Officer may issue without a bond a ~~temporary~~ **Zoning** Permit for earth removal. Such permit shall be valid for a period of 60 days. Such time period may be extended once by the Zoning Enforcement Officer for an additional period of 60 days.
 - C. The Zoning Enforcement Officer may issue without a bond, a ~~temporary~~ **Zoning** Permit to excavate and move up to 1,500 cubic yards of earth materials in any zoning district to an adjacent property, provided public roads shall not be used. Such permit shall be valid for a period of 60 days.
3. Amend Section 15.2.5.B as follows to apply the buffer area requirement only to earth removal operations, not to the removal of earth material associated with site development:

- B. Buffer ~~Areas~~ **area requirement for Earth Removal Operations.**



4. Amend Section 15.2.6.E to require reporting over a full 12-month period and refer to proper permit type.

E. Every 12 months after the approval of a Special Permit for earth removal, the applicant shall submit to the Commission information prepared, signed and sealed by a surveyor and an engineer registered and licensed to practice in the State regarding the progress of the operation, including the amount of material removed, existing contours and cross-sections in the area excavated during the preceding ~~six-month~~ **12-month** period. Failure of the applicant to provide the Commission with such information within 30 days after the end of the 12-month period shall be deemed sufficient cause for the Commission to revoke the ~~Temporary~~ **Zoning** Permit.

5. Amend Section 15.3.1 General Provisions as follows to provide clarity regarding the requirement for filling of land:

- A. The filling of land shall require the **Site Plan** approval ~~of~~ **by** the Commission, in accordance with Section 16.3, unless:
1. the filling shall be for the express purpose of preparing the land for immediate development in accordance with an approved subdivision plan or an approved Site Plan, or
 2. the amount of fill to be deposited shall be less than 400 cubic yards in any 12-month period, or the deposit shall be one of topsoil for the purpose of improving an agricultural use.

Eliminate Item B and renumber the subsequent items:

~~B. Except as otherwise provided herein, the filling of land shall be subject to Site Plan approval in accordance with Section 16.3 and with the requirements of this Section.~~



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 18: Update Stormwater Management Regulations

Purpose: Update regulations to provide updated references, more clarity regarding process, and provide updates recommended by the City's Stormwater Management Plan.

Description: Provide references to the 2024 Connecticut Stormwater Quality Manual and add maintenance plan requirements as recommended by the City's Stormwater Management Plan.

Geographic Extents: All zoning districts

Potential Impacts: None

Context: The State has recently updated its Stormwater Quality Manual, which became effective in 2024.

Recommended Zoning Amendments (text to be added in red, text to be removed in ~~striktthrough~~):

1. Update Section 15.5.3 as follows to reference the 2024 Connecticut Stormwater Quality Manual:

15.5.3 Requirements

A. Unless modified by the Commission by Special Permit as provided for in Section 15.5.4 below, any development within the City of Bristol shall implement the following provisions of Chapter 7 of the ~~2004~~ **2024** Connecticut Stormwater Quality Manual (CSQM), as may be amended:

1. Pollutant Reduction as provided in ~~Section 7.4~~ **Standard 1** of the CSQM.
2. Groundwater Recharge and Runoff Volume Reduction as provided in ~~Section 7.5~~ **Standard 1** of the CSQM.
3. Peak Flow Control for the 2-year, 10-year, 25-year, 50-year, and 100-year storm events as provided in ~~Section 7.6~~ **Standard 2** of the CSQM ~~(and the LID appendices)~~ **and Chapter 5.**

B. In the design of a stormwater management system, design professionals may utilize low impact development techniques as contained in the Connecticut Stormwater Quality Manual (~~2004~~) **(2024)**, as may be amended.

2. Add the following items recommended by the City's Stormwater Management Plan, to Section 15.5.3 Requirements:

- C. All Site Plan and Special Permit applications involving stormwater infrastructure shall provide and require compliance with a long-term maintenance plan and schedule to ensure the performance and pollutant removal efficiency of privately owned retention ponds, detention ponds and other stormwater basins that discharge to or receive discharge from Bristol's municipal separate storm system (MS4) including short-term and long-term inspection and maintenance measures to be implemented by the property owner.
- D. The City is authorized to carry out all inspections, surveillance and monitoring procedures necessary to determine compliance with these regulations and the requirements of the City's MS4 program.



3. Revise Section 15.5.4 Modifications to improve clarity regarding required process.

15.5.4 Modifications

The Commission may, ~~by Special Permit~~ **in the course of a Site Plan or Special Permit approval**, modify the requirements of this Section provided that adequate information has been submitted by the applicant to evaluate the request and:



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 11: Provide reference to the Aquifer Protection Area Regulations

Purpose: Ensure that projects comply with the City's Aquifer Protection Regulations.

Description: Provide a reference to the Aquifer Protection Regulations within the Zoning Regulations and require that Site Plans indicate the status of a property located within an aquifer protection area.

Geographic Extents: Aquifer Protection Areas as indicated on the City's Zoning Map.

Potential Impacts: May increase compliance with the Aquifer Protection Regulations.

Context: Aquifer Protection Areas are delineated by the State and define the land area that contributes ground water to active public water supply wells (or well fields) that serve more than 1,000 people. Bristol's Aquifer Protection Area is shown on its zoning map, which comprises of a large area in the northeastern part of town. Mapping provided by the state also indicates that there is an Aquifer Protection Area on the west side of the City that is primarily located within Plymouth but extends into Bristol in proximity of Mathews Street.

Recommended Zoning Amendments:

1. Add a new section, Section 15.7 Aquifer Protection Areas as follows:

15.7 Aquifer Protection Areas

Properties located in the Aquifer Protection Area (the Final Adopted Level A Aquifer Protection Area (APA) mapped by CT DEEP and as amended) shall be subject to the Aquifer Protection Area Regulations of the City of Bristol.

2. Add a requirement to Section 16.3.5 Site Plan Requirements, Item A, that the Site Plan survey identify whether the site is located within an Aquifer Protection Area (APA) and if partially located within an APA, provide the boundaries of such on the Site Plan survey as follows (new text shown in red):

16.3.5 Site Plan Requirements

- A. The Site Plan shall be based upon an accurate and up-to-date Class A-2 survey of the property prepared in accordance with the standards as defined in the Code of Recommended Practice for Standards of Accuracy of Surveys and Maps, as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., on September 13, 1984, as may be amended. The survey map shall be certified, signed and sealed by a registered land surveyor licensed to conduct business in Connecticut. If a separate survey map is used, a copy shall be attached to the Site Plan. The survey shall identify if a property is located within an Aquifer Protection Area and shall delineate an Aquifer Protection Area boundary that traverses the property (if applicable).



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 12: Increase the permitted height of Ground Mounted Solar Energy Systems.

Purpose: Increase the maximum height of ground mounted solar energy systems to allow for their use over parking areas.

Description: Ground mounted solar energy collection systems are a permitted accessory use, but ground mounted systems are limited in height to 14 feet, which restricts their use above parking areas. This recommendation would allow ground mounted systems to be up to 20 feet in height to allow for use over parking areas.

Geographic Extents: All zoning districts.

Potential Impacts: The deployment of ground mounted systems of large parking areas may have an adverse visual impact in some contexts.

Context: Ground mounted solar energy systems are increasingly being deployed over larger parking areas. According to a 2021 study published in the official journal of the International Solar Energy Society, Connecticut could generate more than one third of the state's annual electricity consumption with solar canopies built over large, existing parking lots. Examples in Connecticut include Westfarms Mall, which recently constructed a four-acre array over an existing parking lot.

Recommended Zoning Amendments:

Amend Section 5.4.9.C as follows:

C. Shall not exceed **20 feet** in height including all supporting structures.



Date: 4/25/2025

Recommendation 13: Strengthen regulations for the protection and planting of trees.

Purpose: Protect Bristol's tree cover and native trees and provide tree cover over areas of impervious surface to reduce urban heat-island effects.

Description: This recommendation seeks to strengthen the requirements for the preservation of trees, replacement of trees, and planting of new trees.

Geographic Extents: All zoning districts

Potential Impacts: Planting of trees adds a marginal amount to development costs and increases maintenance costs (watering of trees, leaf removal, pruning, etc.).

Context: A mature tree canopy is characteristic of New England communities. Preserving that canopy and replacing trees lost to development important to preserving the identity of Bristol. Trees also play an important role in mitigating the causes and effects of climate change by absorbing carbon dioxide and replenishing oxygen and cooling the local environment. Tree replacement requirements are common to zoning regulations. Payment in-lieu-of programs and tree funds are more commonly used in large cities such as New York City, which has a Parks Tree Fund that receives payments from those required to plant new street trees by the City's zoning regulations but cannot plant on-site. The City of Hartford has a tree ordinance that requires the inch-per-inch replacement of trees 13 inches or more or payment into a tree account. To enable the payment in-lieu of elements, the City of Bristol should, through municipal ordinance, create a tree fund for receipt of payment in-lieu-of planting with funds used exclusively for the planting and maintenance of trees in rights-of-way and on City land.

Recommended Zoning Amendments:

- Revise Section 11.1 Landscaping Requirements as follows (see next page, text to be removed shown in ~~strikethrough~~, text to be added show in red):



11.1.2 General Requirements

- ~~K. Where feasible, existing trees shall be saved; if grading is required in their vicinity, trees shall be appropriately welled or mounded to protect them from damage.~~
- ~~L. No trees five inches or greater in caliper as measured three feet above ground level shall be removed unless so approved by the Commission.~~
- K. The removal 10 or more trees over 12 inches in caliper or the clearcutting of 5,000 sf or more of land containing trees more than 12 inches in caliper associated with any Zoning Permit, Site Plan Application, or Special Permit shall require approval by the Zoning Enforcement Officer, Planning Commission, or Zoning Commission based upon the permit requirement of the project and shall require the following:
1. A report shall be provided by an arborist licensed in the State of Connecticut prior to the removal of such trees and prior to approval of any Zoning Permit, Site Plan, or Special Permit. The report shall indicate the number of healthy, non-invasive trees over 12 inches in caliper proposed for removal.
 2. Existing non-invasive trees in healthy condition over 12 inches in caliper shall be preserved unless approved for removal by the Zoning Enforcement Officer, Planning Commission, or Zoning Commission based upon the permit requirement of the project.
 3. If such tree or trees are removed, the tree(s) shall be replaced on one-for-one basis with non-invasive tree species with a preference for native trees (per UCONN's Native Tree and Shrub Availability List). Replacement trees shall be planted on-site.
 4. If on-site planting is demonstrated to be partially or wholly infeasible, required trees may be planted off-site within the City of Bristol at a location approved by the Zoning Enforcement Officer, Planning Commission, or Zoning Commission based upon the permit requirement of the project.
 5. Newly planted trees shall be a minimum of 2 inches in caliper (if deciduous) or 6 feet tall (if evergreen) and shall be maintained until successfully established. Trees that are not successfully established within one year of planting shall be replaced with a tree of the same or greater caliper or height. Trees planted as required by other sections of these regulations may be counted towards this requirement.
 6. Payment in-lieu-of planting may be provided if the required planting of replacement trees cannot fully or partially be conducted on-site, or if planting cannot be conducted at an approved off-site location. A payment of \$500 per required replacement tree not planted shall be provided to the City of Bristol prior to issuance of a Certificate of Zoning Compliance by the Zoning Enforcement officer and a Certificate of Occupancy by the Building Official.



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 14: Provide a Sustainability Incentive

Purpose: Provide an incentive for sustainable development to conserve resources, reduce stormwater runoff, reduce light pollution, reduce urban heat island effect, and encourage low-carbon forms of transportation.

Description: This recommended amendment would provide a coverage incentive for a non-single-family or duplex development that scores above a specified level by providing sustainable features.

Geographic Extents: All zoning districts

Potential Impacts: No adverse impacts

Context: Connecticut General Statutes Section 8-2(c)(4) enables municipalities to provide incentives in their zoning regulations for: solar and other renewable forms of energy; combined heat and power; water conservation, including demand offsets; and energy conservation techniques.

Recommended Zoning Amendments:

- Add Section 15.9 Sustainability Incentives as follows (see next page):

Continued on next page



15.9 Sustainability Incentives

The inclusion of sustainable elements may be applied to increase the maximum lot coverage permitted.

15.9.1 Eligibility

All proposed uses except for single-family and duplex uses that are not included in a subdivision application shall be eligible for a lot coverage increase as permitted by this section.

15.9.2 Review

The review of project scoring and awarding of the incentive shall be conducted by the reviewing authority (Commission or Zoning Enforcement Officer) for the permit or application type required for the proposed use.

15.9.3 Coverage Increase

The maximum lot coverage shall be increased by the following amount based upon a project's score:

Points Earned	Coverage Increase Permitted
500-999	5%
1,000-1,499	10%
1,500-1,999	15%
2,000-2,499	20%
2,500+	25%

15.9.4 Maintenance and Improvements

- Projects shall be built and maintained in good faith. Elements of the project receiving points shall be maintained for the life of the project but may be improved to a higher, more sustainable standard.
- Failure to maintain elements of a project awarded points shall result in the project being non-conforming with the coverage standards of these regulations if the project exceeds the coverage limit of the zoning district in which it is located.
- Projects shall be subject to periodic inspection by the Zoning Enforcement Officer to ensure adequate maintenance of sustainable elements for which points have been awarded.

15.9.5 Scoring

- Calculation of Score: Scoring shall be conducted in accordance with the table below. Points earned shall be multiplied by the sustainability factor, which shall equal the score for each item. The award is based upon the total score, which is a sum of the score for each item.
- Documentation: The applicant is responsible for providing documentation that confirms the performance of the proposal in accordance with the scoring matrix and shall submit a scoring matrix with calculations completed. The Commission or Zoning Enforcement Officer may request additional data, calculations, or professional certification to confirm the score(s) provided by the applicant prior to increasing the permitted lot coverage.



Sustainability Element	Points	Sustainability Factor (multiply points by this factor to determine score)
LEED	Points shall be awarded in accordance with projects designed to meet the following LEED certification levels: Certified=70, Silver=80, Gold=90, Platinum=100	5
Tree Cover	1 point for each 1% of lot area with contiguous tree cover	5
Native Plants	1 point for each 1% of shrubs and trees that are CT native plants as listed on the UCONN Plant Database	1
On-Site Capture of Stormwater	1 point for each 1% of stormwater captured on-site during ten-year storm event.	2
On-Site Solar	1 point for each 1% of energy use to be supplied by solar	2
Geothermal Heating and Cooling	1 point for each 1% of heating and cooling to be supplied by a geothermal source.	2
Gray Water	1 point for each 1% of site water use provided by gray water	2
Pervious, Porous, or Permeable Pavement*	1 point for each 1% of pavement surface comprised of pervious, porous, or permeable pavement.	1
Green Roof*	1 point for each 1% of roof area covered by a green roof	1
Electric Vehicle Charging	1 point for each 1% of parking spaces provided with an electric vehicle charger	2
Bicycle Parking	1 point for each 1% of bicycle parking spaces (indoor or outdoor) relative to vehicular parking spaces (for example, if 100 parking spaces are provided and 10 bicycle spaces are provided, 10 points are awarded)	2
Dark Sky Compliance	1 point for each 1% of outdoor fixtures that are Dark Sky Approved by Dark Sky International	1
*Projects claiming a coverage offset as permitted by Sections [insert reference to green roof and pervious surface coverage offsets if approved] shall not be awarded points for green roofs or pervious, porous, or permeable pavement.		



City of Bristol Comprehensive Zoning Update

Date: 4/25/2025

Rev: 4/25/25

Recommendation 15: Establish a Buffer Area along the Pequabuck River

Purpose: Expand protection for the riparian area along the Pequabuck River and better regulate development in proximity of the river.

Description: This regulation creates a 25-foot riparian buffer area along the Pequabuck River that restricts the development or expansion all structures and impervious surfaces (with exceptions) within. Existing structures and impervious surfaces would be deemed conforming, but may not be expanded within the corridor.

Geographic Extents: All zoning districts

Potential Impacts: Multiple properties/structures will become non-conforming thus limiting expansion of those properties within the riparian buffer area. The improvement of existing structures that do not expand ground area coverage within the riparian buffer area would be permitted.

Context: The State of Connecticut requires that communities take action to protect the water quality of the Long Island Sound and waterbodies with connections to the Sound. WestCOG's "The Case for Riparian Corridor Protection" documents the importance of protecting riparian areas and their role in the water quality of the Long Island Sound. In other states, such as Massachusetts, the Massachusetts Rivers Act establishes a 200-foot-wide riparian area on each side of rivers and streams that restricts development in those areas with the exception of single-family homes and associated accessory uses. The riparian area is 25 feet in a small number of urban communities.

Recommended Zoning Amendments:

1. Provide a new section: Section 15.8 Riparian Buffer Area (see next page).

Continued on next page



15.8 Riparian Buffer Area

These regulations establish a riparian buffer area along the Pequabuck River to protect the water quality of the river and associated habitats. Properties and projects subject to these regulations may also be subject to the Inland Wetlands and Watercourses Regulations of the Conservation Commission of the City of Bristol.

15.8.1 Riparian Buffer Area Boundaries

The riparian buffer area shall be the area between the mean annual high-water line, or visible edge of the Pequabuck River if a mean annual high-water line cannot be determined, and a distance of 25 feet from that line or edge as measured planimetrically (on a flat plane).

15.8.2 Uses not Allowed within the Buffer Area

The following uses are not allowed within the buffer area:

- A. Principal buildings, additions to existing buildings, or detached accessory buildings including but not limited to garages and sheds.
- B. Impervious surfaces including but not limited to paved parking areas, driveways, athletic courts, terraces, and pools.

15.8.3 Activities and Uses Allowed within the Buffer Area

The following activities and uses are allowed in the buffer area provided that the ground within the buffer area is disturbed, filled, or improved except in direct support of the following:

- A. Any activity for the purposes of environmental impact mitigation or restoration activities including, but not limited to, stormwater management, habitat management, riparian corridor restoration or wetland restorations.
- B. Boat facilities, public trails, and greenways.
- C. Agricultural activities permitted by Connecticut General Statutes Section 22a-40.
- D. Construction and operation, by water companies (as defined by Section 16-1 of Connecticut General Statutes) or by municipal water supply systems (as provided for in Chapter 102 of the Connecticut General Statutes) of dams, reservoirs and other facilities necessary to the impounding, storage and withdrawal of water in connection with public water supplies except as provided in Sections 22a-401 through 22a-410 of the Connecticut General Statutes.

15.8.4 Existing Uses

Uses and structures within the riparian buffer area existing as of *[insert date of adoption]* shall be considered conforming with these regulations but those structures and impervious surfaces may not be expanded in area within the riparian buffer area.

2. Add the following as a line item in Section 16.3.5 Site Plan Requirements:

For any lot abutting or including the Pequabuck River, the required buffer area shall be shown on the site plan in accordance with the buffer area distance requirements of Section 15.8.



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 16: Update Soil and Erosion Control Regulations.

Purpose: Update the regulations to provide references to current State guidelines.

Description: Provide updated references to the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control. Remove references to the Connecticut Stormwater Quality Manual, which is not directly applicable to this section.

Geographic Extents: All zoning districts

Potential Impacts: None

Context: The State has recently updated its Guidelines for Soil Erosion and Sediment Control, which became effective in 2024.

Recommended Zoning Amendments:

1. Update Section 15.1.1 as follows (text to be added in red, text to be removed in ~~striktthrough~~):

15.1.1 Purpose

This Section is designed to further the purposes set forth in Section ~~22a-326~~ **22a-329** of the Connecticut General Statutes relative to soil conservation in the State of Connecticut

2. Update Section 15.1.5 as follows and remove reference to the Stormwater Quality Manual as it contains no guidance on soil erosion and sediment control (text to be added in red, text to be removed in ~~striktthrough~~):

15.1.5 Erosion and Sediment Control Plan

A Soil Erosion and Sediment Control Plan (hereinafter referred to as a "Control Plan") shall contain proper provisions to adequately control accelerated erosion and sedimentation and to reduce the danger from storm water runoff on the proposed site based on the best available technology. For methods and practices necessary for certification, **Chapter 3 of** the "Connecticut Guidelines for Soil Erosion and Sediment Control (2002) **(2024)**" as amended, published by the Connecticut Council on Soil and Water Conservation, ~~as well as the "Connecticut Stormwater Quality Manual (2004)", as may be amended,~~ shall be utilized.



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 17: Amend Removal of Earth Materials and Filling of Land Regulations.

Purpose: Improve language of the regulations for removal of earth materials and filling of land to provide more clarity.

Description: Amend multiple items in Section 15.2 Removal of Earth Materials and Section 15.3 Filling of Land.

Geographic Extents: All zoning districts

Potential Impacts: None

Context: N/A

Recommended Zoning Amendments (text to be added in red, text to be removed in strikethrough):

1. Amend Section 15.2.2 General Provisions as follows to provide more clarity:

- ~~A. Except as otherwise provided herein, there shall be no removal of earth materials from any property in any zoning district.~~
- A. The removal of earth materials shall be conducted in accordance with Sections 15.2.3 through Section 15.2.7 below.

2. Amend Section 15.2.3 as follows to refer to the proper permit type:

15.2.3 ~~Temporary~~ **Zoning** Permit for Earth Removal up to 400 Cubic Yards

- B. Where a bona fide construction project, as evidenced by an approved Site Plan, an approved subdivision plan or a valid Building Permit, requires the removal from the property of not more than 400 cubic yards of earth materials, the Zoning Enforcement Officer may issue without a bond a ~~temporary~~ **Zoning** Permit for earth removal. Such permit shall be valid for a period of 60 days. Such time period may be extended once by the Zoning Enforcement Officer for an additional period of 60 days.
 - C. The Zoning Enforcement Officer may issue without a bond, a ~~temporary~~ **Zoning** Permit to excavate and move up to 1,500 cubic yards of earth materials in any zoning district to an adjacent property, provided public roads shall not be used. Such permit shall be valid for a period of 60 days.
3. Amend Section 15.2.5.B as follows to apply the buffer area requirement only to earth removal operations, not to the removal of earth material associated with site development:

- B. Buffer ~~Areas~~ **area requirement for Earth Removal Operations.**



4. Amend Section 15.2.6.E to require reporting over a full 12-month period and refer to proper permit type.

E. Every 12 months after the approval of a Special Permit for earth removal, the applicant shall submit to the Commission information prepared, signed and sealed by a surveyor and an engineer registered and licensed to practice in the State regarding the progress of the operation, including the amount of material removed, existing contours and cross-sections in the area excavated during the preceding ~~six-month~~ **12-month** period. Failure of the applicant to provide the Commission with such information within 30 days after the end of the 12-month period shall be deemed sufficient cause for the Commission to revoke the ~~Temporary~~ **Zoning** Permit.

5. Amend Section 15.3.1 General Provisions as follows to provide clarity regarding the requirement for filling of land:

- A. The filling of land shall require the **Site Plan** approval ~~of~~ **by** the Commission, in accordance with Section 16.3, unless:
1. the filling shall be for the express purpose of preparing the land for immediate development in accordance with an approved subdivision plan or an approved Site Plan, or
 2. the amount of fill to be deposited shall be less than 400 cubic yards in any 12-month period, or the deposit shall be one of topsoil for the purpose of improving an agricultural use.

Eliminate Item B and renumber the subsequent items:

~~B.—Except as otherwise provided herein, the filling of land shall be subject to Site Plan approval in accordance with Section 16.3 and with the requirements of this Section.~~



City of Bristol Comprehensive Zoning Update

Date: 4/25/2025

Rev: 4/25/25

Recommendation 18: Update Stormwater Management Regulations

Purpose: Update regulations to provide updated references, more clarity regarding process, and provide updates recommended by the City's Stormwater Management Plan.

Description: Provide references to the 2024 Connecticut Stormwater Quality Manual and add maintenance plan requirements as recommended by the City's Stormwater Management Plan.

Geographic Extents: All zoning districts

Potential Impacts: None

Context: The State has recently updated its Stormwater Quality Manual, which became effective in 2024.

Recommended Zoning Amendments (text to be added in red, text to be removed in ~~striktthrough~~):

1. Update Section 15.5.3 as follows to reference the 2024 Connecticut Stormwater Quality Manual:

15.5.3 Requirements

A. Unless modified by the Commission by Special Permit as provided for in Section 15.5.4 below, ~~the stormwater management system of any development within the City of Bristol shall be designed using the 2024 Connecticut Stormwater Quality Manual (CSQM), as amended, as a guide. Compliance with implement the following provisions of Chapter 7 of the 2004 Connecticut Stormwater Quality Manual (CSQM), as may be amended;~~ is strongly encouraged:

1. Pollutant Reduction as provided in ~~Section 7.4~~ **Standard 1** of the CSQM.
2. Groundwater Recharge and Runoff Volume Reduction as provided in ~~Section 7.5~~ **Standard 1** of the CSQM.
3. Peak Flow Control for the 2-year, 10-year, 25-year, 50-year, and 100-year storm events as provided in ~~Section 7.6~~ **Standard 2** of the CSQM (and the LID appendices) **and Chapter 5.**

B. In the design of a stormwater management system, design professionals may utilize low impact development techniques as contained in the ~~Connecticut Stormwater Quality Manual (2004)~~ **CSQM, as may be amended.**

2. Add the following items recommended by the City's Stormwater Management Plan, to Section 15.5.3 Requirements:

- C. All Site Plan and Special Permit applications involving stormwater infrastructure shall provide and require compliance with a long-term maintenance plan and schedule to ensure the performance and pollutant removal efficiency of privately owned retention ponds, detention ponds and other stormwater basins that discharge to or receive discharge from Bristol's municipal separate storm system (MS4) including short-term and long-term inspection and maintenance measures to be implemented by the property owner.
- D. The City is authorized to carry out all inspections, surveillance and monitoring procedures necessary to determine compliance with these regulations and the requirements of the City's MS4 program.



3. Revise Section 15.5.4 Modifications to improve clarity regarding required process.

15.5.4 Modifications

The Commission may, ~~by Special Permit~~ in the course of a Site Plan or Special Permit approval, modify the requirements of this Section provided that adequate information has been submitted by the applicant to evaluate the request and:

ZONING REFERRAL FORM

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org										
FROM: ☒ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)		Municipality: Bristol								
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106		Date of Referral: 04/15/2025								
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>										
NATURE OF PROPOSED CHANGE:										
☐ Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		☒ Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.								
THE CHANGE WAS REQUESTED BY: ☒ Municipal Agency: ☐ Petition										
		AZR 25-02								
DATE PUBLIC HEARING IS SCHEDULED FOR: 05/29/2025										
MATERIAL SUBMITTED HEREWITH:										
☒ Regulation Changes	☐ Map of Change	☐ Supporting Statements								
☐ Public Notice	☐ Other (Specify):									
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? ☐ YES ☒ NO. IF YES, ON WHAT DATE:										
<table border="1"> <tr> <td style="background-color: #cccccc;">(FOR USE BY CRCOG)</td> <td> Name: Robert M. Flanagan, AICP </td> </tr> <tr> <td style="background-color: #cccccc;">Date Received:</td> <td> Title: City Planner </td> </tr> <tr> <td style="background-color: #cccccc;">Sent certified/e-mail?</td> <td> Address: 111 North Main Street Bristol CT 06010 </td> </tr> <tr> <td style="background-color: #cccccc;">File Number</td> <td> Phone: 860-584-6227 Email: robertflanagan@briistolct.gov </td> </tr> </table>			(FOR USE BY CRCOG)	Name: Robert M. Flanagan, AICP	Date Received:	Title: City Planner	Sent certified/e-mail?	Address: 111 North Main Street Bristol CT 06010	File Number	Phone: 860-584-6227 Email: robertflanagan@briistolct.gov
(FOR USE BY CRCOG)	Name: Robert M. Flanagan, AICP									
Date Received:	Title: City Planner									
Sent certified/e-mail?	Address: 111 North Main Street Bristol CT 06010									
File Number	Phone: 860-584-6227 Email: robertflanagan@briistolct.gov									

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS
NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.
 NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region

Environmental

May 16, 2025

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-45: Proposed text amendments regarding environmental standards.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 5/29/2025.

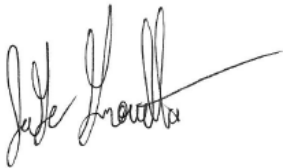
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Farmington, Plainville, Southington, Naugatuck Valley COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Capital Region Council of Governments (CRCOG)
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-02

Proposal: Review, discussion and possible adoption of the Environmental Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
- Recommendation #15 – Provide Riparian Corridor Protection Regulations.
- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Northwest Hills Council of Governments (NHCOC)
Regional Planning Commission – Zoning Regulation Referral
Robert Phillips – NHCOC – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-02

Proposal: Review, discussion and possible adoption of the Environmental Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
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- Recommendation #18 – Update Stormwater Management Regulations.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



REFERRAL

April 30, 2025

REFERRED BY:	Robert Flanagan
MUNICIPALITY:	City of Bristol
DATE RECEIVED:	April 15, 2025
PUBLIC HEARING DATE:	May 29, 2025
TYPE OF REFERRAL:	Zoning
REFERRAL COMMENTS:	Prepared by: Robert A Phillips, AICP, Executive Director

DESCRIPTION OF PROPOSAL: Zoning Amendment for a comprehensive rewrite to various sections of parking standards, commercial, industrial and residential uses and environmentally specific regulations.

STAFF COMMENTS:

NHCOG staff have reviewed the proposed text modifications and find no apparent conflicts with regional plans and policies or adjacent NHCOG towns.

We applaud the city for undertaking such a comprehensive evaluation and utilizing modern best practices where prudent and feasible.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Naugatuck Valley Council of Governments (NVCOG)
Regional Planning Commission – Zoning Regulation Referral
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-02

Proposal: Review, discussion and possible adoption of the Environmental Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
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- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



STAFF REFERRAL REPORT

TO: Zoning Commission, CEO, and City Planner of Bristol, Capitol Region Council of Governments (CRCOG), Northwest Hills Council of Governments (NHCOG)

FROM: Keith D. Rosenfeld, Regional Municipal Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

DATE: April 21, 2025

NVCOG FILE NO.: BRIS-63-041525-Z
MUNICIPALITY: City of Bristol
DATE RECEIVED: April 15, 2025
DATE OF PUBLIC HEARING: May 29, 2025
TYPE OF REFERRAL: Zoning Amendments
APPLICANT: Bristol Zoning Commission

DESCRIPTION OF PROPOSAL:

The City of Bristol has initiated the following proposed Environmental Zoning Amendments associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Provide reference to the Aquifer Protection Area Regulations.
- Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Strengthen Regulations for the Protection and Planting of Trees.
- Provide a Sustainability Incentive.
- Provide Riparian Corridor Protection Regulations.
- Update Soil and Erosions Control Regulations.
- Amend Removal of Earth Materials and Filling of Land Regulations.
- Update Stormwater Management Regulations.

STAFF RECOMMENDATION:

Staff finds the proposed text amendments not to be regionally significant and present no apparent intermunicipal impacts.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

BRIS-63-041525-Z



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 25-02

Proposal: Review, discussion and possible adoption of the Environmental Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
- Recommendation #15 – Provide Riparian Corridor Protection Regulations.
- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: April 15, 2025

TO: Town Clerk – Burlington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-02

Proposal: Review, discussion and possible adoption of the Environmental Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
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- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-02

Proposal: Review, discussion and possible adoption of the Environmental Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
- Recommendation #15 – Provide Riparian Corridor Protection Regulations.
- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



AZR 25-03
4/14/25

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.

Recommendation #20 – Amend Principal Use Permit Requirements.

Recommendation #21 – Amend Accessory Use Permit Requirements.

Recommendation #22 – Amend BN Zone.

Recommendation #23 – Eliminate the Unified Downtown Development Regulations.

Recommendation #24 – Amend the IP-25 (Industrial Park) Zone Standards.

Recommendation #25 – Amend the BD (Downtown Business) Zone Regulations.

Recommendation #26 – Amend the BD (Downtown Business) Zone Boundary.

Recommendation #27 – Provide Regulations for Cannabis Cultivation.

Recommendation #28 – Convert the BT Overlay to a Base Zoning District.

Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 19: Allow a Wider Range of Uses in Commercial and Industrial Zones

Purpose: Provide more flexibility in the uses permitted to better respond to changing market conditions and encourage the redevelopment of properties.

Description: This recommendation would allow a greater range of currently permitted uses in commercial and industrial zones.

Geographic Extents: Citywide, commercial, industrial, and mixed-use zoning districts

Potential Impacts: No adverse impacts.

Context: Changes in the retail market due to online commerce have resulted in a shrinking demand for retail space. More flexibility is needed in the zoning regulations to avoid vacant retail space and to allow for complementary uses that may not be currently permitted.

Recommended Zoning Amendments:

1. Amend the Section 4.2 Commercial, Industrial, and Mixed-Use Districts Principal Use Summary Table to allow for a wider range of uses in the zones (see next page).

Continued on next page



Principal Use (Only principal uses that are recommended for amendment are shown)	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Adaptive Reuse of Non-Residential Buildings	SP	SP	SP	—	SP	SP	—	—	—
Animal Day Care Facility	—	—	—	—	—	SP	SP	SP	SP
Brewpub	—	SP	ZP	SP	SP	SP	—	—	—
Climate Controlled Self-Storage Facility	—	—	SP	—	ZP+S	ZP+S	—	—	—
Contractor Yard	—	—	—	—	—	ZP+S	SP	SP	SP
Conversion to Three-Family	ZP+S	ZP+S	—	ZP+S	—	—	—	—	—
Conversion to Two-Family	ZP+S	ZP+S	—	ZP+S	—	—	—	—	—
Environmental Service Facility	—	—	—	—	—	SP	SP	SP	SP
Fitness Club	ZP+S	ZP+S	ZP/ SP ¹	—	ZP+S	SP	SP	SP	SP
For Profit School or Studio	ZP+S	ZP+S	ZP	—	ZP+S	ZP+S	SP	SP	SP
Fuel Oil and Heating Fuel Storage Facility	—	—	—	—	—	SP	SP	SP	SP
Indoor Entertainment Facility	—	SP	ZP	—	SP	SP	—	—	—
Medical Laboratory	—	ZP+S	—	—	ZP+S	SP	SP	SP	SP
Medical Office	ZP+S	ZP+S	ZP	SP	ZP+S	ZP+S	SP	SP	SP
Membership Organization	SP	ZP+S	ZP	—	ZP+S	—	—	—	—
Microbrewery	—	ZP+S	ZP	SP	ZP+S	ZP+S	ZP+S	ZP+S	ZP+S
Nursery	—	ZP+S	—	—	SP	SP	—	—	—
Restaurant, Take Out	SP	ZP+S	ZP	—	ZP+S	SP	SP	SP	SP
Social Services Agency or Charitable Institution	SP	ZP+S	ZP	—	SP	—	—	—	—
Specialty Food or Beverage Manufacturer	—	ZP+S	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Specialty Retail	ZP+S	ZP+S	ZP	SP	ZP+S	—	—	—	—
Specialty Trade Contractor	—	—	—	—	SP	ZP+S	ZP+S	ZP+S	ZP+S
Taxicab Service	—	—	ZP	—	—	ZP+S	—	—	—
Tennis or Racquet Clubs	—	—	SP	—	—	SP	—	—	—
Wholesale Business	—	ZP+S	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Key Uses to be added as permitted uses shown in red.									



City of Bristol Comprehensive Zoning Update

Date: 3/24/2024

Recommendation 20: Amend Principal Use Permit Requirements

Purpose: Amend permit requirements for principal uses in commercial, industrial, and mixed-use zones to facilitate economic development, reduce administrative burden, and better distribute workload between the Planning and Zoning Commissions.

Description: This recommendation would reduce the Special Permit requirement for multiple principal uses across zoning districts to a Site Plan requirement. This recommendation seeks to make the permit requirement more consistent across uses and reserves the Special Permit requirement for high-intensity or highly impactful uses. It would also require a Site Plan Application for mixed-use development in the BD zone, which is currently permitted by Zoning Permit.

Geographic Extents: All commercial, industrial, and mixed-use zoning districts.

Potential Impacts: This recommendation will shift workload from the Zoning Commission, which reviews Special Permits, to the Planning Commission, which reviews Site Plans.

Context: The Special Permit requirement is widely used across Connecticut for mixed-use, commercial, industrial and other high intensity uses but this permit requirement is often applied broadly without sensitivity to specific uses. This increases the workload for staff and commissions, lengthens the review and approval process, and adds cost to development.

Recommended Zoning Amendments:

1. Require a Site Plan Application for mixed-use development in the BD. This use is currently allowed by Zoning Permit by amending the Principal Use Summary Table of Section 4.2 (see next page).
2. Reduce the Special Permit requirement for select principal uses to a Site Plan requirement in commercial, industrial, and mixed-use zones by amending the Principal Use Summary Table of Section 4.2 (see next page).

Continued on next page



Principal Use (Only principal uses that are recommended for amendment are shown)	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Adult Day Care Center	SP ZP+S	SP ZP+S	ZP	—	SP ZP+S	—	—	—	—
Business or Professional Office	SP ZP+S	ZP+S	ZP	SP	ZP+S	SP ZP+S	ZP+S	ZP+S	ZP+S
Child Care Center	SP ZP+S	SP ZP+S	ZP	—	SP ZP+S	SP	SP	SP	SP
Fitness Club	—	ZP+S	ZP/	—	ZP+S	SP ZP+S	SP ZP+S	SP ZP+S	—
Garden Supply	—	ZP+S	—	—	SP ZP+S	—	—	—	—
Indoor Entertainment Facility	—	SP ZP+S	ZP	—	SP ZP+S	—	—	—	—
Medical Office	SP ZP+S	ZP+S	ZP	SP	ZP+S	—	SP ZP+S	SP ZP+S	SP ZP+S
Mixed-Use Development	SP	SP	ZP+S	SP	SP	—	—	—	—
Personal Service Establishment	ZP+S	ZP+S	ZP	SP ZP+S	ZP+S	—	—	—	—
Restaurant, Sit-Down	SP ZP+S	ZP+S	ZP	SP	ZP+S	SP	SP	SP	SP
Restaurant, Take Out	SP ZP+S	ZP+S	ZP	—	ZP+S	—	—	—	—
Social Services Agency or Charitable	SP	ZP+S	ZP	—	SP ZP+S	—	—	—	—
Specialty Food or Beverage Establishment	SP ZP+S	ZP+S	ZP	SP	ZP+S	—	—	—	—
Key Items in red are recommended for Site Plan approval. The current permit requirement is shown in strike through text.									



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 21: Amend Accessory Use Permit Requirements

Purpose: More appropriately regulate accessory uses based upon potential impacts of the uses.

Description: This recommendation would modify the permit requirement for three accessory uses across most zoning districts. These uses include: ground-mounted solar panels, parking structures, and sports courts. This recommendation seeks to make the permit requirement more consistent for uses across districts and establish permit requirements that are aligned with the intensity of the use.

Geographic Extents: All commercial, industrial, and mixed-use zoning districts with exception of the BT zone.

Potential Impacts: This recommendation will shift workload from the Zoning Commission, which reviews Special Permits, to the Planning Commission, which reviews Site Plans and will require review of uses that are currently approved administratively by the Planning Commission.

Context: Sports courts are potentially impactful uses due to noise and must be sited and a buffered appropriately based upon adjacent land uses. Parking structures (this excludes residential garages) are large multi-level structures that have access requirements and should therefore be subject to a Site Plan review. Ground-mounted solar panels are benign uses that are environmentally beneficial and can appropriately be reviewed through a Site Plan requirement.

Recommended Zoning Amendments:

1. Increase the permit requirement for select accessory uses from a Zoning Permit to a Site Plan requirement in commercial, industrial, and mixed-use zones by amending the Accessory Use Summary Table of Section 5.2 (see excerpt of table below).
2. Reduce the permit requirement for select accessory uses from a Special Permit to a Site Plan requirement in commercial, industrial, and mixed-use zones by amending the Accessory Use Summary Table of Section 5.2 (see excerpt of table below).

Accessory Use	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Ground-Mounted Solar Panels	SP ZP+S	SP ZP+S	SP ZP+S	—	SP ZP+S	SP ZP+S	SP ZP+S	SP ZP+S	SP ZP+S
Parking Structures	—	ZP ZP+S	ZP ZP+S	—	ZP ZP+S	ZP ZP+S	ZP ZP+S	ZP ZP+S	ZP ZP+S
Sports Courts	ZP ZP+S	SP ZP+S	ZP ZP+S	SP	SP ZP+S	ZP ZP+S	ZP ZP+S	ZP ZP+S	ZP ZP+S
Key Recommended permit requirement shown in red text. The current permit requirement is shown in strikethrough text.									



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 22: Amend BN Zone

Purpose: Provide more flexibility in the BN zone to allow for a greater scale of uses in response to changing retail market conditions.

Description: Increase the maximum permitted establishment size from 2,500 square feet to 5,000 square feet and remove the restriction on maximum building size.

Geographic Extents: BN zone

Potential Impacts: May incentivize redevelopment within BN zone.

Context: Retail market conditions are changing due to online commerce and demand for retail space has weakened.

Recommended Zoning Amendments:

1. Amend Section 8.2.1 as follows:

8.2.1 General Requirements

The following general requirements shall be applicable to all developments in the BN zone:

- A. On any lot, the net floor area of each individual establishment shall not exceed ~~2,500~~ 5,000 square feet.
- ~~B. On any lot, the gross floor area of all buildings shall not exceed 12,000 square feet.~~



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 23: Eliminate the Unified Downtown Development Regulations

Purpose: Eliminate an unproductive section of the zoning regulations to simplify the regulations and remove redundancy and potentially conflicting standards.

Description: Eliminate the Unified Downtown Development regulations, which are unique to the BD zone.

Geographic Extents: BD zone.

Potential Impacts: None

Context: The Unified Downtown Development Regulations have never been successfully used to facilitate development in the BD zone. Downtown development has successfully occurred without use of the Unified Downtown Development regulations. The regulations are complex and provide parallel and alternative standards to the BD zone. There is nothing in the regulations that prevent the unified development of parcels in the Downtown and the unified downtown development regulations are not required to facilitate such development.

Recommended Zoning Amendments:

1. Eliminate Section 8.4.8 Unified Downtown Development Projects regulations and remove references to the Unified Downtown Development in the Section 4.2 Principal Use Summary Table and from the Section 19 Use Definitions.



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 24: Amend the IP-25 Zone Standards

Purpose: The IP-25 zone has a high minimum lot size requirement (25 acres) that presents a barrier to the use of land in the zone for developments on lots smaller than 25 acres unless subdivided. Amending the lot standards will enable smaller scale developments in this zone.

Description: The recommended amendment adopts the subdivision standards of the IP-25 zone as the standards for the zone thereby reducing the minimum lot size to 5 acres and reducing lot width, yard requirements, and building height while increase building and impervious coverage. A name change from IP-25 to IP-5 is recommended to align the district name with the new lot size minimum.

Geographic Extents: IP-25 zone

Potential Impacts: May incentivize new development in the IP-25 zone.

Context: There is only one IP-25 zone in Bristol, located in the northwest corner of the City, and bounded by the Plymouth town line, Minor Street, Hill Street, and Marsh Road. The zone is 234 acres in total and there are 8 parcels in the zone with three City-owned parcels comprising 28.7 acres. Seven of the eight properties in the zone are undeveloped. The developed property is the 139-acre industrial property occupied by ClarkDietrich/Holcim.

Recommended Zoning Amendments:

1. Rename the IP-25 to the IP-5. Update throughout the regulations and on Zoning Map as required.
2. Amend the standards in Section 8.1 as follows (new text shown in **red**, text to be removed shown in **strikethrough**):

Standard	IP-25 IP-5
A) Minimum Lot Area (sf or acres if noted)	25 ac 5 ac
B) Minimum Lot Frontage (ft)	N/A
C) Minimum Lot Width (ft)	500 250
D) Minimum Front Yard on a State highway (ft)	125 75
E) Minimum Front Yard on a City street (ft)	100 60
F) Maximum Front Yard (ft)	N/A
G) Minimum Front Yard on a City street opposite a residential zone (ft)	150 90
H) Minimum Side Yard (ft)	50 25
I) Minimum Side Yard abutting a residential zone (ft)	150 75
J) Minimum Rear Yard (ft)	50 25
K) Minimum Rear Yard abutting a residential zone (ft)	150 75
L) Maximum Building Height (ft)	60 50
M) Maximum Building Coverage (%)	20 30
N) Maximum Impervious Coverage (%)	60 70



City of Bristol Comprehensive Zoning Update

Date: 1/29/2025

Recommendation 25: Amend BD Zone Regulations

Purpose: Simplify the BD zone regulations to provide more consistent standards.

Description: This recommended amendment would simplify the BD zone regulations by eliminating the BD-1 and BD-2 subareas and treating the entire BD under a common set of standards. This would require an amendment to Sections 4.3.15, 8.4.2, and 8.4.8. This also requires amending the official zoning map to relabel existing BD-1 and BD-2 areas as BD.

Geographic Extents: BD zone

Potential Impacts: None

Context: The BD zone is divided into the BD-1 and BD-2. The standards vary minimally.

Recommended Zoning Amendments:

1. Eliminate Section 4.3.15 and provide those standards directly in an amended Section 8.4.2.
2. Amend Section 8.4.2.B as follows (new text in red, removed text in ~~strikethrough~~):

Building Element	Standard	Explanatory Notes
	BD-1 BD Zone BD-2 Zone	
Floor-area ratio	Minimum of 0.6.	The gross floor area of all buildings on the lot and the lot area of all contiguous lots expressly devoted to the development (e.g., for off-street parking) shall be included in this calculation.
Build-to line	Maximum of 10 feet.	At least the first two building stories shall comply with this standard. In developments containing two or more principal buildings, each such building shall comply with this standard independently of any other building on the lot. The Commission may allow a build-to line as far back as 25 feet for up to 50% of the projected length of the building's street-facing walls if an outdoor dining area, an outdoor merchandise display area, or a public plaza or similar public space is created between the front lot line and the greater build-to line.
Building height	Minimum of 18 feet.	Building height shall be measured from the first-floor elevation of the building or the average elevation of the adjoining public sidewalk, whichever is greater. The building's basement or cellar (if any) shall not be included in this calculation. In developments containing two or more principal buildings, each such building shall comply with this standard independently of any other building on the lot.



Building Element	Standard	Explanatory Notes
	BD-1 BD Zone BD-2 Zone	
Number of building stories	Minimum of 2 full stories. Minimum of 2 full stories, for buildings designed to accommodate one occupant. Minimum of 1 story, for buildings designed to accommodate two or more occupants.	For buildings with two or more stories, The gross floor area of the second story shall be equal to at least 75% of the gross floor area of the first story in order for it to be counted as a full story. The building's basement or cellar (if any) shall not be included in this calculation. In developments containing two or more principal buildings, each such building shall comply with this standard independently of any other building on the lot.
Area of street-level, street-facing walls consisting of windows and public entrance/exit doors ("building fenestration")	Minimum of 65% 60% of such wall area devoted to non-residential uses. Minimum of 50% of such wall area devoted to non-residential uses.	The wall area shall be measured between 2 and 10 feet above the top of the building foundation. Windows and public entrance/exit doors shall contain clear or tinted glass capable of providing an unobstructed view from the outside into the building. In developments containing two or more buildings, each building shall comply with this standard independently of any other building on the lot.
Projected length of all street-level, street-facing building walls as a percentage of total lot frontage ("building frontage-lot frontage ratio")	Minimum of 65%.	The frontage of all contiguous lots expressly devoted to the development (e.g., for off-street parking) shall be included in this calculation.
Orientation of building entrances	Each street-level business shall have at least one entrance on a public street. No more than two businesses in the same building shall share the same building entrance unless the entrance also provides an entry to uses above or below the street level.	

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3. Amend Section 8.4.2.C as follows (new text in red, removed text in ~~strike through~~):

C. Corner Lot Standards

1. Buildings shall comply with the standards for building height, number of building stories, and build-to line on each street on which the lot has frontage.
2. Buildings shall comply with the standard for building fenestration on all street level, street-facing building walls.
3. Buildings/developments shall comply with the standard for building frontage-lot frontage ratio **along the total of the frontage. as follows:**
 - a. ~~If the lot has frontage on two streets in the BD-1 zone, the standard shall be met along each street.~~
 - b. ~~If the lot has frontage on a street in the BD-1 zone and a street in the BD-2 zone, the standard shall be met along both the street in the BD-1 zone and along the total lot frontage.~~
 - c. ~~If the lot has frontage on two streets in the BD-2 zone, the standard shall be met along the total lot frontage.~~
4. Building entrances shall be oriented to the street corner, or to the street having the higher functional classification (per CT DOT Functional Classification Map) along which the lot has frontage.

4. Amend Section 8.4.8 as follows:
 - a. If Recommendation 23 to remove the Unified Downtown Development Projects from the regulations is adopted, then no action is necessary.
 - b. If Recommendation 23 is not adopted, then all references to the "BD-1" in Section 8.4.8 should be replaced with "BD".
5. Amend the official zoning map to replace "BD-1" and "BD-2" labels and color scheme with a "BD" label and singular color.



City of Bristol Comprehensive Zoning Update

Date: 1/29/2025

Recommendation 26: Amend BD Zone Boundary

Purpose: Include a commercial/industrial property adjacent to the BD zone that is currently zoned R15/BT to improve conformity of the property and expand potential for reuse/redevelopment of the site.

Description: This recommended amendment would modify the boundaries of the BD zone to include a commercial/industrial property located at 135-153 Center Street.

Geographic Extents: BD zone, R15/BT zone

Potential Impacts: May incentivize improvement of or reuse of site.

Context: There are few commercial sites in residential zones that directly abut the BD.

Recommended Zoning Amendments:

1. Amend the zoning map as shown below to include 135-153 Center Street (Map Block Lot 26-169) within the BD.



Recommended BD Zone Boundary



City of Bristol Comprehensive Zoning Update

Date: 3/25/25

Recommendation 27: Cannabis Cultivation

Purpose: Regulate the cultivation of cannabis so as to permit only within indoor locations in the Industrial and Industrial Park zones and to provide adequate controls on their establishment to control potential nuisances associated with such use.

Description: Add cannabis cultivation and micro-cultivation as defined and authorized by Connecticut General Statutes Section 21a-420 as a Special Permit use in the Industrial zone, and Industrial Park Zones. Allow indoor cultivation only; prohibit outdoor cultivation.

Geographic Extents: Industrial zone, Industrial Park 1, 3, and 25 zones.

Potential Impacts: May result in establishment of a cannabis cultivation facility in the IP-1 or IP-25 zone. Location of such use in the I or IP-3 is unlikely given the residential zone distancing requirement and the size of those zones relative to their proximity to residential zones. May result in the establishment of a cannabis micro-cultivation facility in the I, IP-1, IP-3, or IP-25 zones.

Context: The zoning regulations currently lack regulations or restrictions on cannabis establishments permitted under Connecticut General Statutes Section 21a-420. Without regulations specific to cannabis establishments, establishments may locate in zones where similar non-cannabis establishments may be located. Multiple cities and towns in Connecticut permit Cannabis cultivators with varying restrictions on their location and operations. Below is a summary of regulations from five municipalities:

Town or City	Distancing Requirement from Residential Zone or Use	Distancing Requirement from Schools, Churches, Parks and other Sensitive Uses	Distancing Requirement from other Cannabis Cultivators	Other
East Hartford	none	none	none	Police and Fire Department approvals. Odor monitoring and mitigation
New Britain	100 feet	200 feet	1,000 feet	Security Plan Requirement
Rocky Hill	200 feet	200 feet	1,000 feet	
Southington	750 feet	750 feet	1,000 feet	
Waterbury	none	500 feet	2,000 feet	Security Plan, Odor Abatement Plan Requirement



Recommended Zoning Amendments:

1. Amend the Section 4.2 Principal Use Summary Table to including "Cannabis Cultivation" and "Cannabis MicroCultivation" as Special Permit uses in the I, IP-1, IP-3, and IP-25 zones.
2. Add new section 4.3.24 Cannabis Cultivation and Micro-Cultivation as follows:

4.3.24 Cannabis Cultivation and Micro-Cultivation

- A. All Cannabis cultivators and micro-cultivators are subject to Article VIII of the City of Bristol Code of Ordinances.
 - B. Cannabis cultivation and cannabis micro-cultivation shall only be permitted as indoor uses. The outdoor cultivation of cannabis is prohibited within the City of Bristol.
 - C. Cannabis cultivation facilities shall be located at least 500 feet from a residential zone. Micro-cultivation facilities shall be located at least 250 feet from a residential zone. The distance requirement shall be measured by taking the nearest straight line between the facility building and the zoning boundary.
 - D. Consistent with Section 13-125 of the City of Bristol Code of Ordinances, no cannabis cultivator or micro-cultivator shall be permitted to operate on a site that is within 250 feet of any school, church, hospital, municipal park or municipal recreational facility as measured by taking the nearest straight line between the respective lot boundaries of said sites. The establishment of one of these uses within 250 feet of an existing cannabis cultivator or micro-cultivator shall not cause the cultivator or micro-cultivator to be non-conforming.
 - E. No cannabis cultivator or micro-cultivator shall be located within 1,000 feet of another cannabis cultivator or micro-cultivator. The distance requirement shall be measured by taking the nearest straight line between the respective lot boundaries of the sites.
 - F. The facility shall not generate waste or emissions that result in adverse environmental impacts to surrounding properties and mitigation measures shall be taken to control the generation of odor.
 - G. The Police Department shall review and approve a proposed security plan for the facility prior to granting of a Special Permit.
 - H. The Fire Marshal Office/Fire Department shall review and approve the planned location(s) for the storage of fertilizers associated with cannabis production and proposed fire detection and suppression systems prior to granting of a Special Permit.
 - I. The applicant shall have received a provisional license (or equivalent) approval from the Connecticut Department of Consumer Protection prior to granting of a Special Permit.
3. Add new the following definitions of Cannabis Cultivator and Micro-Cultivators to the Section 19 Use Definitions:

Cannabis Cultivation: A facility run by a person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space per CGS Section 21a-420, as amended.

Cannabis Micro-Cultivation: A facility run by a person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the Commissioner of Consumer Protection per CGS Section 21a-420, as amended.



City of Bristol Comprehensive Zoning Update

Date: 4/11/25

Recommendation 36: Battery Energy Storage Systems

Purpose: Allow battery energy storage systems (BESS) as an accessory use and ensure that the regulations provide adequate controls on their size, location, and installation.

Description: This recommendation creates a new accessory use (battery energy storage systems). It allows small-scale systems (80 kWh or less) to be permitted as of right in all zones (no Zoning Permit required). It limits the installation of 80 kWh to 600 kWh systems to commercial and industrial zones through a zoning permit requirement. Systems exceeding 600 kWh are permitted in industrial zones and require a Special Permit. This recommendation includes regulations on the size, location, screening, and security requirements for such uses.

Geographic Extents: All zones.

Potential Impacts: May facilitate the installation of such systems.

Context: Battery storage energy systems are increasingly being used as a means of storing energy on-site, particularly in association with solar energy systems and electric vehicle charging. The maximum size of systems allowed for residential use for a single dwelling is 80 kWh. These are most commonly located within or mounted to the exterior wall of the principal structure. "Tier 1" systems with a capacity of up to 600 kWh are most common in commercial applications. "Tier 2" systems are above 600 kWh and are often associated with large-scale or utility-related projects. Per the National Fire Prevention Association (NFPA) standard 855, operators of facilities with total energy storage exceeding 600 kWh must complete a hazard mitigation analysis, utilize fire suppression designs and equipment, conduct fire and explosion testing in accordance with UL 9540A, develop emergency planning, and conduct annual training of maintenance staff. Systems over 1 MWh (1,000 kWh) in size are regulated by the CT Siting Council and are not subject to local zoning control.

There are concerns over fire hazards and potential soil and groundwater contamination caused by fires at BESS systems. A March 2025 report by the Fire & Risk Alliance found that: "In none of the reviewed cases of environmental sampling related to the BESS fire events were contaminant concentrations found that would pose a public health concern or necessitate further remediation. This finding includes airborne contamination sampling conducted on-site, off-site, and within nearby communities, as well as relevant sampling of water from firefighting activities, automatic suppression system run-off, and groundwater testing in specific instances."

Recommended Zoning Amendments:

1. Add "Battery Energy Storage Systems (80 kWh-600 kWh)" to Section 5.2 Accessory Use Summary Table. Allow in all commercial and industrial zones (BN, BG, BD, BT, BHC, I, IP-1, IP-3, IP-25) with a Zoning Permit requirement.
2. Add "Battery Energy Storage Systems (>600 kWh)" to Section 5.2 Accessory Use Summary Table. Allow in only the I, IP-1, IP-3, and IP-25 zones with a Special Permit requirement.
3. Add new Section 5.4.7 Battery Energy Storage Systems and renumber existing subsections in Section 5.4 to maintain alphabetical order: (see next page)



5.4.7 Battery Energy Storage Systems

- A. Applicability:
 - 1. Battery energy storage systems with a total capacity of 80 kWh or less shall be allowed in all zones as of right and shall not require a zoning permit, but shall be subject to all applicable building, electrical, and fire safety codes. Only one system shall be permitted per principal structure.
 - 2. Battery energy storage systems with a total capacity of more than 80 kWh and up to 600 kWh per site shall be permitted in accordance with Section 5.2 subject to the requirements of Items B through E below in addition to all applicable building, electrical, and fire safety codes.
 - 3. Battery energy storage systems with a total capacity of more than 600 kWh per site shall be permitted in accordance with Section 5.2 subject to the requirements of Items B through E below in addition to all applicable building, electrical, and fire safety codes. No such system shall be located within an Aquifer Protection Area.
- B. Location:
 - 1. Shall not be located within a required yard or within 50 feet of a side or rear property line.
 - 2. Shall not be located closer to the front property line than the principal building.
 - 3. Shall not be located within 100 feet from a property containing a single, two-family, or multi-family residential use.
 - 4. Auxiliary equipment, including required transformers, may be located closer than 50 feet to a property line but shall not be located in a required yard and shall be suitably screened from public view.
- C. Height and Size:
 - 1. The maximum height, including any supporting structures, shall not exceed 15 feet.
 - 2. The maximum system footprint, excluding the enclosure area between the required fence and system, shall not exceed 300 square feet.
- D. Security and Screening:
 - 1. The system shall be substantially screened from public view using landscaping or opaque fence or wall.
 - 2. The system shall be enclosed with a fence of not less than 6 feet in height. The enclosure shall be secured with a self-locking gate or other secure locking mechanism required by relevant building and fire codes.
 - 3. A suitable vehicle mitigation barrier shall be provided if located within 25 feet of a parking area or driveway.
 - 4. Security lighting shall be provided for emergency operations and shall be reasonably shielded so as not to result in light trespass on adjacent properties.
- E. Plan Requirement
 - 1. Systems exceeding 80 kWh up to 600 kWh: A site plan based upon a Class A-2 survey and stamped by a professional engineer demonstrating compliance with this Section shall be provided prior to the issuance of a Zoning Permit for a battery energy storage system. A site plan shall not be required for a system located within the principal structure.
 - 2. Systems exceeding 600 kWh: A Site Plan is required in accordance with the Special Permit requirements of Sections 16.2.2.E and the Site Plan requirements of Section 16.3.

- 4. Add the following definition to Section 19 Use Definitions:

Battery Energy Storage System: A system consisting of batteries, electric components, and associated equipment designed to store electrical energy for use at a later time.



City of Bristol Comprehensive Zoning Update

Date: 4/17/2024

Recommendation 19: Allow a Wider Range of Uses in Commercial and Industrial Zones

Purpose: Provide more flexibility in the uses permitted to better respond to changing market conditions and encourage the redevelopment of properties.

Description: This recommendation would allow a greater range of currently permitted uses in commercial and industrial zones.

Geographic Extents: Citywide, commercial, industrial, and mixed-use zoning districts

Potential Impacts: No adverse impacts.

Context: Changes in the retail market due to online commerce have resulted in a shrinking demand for retail space. More flexibility is needed in the zoning regulations to avoid vacant retail space and to allow for complementary uses that may not be currently permitted.

Recommended Zoning Amendments:

1. Amend the Section 4.2 Commercial, Industrial, and Mixed-Use Districts Principal Use Summary Table to allow for a wider range of uses in the zones (see next page).

Continued on next page



Principal Use (Only principal uses that are recommended for amendment are shown)	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Adaptive Reuse of Non-Residential Buildings	SP	SP	SP	—	SP	SP	—	—	—
Animal Day Care Facility	—	—	—	—	—	SP	SP	SP	SP
Brewpub	—	SP	ZP	SP	SP	SP	—	—	—
Climate Controlled Self-Storage Facility	—	—	SP	—	ZP+S	ZP+S	—	—	—
Contractor Yard	—	—	—	—	—	ZP+S	SP	SP	SP
Conversion to Three-Family	ZP+S	ZP+S	—	ZP+S	—	—	—	—	—
Conversion to Two-Family	ZP+S	ZP+S	—	ZP+S	—	—	—	—	—
Environmental Service Facility	—	—	—	—	—	SP	SP	SP	SP
Fitness Club	ZP+S	ZP+S	ZP/ SP ¹	—	ZP+S	SP	SP	SP	SP
For Profit School or Studio	ZP+S	ZP+S	ZP	—	ZP+S	ZP+S	SP	SP	SP
Fuel Oil and Heating Fuel Storage Facility	—	—	—	—	—	SP	SP	SP	SP
Indoor Entertainment Facility	—	SP	ZP	—	SP	SP	—	—	—
Medical Laboratory	—	ZP+S	—	—	ZP+S	SP	SP	SP	SP
Medical Office	ZP+S	ZP+S	ZP	SP	ZP+S	ZP+S	SP	SP	SP
Membership Organization	SP	ZP+S	ZP	—	ZP+S	—	—	—	—
Microbrewery	—	ZP+S	ZP	SP	ZP+S	SP	ZP+S	ZP+S	ZP+S
Nursery	—	ZP+S	—	—	SP	SP	—	—	—
Restaurant, Take Out	SP	ZP+S	ZP	—	ZP+S	SP	SP	SP	SP
Social Services Agency or Charitable Institution	SP	ZP+S	ZP	—	SP	—	—	—	—
Specialty Food or Beverage Manufacturer	—	ZP+S	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Specialty Retail	ZP+S	ZP+S	ZP	SP	ZP+S	—	—	—	—
Specialty Trade Contractor	—	—	—	—	SP	ZP+S	ZP+S	ZP+S	ZP+S
Taxicab Service	—	—	ZP	—	—	ZP+S	—	—	—
Tennis or Racquet Clubs	—	—	SP	—	—	SP	—	—	—
Wholesale Business	—	ZP+S	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S
Key Uses to be added as permitted uses shown in red.									



City of Bristol Comprehensive Zoning Update

Date: 3/24/2024

Recommendation 20: Amend Principal Use Permit Requirements

Purpose: Amend permit requirements for principal uses in commercial, industrial, and mixed-use zones to facilitate economic development, reduce administrative burden, and better distribute workload between the Planning and Zoning Commissions.

Description: This recommendation would reduce the Special Permit requirement for multiple principal uses across zoning districts to a Site Plan requirement. This recommendation seeks to make the permit requirement more consistent across uses and reserves the Special Permit requirement for high-intensity or highly impactful uses. It would also require a Site Plan Application for mixed-use development in the BD zone, which is currently permitted by Zoning Permit

Geographic Extents: All commercial, industrial, and mixed-use zoning districts.

Potential Impacts: This recommendation will shift workload from the Zoning Commission, which reviews Special Permits, to the Planning Commission, which reviews Site Plans.

Context: The Special Permit requirement is widely used across Connecticut for mixed-use, commercial, industrial and other high intensity uses but this permit requirement is often applied broadly without sensitivity to specific uses. This increases the workload for staff and commissions, lengthens the review and approval process, and adds cost to development.

Recommended Zoning Amendments:

1. Require a Site Plan Application for mixed-use development in the BD. This use is currently allowed by Zoning Permit by amending the Principal Use Summary Table of Section 4.2 (see next page).
2. Reduce the Special Permit requirement for select principal uses to a Site Plan requirement in commercial, industrial, and mixed-use zones by amending the Principal Use Summary Table of Section 4.2 (see next page).

Continued on next page



Principal Use (Only principal uses that are recommended for amendment are shown)	Commercial, Industrial, and Mixed-Use Districts								
	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Adult Day Care Center	SP ZP+S	SP ZP+S	ZP	—	SP ZP+S	—	—	—	—
Business or Professional Office	SP ZP+S	ZP+S	ZP	SP	ZP+S	SP ZP+S	ZP+S	ZP+S	ZP+S
Child Care Center	SP ZP+S	SP ZP+S	ZP	—	SP ZP+S	SP	SP	SP	SP
Fitness Club	—	ZP+S	ZP/	—	ZP+S	SP ZP+S	SP ZP+S	SP ZP+S	—
Garden Supply	—	ZP+S	—	—	SP ZP+S	—	—	—	—
Indoor Entertainment Facility	—	SP ZP+S	ZP	—	SP ZP+S	—	—	—	—
Medical Office	SP ZP+S	ZP+S	ZP	SP	ZP+S	—	SP ZP+S	SP ZP+S	SP ZP+S
Mixed-Use Development	SP	SP	ZP+S	SP	SP	—	—	—	—
Personal Service Establishment	ZP+S	ZP+S	ZP	SP ZP+S	ZP+S	—	—	—	—
Restaurant, Sit-Down	SP ZP+S	ZP+S	ZP	SP	ZP+S	SP	SP	SP	SP
Restaurant, Take Out	SP ZP+S	ZP+S	ZP	—	ZP+S	—	—	—	—
Social Services Agency or Charitable	SP	ZP+S	ZP	—	SP ZP+S	—	—	—	—
Specialty Food or Beverage Establishment	SP ZP+S	ZP+S	ZP	SP	ZP+S	—	—	—	—
Key Items in red are recommended for Site Plan approval. The current permit requirement is shown in strike through text.									



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 21: Amend Accessory Use Permit Requirements

Purpose: More appropriately regulate accessory uses based upon potential impacts of the uses.

Description: This recommendation would modify the permit requirement for three accessory uses across most zoning districts. These uses include: ground-mounted solar panels, parking structures, and sports courts. This recommendation seeks to make the permit requirement more consistent for uses across districts and establish permit requirements that are aligned with the intensity of the use.

Geographic Extents: All commercial, industrial, and mixed-use zoning districts with exception of the BT zone.

Potential Impacts: This recommendation will shift workload from the Zoning Commission, which reviews Special Permits, to the Planning Commission, which reviews Site Plans and will require review of uses that are currently approved administratively by the Planning Commission.

Context: Sports courts are potentially impactful uses due to noise and must be sited and a buffered appropriately based upon adjacent land uses. Parking structures (this excludes residential garages) are large multi-level structures that have access requirements and should therefore be subject to a Site Plan review. Ground-mounted solar panels are benign uses that are environmentally beneficial and can appropriately be reviewed through a Site Plan requirement.

Recommended Zoning Amendments:

1. Increase the permit requirement for select accessory uses from a Zoning Permit to a Site Plan requirement in commercial, industrial, and mixed-use zones by amending the Accessory Use Summary Table of Section 5.2 (see excerpt of table below).
2. Reduce the permit requirement for select accessory uses from a Special Permit to a Site Plan requirement in commercial, industrial, and mixed-use zones by amending the Accessory Use Summary Table of Section 5.2 (see excerpt of table below).

Accessory Use	BN	BG	BD	BT	BHC	I	IP-1	IP-3	IP-25
Ground-Mounted Solar Panels	SP ZP+S	SP ZP+S	SP ZP+S	—	SP ZP+S	SP ZP+S	SP ZP+S	SP ZP+S	SP ZP+S
Parking Structures	—	ZP ZP+S	ZP ZP+S	—	ZP ZP+S	ZP ZP+S	ZP ZP+S	ZP ZP+S	ZP ZP+S
Sports Courts	ZP ZP+S	SP ZP+S	ZP ZP+S	SP	SP ZP+S	ZP ZP+S	ZP ZP+S	ZP ZP+S	ZP ZP+S
Key Recommended permit requirement shown in red text. The current permit requirement is shown in strikethrough text.									



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 22: Amend BN Zone

Purpose: Provide more flexibility in the BN zone to allow for a greater scale of uses in response to changing retail market conditions.

Description: Increase the maximum permitted establishment size from 2,500 square feet to 5,000 square feet and remove the restriction on maximum building size.

Geographic Extents: BN zone

Potential Impacts: May incentivize redevelopment within BN zone.

Context: Retail market conditions are changing due to online commerce and demand for retail space has weakened.

Recommended Zoning Amendments:

1. Amend Section 8.2.1 as follows:

8.2.1 General Requirements

The following general requirements shall be applicable to all developments in the BN zone:

- A. On any lot, the net floor area of each individual establishment shall not exceed ~~2,500~~ 5,000 square feet.
- ~~B. On any lot, the gross floor area of all buildings shall not exceed 12,000 square feet.~~



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 23: Eliminate the Unified Downtown Development Regulations

Purpose: Eliminate an unproductive section of the zoning regulations to simplify the regulations and remove redundancy and potentially conflicting standards.

Description: Eliminate the Unified Downtown Development regulations, which are unique to the BD zone.

Geographic Extents: BD zone.

Potential Impacts: None

Context: The Unified Downtown Development Regulations have never been successfully used to facilitate development in the BD zone. Downtown development has successfully occurred without use of the Unified Downtown Development regulations. The regulations are complex and provide parallel and alternative standards to the BD zone. There is nothing in the regulations that prevent the unified development of parcels in the Downtown and the unified downtown development regulations are not required to facilitate such development.

Recommended Zoning Amendments:

1. Eliminate Section 8.4.8 Unified Downtown Development Projects regulations and remove references to the Unified Downtown Development in the Section 4.2 Principal Use Summary Table and from the Section 19 Use Definitions.



City of Bristol Comprehensive Zoning Update

Date: 12/17/2024

Recommendation 24: Amend the IP-25 Zone Standards

Purpose: The IP-25 zone has a high minimum lot size requirement (25 acres) that presents a barrier to the use of land in the zone for developments on lots smaller than 25 acres unless subdivided. Amending the lot standards will enable smaller scale developments in this zone.

Description: The recommended amendment adopts the subdivision standards of the IP-25 zone as the standards for the zone thereby reducing the minimum lot size to 5 acres and reducing lot width, yard requirements, and building height while increase building and impervious coverage. A name change from IP-25 to IP-5 is recommended to align the district name with the new lot size minimum.

Geographic Extents: IP-25 zone

Potential Impacts: May incentivize new development in the IP-25 zone.

Context: There is only one IP-25 zone in Bristol, located in the northwest corner of the City, and bounded by the Plymouth town line, Minor Street, Hill Street, and Marsh Road. The zone is 234 acres in total and there are 8 parcels in the zone with three City-owned parcels comprising 28.7 acres. Seven of the eight properties in the zone are undeveloped. The developed property is the 139-acre industrial property occupied by ClarkDietrich/Holcim.

Recommended Zoning Amendments:

1. Rename the IP-25 to the IP-5. Update throughout the regulations and on Zoning Map as required.
2. Amend the standards in Section 8.1 as follows (new text shown in **red**, text to be removed shown in **strikethrough**):

Standard	IP-25 IP-5
A) Minimum Lot Area (sf or acres if noted)	25 ac 5 ac
B) Minimum Lot Frontage (ft)	N/A
C) Minimum Lot Width (ft)	500 250
D) Minimum Front Yard on a State highway (ft)	125 75
E) Minimum Front Yard on a City street (ft)	100 60
F) Maximum Front Yard (ft)	N/A
G) Minimum Front Yard on a City street opposite a residential zone (ft)	150 90
H) Minimum Side Yard (ft)	50 25
I) Minimum Side Yard abutting a residential zone (ft)	150 75
J) Minimum Rear Yard (ft)	50 25
K) Minimum Rear Yard abutting a residential zone (ft)	150 75
L) Maximum Building Height (ft)	60 50
M) Maximum Building Coverage (%)	20 30
N) Maximum Impervious Coverage (%)	60 70



City of Bristol Comprehensive Zoning Update

Date: 1/29/2025

Recommendation 25: Amend BD Zone Regulations

Purpose: Simplify the BD zone regulations to provide more consistent standards.

Description: This recommended amendment would simplify the BD zone regulations by eliminating the BD-1 and BD-2 subareas and treating the entire BD under a common set of standards. This would require an amendment to Sections 4.3.15, 8.4.2, and 8.4.8. This also requires amending the official zoning map to relabel existing BD-1 and BD-2 areas as BD.

Geographic Extents: BD zone

Potential Impacts: None

Context: The BD zone is divided into the BD-1 and BD-2. The standards vary minimally.

Recommended Zoning Amendments:

1. Eliminate Section 4.3.15 and provide those standards directly in an amended Section 8.4.2.
2. Amend Section 8.4.2.B as follows (new text in red, removed text in ~~strikethrough~~):

Building Element	Standard	Explanatory Notes
	BD-1 BD Zone BD-2 Zone	
Floor-area ratio	Minimum of 0.6.	The gross floor area of all buildings on the lot and the lot area of all contiguous lots expressly devoted to the development (e.g., for off-street parking) shall be included in this calculation.
Build-to line	Maximum of 10 feet.	At least the first two building stories shall comply with this standard. In developments containing two or more principal buildings, each such building shall comply with this standard independently of any other building on the lot. The Commission may allow a build-to line as far back as 25 feet for up to 50% of the projected length of the building's street-facing walls if an outdoor dining area, an outdoor merchandise display area, or a public plaza or similar public space is created between the front lot line and the greater build-to line.
Building height	Minimum of 18 feet.	Building height shall be measured from the first-floor elevation of the building or the average elevation of the adjoining public sidewalk, whichever is greater. The building's basement or cellar (if any) shall not be included in this calculation. In developments containing two or more principal buildings, each such building shall comply with this standard independently of any other building on the lot.



Building Element	Standard	Explanatory Notes
	BD-1 BD Zone BD-2 Zone	
Number of building stories	Minimum of 2 full stories. Minimum of 2 full stories, for buildings designed to accommodate one occupant. Minimum of 1 story, for buildings designed to accommodate two or more occupants.	For buildings with two or more stories, The gross floor area of the second story shall be equal to at least 75% of the gross floor area of the first story in order for it to be counted as a full story. The building's basement or cellar (if any) shall not be included in this calculation. In developments containing two or more principal buildings, each such building shall comply with this standard independently of any other building on the lot.
Area of street-level, street-facing walls consisting of windows and public entrance/exit doors ("building fenestration")	Minimum of 65% 60% of such wall area devoted to non-residential uses. Minimum of 50% of such wall area devoted to non-residential uses.	The wall area shall be measured between 2 and 10 feet above the top of the building foundation. Windows and public entrance/exit doors shall contain clear or tinted glass capable of providing an unobstructed view from the outside into the building. In developments containing two or more buildings, each building shall comply with this standard independently of any other building on the lot.
Projected length of all street-level, street-facing building walls as a percentage of total lot frontage ("building frontage-lot frontage ratio")	Minimum of 65%.	The frontage of all contiguous lots expressly devoted to the development (e.g., for off-street parking) shall be included in this calculation.
Orientation of building entrances	Each street-level business shall have at least one entrance on a public street. No more than two businesses in the same building shall share the same building entrance unless the entrance also provides an entry to uses above or below the street level.	

Continued on next page



3. Amend Section 8.4.2.C as follows (new text in red, removed text in ~~strike through~~):

C. Corner Lot Standards

1. Buildings shall comply with the standards for building height, number of building stories, and build-to line on each street on which the lot has frontage.
2. Buildings shall comply with the standard for building fenestration on all street level, street-facing building walls.
3. Buildings/developments shall comply with the standard for building frontage-lot frontage ratio **along the total of the frontage. as follows:**
 - a. ~~If the lot has frontage on two streets in the BD-1 zone, the standard shall be met along each street.~~
 - b. ~~If the lot has frontage on a street in the BD-1 zone and a street in the BD-2 zone, the standard shall be met along both the street in the BD-1 zone and along the total lot frontage.~~
 - c. ~~If the lot has frontage on two streets in the BD-2 zone, the standard shall be met along the total lot frontage.~~
4. Building entrances shall be oriented to the street corner, or to the street having the higher functional classification (per CT DOT Functional Classification Map) along which the lot has frontage.

4. Amend Section 8.4.8 as follows:
 - a. If Recommendation 23 to remove the Unified Downtown Development Projects from the regulations is adopted, then no action is necessary.
 - b. If Recommendation 23 is not adopted, then all references to the "BD-1" in Section 8.4.8 should be replaced with "BD".
5. Amend the official zoning map to replace "BD-1" and "BD-2" labels and color scheme with a "BD" label and singular color.



City of Bristol Comprehensive Zoning Update

Date: 1/29/2025

Recommendation 26: Amend BD Zone Boundary

Purpose: Include a commercial/industrial property adjacent to the BD zone that is currently zoned R15/BT to improve conformity of the property and expand potential for reuse/redevelopment of the site.

Description: This recommended amendment would modify the boundaries of the BD zone to include a commercial/industrial property located at 135-153 Center Street.

Geographic Extents: BD zone, R15/BT zone

Potential Impacts: May incentivize improvement of or reuse of site.

Context: There are few commercial sites in residential zones that directly abut the BD.

Recommended Zoning Amendments:

1. Amend the zoning map as shown below to include 135-153 Center Street (Map Block Lot 26-169) within the BD.



Recommended BD Zone Boundary



City of Bristol Comprehensive Zoning Update

Date: 4/11/25

Recommendation 36: Battery Energy Storage Systems

Purpose: Allow battery energy storage systems (BESS) as an accessory use and ensure that the regulations provide adequate controls on their size, location, and installation.

Description: This recommendation creates a new accessory use (battery energy storage systems). It allows small-scale systems (80 kWh or less) to be permitted as of right in all zones (no Zoning Permit required). It limits the installation of 80 kWh to 600 kWh systems to commercial and industrial zones through a zoning permit requirement. Systems exceeding 600 kWh are permitted in industrial zones and require a Special Permit. This recommendation includes regulations on the size, location, screening, and security requirements for such uses.

Geographic Extents: All zones.

Potential Impacts: May facilitate the installation of such systems.

Context: Battery storage energy systems are increasingly being used as a means of storing energy on-site, particularly in association with solar energy systems and electric vehicle charging. The maximum size of systems allowed for residential use for a single dwelling is 80 kWh. These are most commonly located within or mounted to the exterior wall of the principal structure. "Tier 1" systems with a capacity of up to 600 kWh are most common in commercial applications. "Tier 2" systems are above 600 kWh and are often associated with large-scale or utility-related projects. Per the National Fire Prevention Association (NFPA) standard 855, operators of facilities with total energy storage exceeding 600 kWh must complete a hazard mitigation analysis, utilize fire suppression designs and equipment, conduct fire and explosion testing in accordance with UL 9540A, develop emergency planning, and conduct annual training of maintenance staff. Systems over 1 MWh (1,000 kWh) in size are regulated by the CT Siting Council and are not subject to local zoning control.

There are concerns over fire hazards and potential soil and groundwater contamination caused by fires at BESS systems. A March 2025 report by the Fire & Risk Alliance found that: "In none of the reviewed cases of environmental sampling related to the BESS fire events were contaminant concentrations found that would pose a public health concern or necessitate further remediation. This finding includes airborne contamination sampling conducted on-site, off-site, and within nearby communities, as well as relevant sampling of water from firefighting activities, automatic suppression system run-off, and groundwater testing in specific instances."

Recommended Zoning Amendments:

1. Add "Battery Energy Storage Systems (80 kWh-600 kWh)" to Section 5.2 Accessory Use Summary Table. Allow in all commercial and industrial zones (BN, BG, BD, BT, BHC, I, IP-1, IP-3, IP-25) with a Zoning Permit requirement.
2. Add "Battery Energy Storage Systems (>600 kWh)" to Section 5.2 Accessory Use Summary Table. Allow in only the I, IP-1, IP-3, and IP-25 zones with a Special Permit requirement.
3. Add new Section 5.4.7 Battery Energy Storage Systems and renumber existing subsections in Section 5.4 to maintain alphabetical order: (see next page)



5.4.7 Battery Energy Storage Systems

- A. Applicability:
 - 1. Battery energy storage systems with a total capacity of 80 kWh or less shall be allowed in all zones as of right and shall not require a zoning permit, but shall be subject to all applicable building, electrical, and fire safety codes. Only one system shall be permitted per principal structure.
 - 2. Battery energy storage systems with a total capacity of more than 80 kWh and up to 600 kWh per site shall be permitted in accordance with Section 5.2 subject to the requirements of Items B through E below in addition to all applicable building, electrical, and fire safety codes.
 - 3. Battery energy storage systems with a total capacity of more than 600 kWh per site shall be permitted in accordance with Section 5.2 subject to the requirements of Items B through E below in addition to all applicable building, electrical, and fire safety codes. No such system shall be located within an Aquifer Protection Area.
- B. Location:
 - 1. Shall not be located within a required yard or within 50 feet of a side or rear property line.
 - 2. Shall not be located closer to the front property line than the principal building.
 - 3. Shall not be located within 100 feet from a property containing a single, two-family, or multi-family residential use.
 - 4. Auxiliary equipment, including required transformers, may be located closer than 50 feet to a property line but shall not be located in a required yard and shall be suitably screened from public view.
- C. Height and Size:
 - 1. The maximum height, including any supporting structures, shall not exceed 15 feet.
 - 2. The maximum system footprint, excluding the enclosure area between the required fence and system, shall not exceed 300 square feet.
- D. Security and Screening:
 - 1. The system shall be substantially screened from public view using landscaping or opaque fence or wall.
 - 2. The system shall be enclosed with a fence of not less than 6 feet in height. The enclosure shall be secured with a self-locking gate or other secure locking mechanism required by relevant building and fire codes.
 - 3. A suitable vehicle mitigation barrier shall be provided if located within 25 feet of a parking area or driveway.
 - 4. Security lighting shall be provided for emergency operations and shall be reasonably shielded so as not to result in light trespass on adjacent properties.
- E. Plan Requirement
 - 1. Systems exceeding 80 kWh up to 600 kWh: A site plan based upon a Class A-2 survey and stamped by a professional engineer demonstrating compliance with this Section shall be provided prior to the issuance of a Zoning Permit for a battery energy storage system. A site plan shall not be required for a system located within the principal structure.
 - 2. Systems exceeding 600 kWh: A Site Plan is required in accordance with the Special Permit requirements of Sections 16.2.2.E and the Site Plan requirements of Section 16.3.

- 4. Add the following definition to Section 19 Use Definitions:

Battery Energy Storage System: A system consisting of batteries, electric components, and associated equipment designed to store electrical energy for use at a later time.

ZONING REFERRAL FORM

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org										
FROM: ☒ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)		Municipality: Bristol								
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106		Date of Referral: 04/15/2025								
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>										
NATURE OF PROPOSED CHANGE:										
☐ Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		☒ Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.								
THE CHANGE WAS REQUESTED BY: ☒ Municipal Agency: ☐ Petition										
		AZR 25-03								
DATE PUBLIC HEARING IS SCHEDULED FOR: 05/29/2025										
MATERIAL SUBMITTED HEREWITH:										
☒ Regulation Changes	☐ Map of Change	☐ Supporting Statements								
☐ Public Notice	☐ Other (Specify):									
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? ☐ YES ☒ NO. IF YES, ON WHAT DATE:										
<table border="1"> <tr> <td style="background-color: #cccccc;">(FOR USE BY CRCOG)</td> <td> Name: Robert M. Flanagan, AICP </td> </tr> <tr> <td style="background-color: #cccccc;">Date Received:</td> <td> Title: City Planner </td> </tr> <tr> <td style="background-color: #cccccc;">Sent certified/e-mail?</td> <td> Address: 111 North Main Street Bristol CT 06010 </td> </tr> <tr> <td style="background-color: #cccccc;">File Number</td> <td> Phone: 860-584-6227 Email: robertflanagan@briistolct.gov </td> </tr> </table>			(FOR USE BY CRCOG)	Name: Robert M. Flanagan, AICP	Date Received:	Title: City Planner	Sent certified/e-mail?	Address: 111 North Main Street Bristol CT 06010	File Number	Phone: 860-584-6227 Email: robertflanagan@briistolct.gov
(FOR USE BY CRCOG)	Name: Robert M. Flanagan, AICP									
Date Received:	Title: City Planner									
Sent certified/e-mail?	Address: 111 North Main Street Bristol CT 06010									
File Number	Phone: 860-584-6227 Email: robertflanagan@briistolct.gov									

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS
NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.
 NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region

Commercial and Industrial

May 16, 2025

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-46: Proposed text amendments regarding Commercial and Industrial zone regulations.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 5/29/2025.

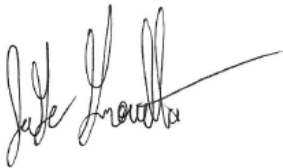
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Farmington, Plainville, Southington, Naugatuck Valley COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Capital Region Council of Governments (CRCOG)
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
- Recommendation #20 – Amend Principal Use Permit Requirements.
- Recommendation #21 – Amend Accessory Use Permit Requirements.
- Recommendation #22 – Amend BN Zone.
- Recommendation #23 – Eliminate the Unified Downtown Development Regulations.
- Recommendation #24 – Amend the IP-25 (Industrial Park) Zone Standards.
- Recommendation #25 – Amend the BD (Downtown Business) Zone Regulations.
- Recommendation #26 – Amend the BD (Downtown Business) Zone Boundary.
- Recommendation #27 – Provide Regulations for Cannabis Cultivation.
- Recommendation #28 – Convert the BT Overlay to a Base Zoning District.
- Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Northwest Hills Council of Governments (NHCOG)
Regional Planning Commission – Zoning Regulation Referral
Robert Phillips – NHCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-03

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Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



REFERRAL

April 30, 2025

REFERRED BY: Robert Flanagan
MUNICIPALITY: City of Bristol
DATE RECEIVED: April 15, 2025
PUBLIC HEARING DATE: May 29, 2025
TYPE OF REFERRAL: Zoning
REFERRAL COMMENTS: Prepared by: Robert A Phillips, AICP, Executive Director

DESCRIPTION OF PROPOSAL: Zoning Amendment for a comprehensive rewrite to various sections of parking standards, commercial, industrial and residential uses and environmentally specific regulations.

STAFF COMMENTS:

NHCOG staff have reviewed the proposed text modifications and find no apparent conflicts with regional plans and policies or adjacent NHCOG towns.

We applaud the city for undertaking such a comprehensive evaluation and utilizing modern best practices where prudent and feasible.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Naugatuck Valley Council of Governments (NVCOG)
Regional Planning Commission – Zoning Regulation Referral
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

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- Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
- Recommendation #20 – Amend Principal Use Permit Requirements.
- Recommendation #21 – Amend Accessory Use Permit Requirements.
- Recommendation #22 – Amend BN Zone.
- Recommendation #23 – Eliminate the Unified Downtown Development Regulations.
- Recommendation #24 – Amend the IP-25 (Industrial Park) Zone Standards.
- Recommendation #25 – Amend the BD (Downtown Business) Zone Regulations.
- Recommendation #26 – Amend the BD (Downtown Business) Zone Boundary.
- Recommendation #27 – Provide Regulations for Cannabis Cultivation.
- Recommendation #28 – Convert the BT Overlay to a Base Zoning District.
- Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



STAFF REFERRAL REPORT

TO: Zoning Commission, CEO, and City Planner of Bristol, Capitol Region Council of Governments (CRCOG), Northwest Hills Council of Governments (NHCOG)
FROM: Keith Rosenfeld, Senior Community Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

DATE: April 21, 2025

NVCOG FILE NO.: BRIS-64-041525-Z
MUNICIPALITY: City of Bristol
DATE RECEIVED: April 15, 2025
DATE OF PUBLIC HEARING: May 29, 2025
TYPE OF REFERRAL: Zoning Amendments
APPLICANT: Bristol Zoning Commission

DESCRIPTION OF PROPOSAL:

The City of Bristol has initiated the following proposed Commercial, Industrial and Mixed-Use Districts Zoning Amendments associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Allow a Wider Range of Uses in Commercial and Industrial Zones.
- Amend Principal Use Permit Requirements.
- Amend Accessory Use Permit Requirements.
- Amend BN Zone.
- Eliminate the Unified Downtown Development Regulations.
- Amend the IP-25 (Industrial Park) Zone Standards.
- Amend the BD (Downtown Business) Zone Regulations.
- Amend the BD (Downtown Business) Zone Boundary.
- Provide Regulations for Cannabis Cultivation.
- Convert the BT Overlay to a Base Zoning District.
- Allow Battery Energy Storage Systems (BESS) as an accessory use

STAFF RECOMMENDATION:

Staff finds the proposed text amendments not to be regionally significant and present no apparent intermunicipal impacts.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

BRIS-64-041525-Z



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: April 15, 2025

TO: Town Clerk – Burlington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
- Recommendation #20 – Amend Principal Use Permit Requirements.
- Recommendation #21 – Amend Accessory Use Permit Requirements.
- Recommendation #22 – Amend BN Zone.
- Recommendation #23 – Eliminate the Unified Downtown Development Regulations.
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- Recommendation #26 – Amend the BD (Downtown Business) Zone Boundary.
- Recommendation #27 – Provide Regulations for Cannabis Cultivation.
- Recommendation #28 – Convert the BT Overlay to a Base Zoning District.
- Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
- Recommendation #20 – Amend Principal Use Permit Requirements.
- Recommendation #21 – Amend Accessory Use Permit Requirements.
- Recommendation #22 – Amend BN Zone.
- Recommendation #23 – Eliminate the Unified Downtown Development Regulations.
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- Recommendation #25 – Amend the BD (Downtown Business) Zone Regulations.
- Recommendation #26 – Amend the BD (Downtown Business) Zone Boundary.
- Recommendation #27 – Provide Regulations for Cannabis Cultivation.
- Recommendation #28 – Convert the BT Overlay to a Base Zoning District.
- Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-03

Proposal: Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use Districts Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
- Recommendation #20 – Amend Principal Use Permit Requirements.
- Recommendation #21 – Amend Accessory Use Permit Requirements.
- Recommendation #22 – Amend BN Zone.
- Recommendation #23 – Eliminate the Unified Downtown Development Regulations.
- Recommendation #24 – Amend the IP-25 (Industrial Park) Zone Standards.
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- Recommendation #27 – Provide Regulations for Cannabis Cultivation.
- Recommendation #28 – Convert the BT Overlay to a Base Zoning District.
- Recommendation #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49029/CommercialIndustrialZoneAmendments-041125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

AZR 25-04
4/14/25

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-04

Proposal: Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #28 – Convert the BT Overlay to a Base Zoning District.

Recommendation #29 – Amend the A – Multi-Family Residential Zone Regulations.

Recommendation #30 – Update the OSD Zone District Type References.

Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.

Recommendation #33 – Convert the RM Overlay to a Base Zoning District.

Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.

Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol Comprehensive Zoning Update

Date: 3/24/2025

Recommendation 28: Convert the BT Overlay Zone to a Base Zoning District

Purpose: Simplify the regulations and zoning map, reduce potential confusion caused by overlapping standards, and amend permitted uses to prohibit uses not appropriate to the zone.

Description: This recommendation would create a new base zoning district named the Residential Transition Zone (RT-5) that allows most uses currently permitted in the R-15 and BT zones, with the similar permit requirements, adopting the lot standards of the BT zone for the new zone. The following principal uses, which are allowed in the R-15, but which are not compatible with the BT zone would be prohibited in the RT-5: brewpubs, cemeteries, commercial greenhouses, farms, golf courses, manufactured home parks, microbreweries, nurseries, seasonal camps and cottages, and stables.

Geographic Extents: Existing BT zone

Potential Impacts: None

Context: The BT is an overlay zone of the R-15 zone surrounding the Downtown. It is intended to allow limited commercial uses, higher density development, and reduced minimum lot standards. The BT zone was likely adopted to provide relief from R-15 standards that were overly stringent for the range of uses, density of uses, and lot sizes and standards found near the Downtown.

Recommended Zoning Amendments:

1. Replace Section 2.1.8 BT Downtown/Neighborhood Transition Zone with the as following:

2.1.8 RT Residential Transition (RT-5) Zone

The RT-5 Zone is intended to accommodate a transition of uses and residential densities between downtown Bristol and its adjacent residential neighborhoods, while maintaining the existing residential neighborhood appearance of the area.

Continued on next page



2. Add the RT-5 Zone to the Section 4.1 Principal Use Summary Table with allowed uses and permit requirements as follows (currently permitted uses that would no longer be permitted are identified in ~~strikethrough~~ text):

Principal Use	RT-5
Adaptive Reuse of Non-Residential Buildings	SP
Adult Day Care Center	SP
Brewpub	SP
Business or Professional Office	SP
Cemetery	SP
Child Care Center	SP
Civic Facility	SP
Commercial Greenhouse	SP
Community Residence	ZP
Community Youth Organization	SP
Conversion of Historic Dwellings	SP
Conversion to Three-Family	ZP+S
Conversion to Two-Family	ZP+S
Cultural Institution	SP
Emergency Housing Shelter	SP
Farm	ZP
Funeral Home or Mortuary	SP
General Medical or Surgical Hospital	SP
Golf Course	SP
Group Child Care Home	ZP
Manufactured Home Park	SP
Medical Office	SP
Microbrewery	SP
Mixed-Use Development	SP
Non-Profit Private School	SP
Nursery	SP
Nursing or Convalescent Home	SP
Park or Open Space	ZP/ZP+S
Personal Service Establishment	SP
Public Utility Building or Facility	SP
Religious Organization or Institution	SP
Residential, Single-Family	ZP
Residential, Three-Family	ZP
Residential, Two-Family	ZP
Restaurant, Sit-Down	SP
Seasonal Camps and Cottages	SP
Senior Housing	SP
Social Services Agency or Charitable Institution	SP
Stable	SP
Specialty Food or Beverage Establishment	SP
Specialty Retail	SP
Unified Residential Development	SP



3. Add the RT -5 Zone to the Section 5.1 Accessory Use Summary Table with allowed uses and permit requirements as follows (currently permitted uses that would no longer be permitted are identified in ~~strike through~~ text):

Accessory Use	RT-5
Accessory Buildings and Structures	ZP
Accessory Buildings for Animals	ZP
Accessory Dwelling Unit	ZP
Antennae or Communications Structure	ZP/SP ¹
Family Child Care Home	ZP
Farm Stand	ZP
Ground-Mounted Solar Panels	ZP+S
Hobby Kennel	SP
Home-Based Business or Home Office	ZP
Keeping of Fowl	ZP
Keeping of Livestock	ZP
Off-Street Parking	ZP
Parking Structures	SP
Signs	ZP
Sports Courts	SP
Swimming Pool	ZP

4. Add the RT -5 Zone to the Section 6.1 Temporary Use Summary Table with allowed uses and permit requirements as follows:

Temporary Use	RT-5
Tag Sales	ZP
Temporary Structure	R
Construction Trailer	R
Mobile Vending Unit	R

5. Remove the BT zone and associated content from Section 4.2 Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts, Section 5.2 Accessory Use Summary Table: Commercial, Industrial, and Mixed-Use Districts, Section 6.2 Temporary Use Summary Table: Commercial, Industrial, and Mixed-Use Districts.



6. Add the RT-5 zone to the Section 7.1 Lot, Coverage, and Setback Standards: Residential Districts table with the following standards:

Standard	RT-5
A) Minimum Lot Area (sf)	5,000
B) Minimum Lot Frontage (ft)	50
C) Minimum Front Yard (ft)	5
D) Maximum Front Yard (ft)	15
E) Minimum Side Yard (ft)	6
F) Minimum Rear Yard (ft)	15
G) Maximum Building Height (ft)	40
H) Maximum Building Coverage (%)	40
I) Maximum Impervious Coverage (%)	80

7. Eliminate Section 9.3 BT- Downtown/Neighborhood Transition Zone (Overlay Zone) including Subsection 9.3.1 and 9.3.2. Create a new Section 7.4 RT-5 Zone and relocate existing Section 9.3.3, 9.3.4, 9.3.5, and 9.3.6 to that section as Sections 7.4.1, 7.4.2, 7.4.3, and 7.4.4 respectively. Update references within those sections from "BT" zone to "RT-5" zone.
8. Update or remove references to the BT zone across other sections of the zoning regulations as appropriate including Sections 3.4, 4.3.9, 5.4.12, 13.6, and 14.6.4.
9. Amend the Official Zoning Map of the City of Bristol to show the RT-5 zone in place of the BT Overlay of the R-15.



City of Bristol Comprehensive Zoning Update

Date: 3/24/25

Recommendation 29: Amend A- Multifamily Residential Zone Regulations

Purpose: Update the regulations for consistency with other residential zones.

Description: Remove outdated cross-references and vague affordability requirements, all additional accessory uses allowed in other residential zones.

Geographic Extents: A Zone

Potential Impacts: None

Context: The A zone is a multifamily base zoning district with standards that are unique to the district.

Recommended Zoning Amendments:

1. Amend Section 7.2.4 to remove reference to content that had been removed from the zoning regulations by amendment in 2022 as follows (text to be added in red, text to be removed in ~~strikethrough~~):
 - A. Single-family dwellings developed under this provision shall not be subject to the ~~provisions~~ **building spacing requirements** of Section 7.2.1.C. ~~General Requirements items C, D, or E.~~
2. Amend Section 7.2.4 Single-Family Subdivisions to remove Item C as follows (text to be removed in ~~strikethrough~~ text):
 - C. ~~At the time of subdivision, the developer shall present to the Planning Commission a program for establishing and maintaining the affordability of the single family dwellings for a period of at least ten years.~~
3. Amend Section 5.1 Accessory Use Summary Table: Residential Districts to allow within the A Zone Antennae or Communications Structure by Zoning Permit or Special Permit (shown as ZP/SP¹) and Parking Structures by Special Permit (SP).



City of Bristol Comprehensive Zoning Update

Date: 3/24/25

Recommendation 30: Update OSD Zone District Type References

Purpose: Correct reference to the zone type of the OSD zone in its purpose statement and in its regulations.

Description: Change reference of an OSD zone in Section 2.1.4 from an "overlay zone", to a "floating overlay" zone.

Geographic Extents: OSD, not geographic implications

Potential Impacts: None

Context: Overlay zones are fixed to the zoning map and are effective as supplemental regulations to the base zoning district, which is referred to as the underlying zone. Floating zones may be approved and applied on top of or in replacement of a base zoning district.

Recommended Zoning Amendments:

1. Amend Section 2.1.4 as follows with new text shown in **red** and text to be removed shown in ~~strikethrough~~:

2.1.4 OSD Open Space Development Zone

The OSD Open Space Development Zone is **a floating overlay zone that** ~~an overlay zone of the R-15, R-25 and R-40 zones~~ **is** intended to accommodate alternative forms of residential development which:

Remaining content to remain as is

2. Amend title of Section 9.1 to read as follows: OSD – Open Space Development Zone (Floating **Overlay** Zone)



City of Bristol Comprehensive Zoning Update

Date: 3/3/25

Recommendation 31: Amend the Unified Residential Development/Mixed-Use Standards of the BT Zone.

Purpose: Amend bulk, area, and height standards to be more consistent with the development density that is feasible for the district and more consistent across development densities thresholds that are permitted for URD/Mixed-Use developments.

Description: Amend Section 9.3.3 Unified Residential Developments and Mixed-Use Developments and Section 9.3.4 Area, Dimensional, and Amenity Requirements for Unified Residential Developments and Mixed-Use Developments to better align with standards for the BT zone and to be more consistent with development form that is feasible for the district and more consistent across development densities that are permitted.

Geographic Extents: BT Zone

Potential Impacts: Impacts are unlikely as development density is already limited by factors such as off-street parking requirements.

Context: Unified Residential and Mixed-Used Development are permitted in the BT zone at densities that exceed other forms of residential development.

Recommended Zoning Amendments:

1. Reduce permitted densities established in Section 9.3.3.B as follows (new text show in red, deleted text in ~~strike through~~):
 - A. By Special Permit, the Commission may allow the maximum density of a unified residential development or mixed-use development in the BT zone to be greater than 22 dwelling units per acre, subject to the following provisions:
 1. A project that complies with all of the “Level 1” requirements specified in Section 9.3.4 shall be eligible for a maximum density of ~~32~~ 26 dwelling units per acre.
 2. A project that complies with all of the “Level 2” requirements specified in Section 9.3.4 shall be eligible for a maximum density of ~~36~~ 30 dwelling units per acre.
 3. A project that complies with all of the “Level 3” requirements specified in Section 9.3.4 shall be eligible for a maximum density of ~~40~~ 34 dwelling units per acre.
2. Reduce the maximum building height for Level 3 development in Section 9.3.4 from 45 feet to 40 feet to be consistent with the permitted height in the BT Zone and across other density levels.
3. Reduce the maximum building coverage of Level 2 development from 65% to 60% and Level 3 development from 75% to 70% to provide more consistent increases between density levels.



City of Bristol Comprehensive Zoning Update

Date: 3/24/2025

Recommendation 33: Convert the RM Overlay Zone to a Base Zoning District

Purpose: Simplify the regulations and zoning map, reduce potential confusion caused by overlapping standards, and amend permitted uses to prohibit uses not appropriate to the zone.

Description: This recommendation would create a new base zoning district named the Mixed-Residential Zone (RM-5) that allows most uses currently permitted in the R-10, R-15 and RM Overlay zones, with the same permit requirements, adopting the lot standards of the RM zone for the new zone. The following principal uses, which are allowed in the R-10 and R-15 but which are not compatible with the RM zone would be prohibited in the RM-5: commercial greenhouses, farms, golf courses, manufactured home parks, nurseries, seasonal camps and cottages, and stables.

Geographic Extents: Existing RM Overlay zone

Potential Impacts: None

Context: The RM is an overlay zone of the R-10 and R-15 zones. It is intended to allow two- and three-family uses, higher density development, and reduced minimum lot standards. The RM zone was likely adopted to provide relief from R-10 and R-15 standards that were overly stringent for the range of uses, density of uses, and lot sizes and standards found in the areas it covers.

Recommended Zoning Amendments:

1. Replace Section 2.1.2 RM Mixed Residential Zone with the as following:

2.1.2 RM Mixed Residential Zone (RM-5) Zone

The RM Mixed Residential Zone is intended to accommodate a variety of housing types including single-family and two- and three-family dwellings on small lots.

Continued on next page



2. Amend the RM Zone uses in the Section 4.1 Principal Use Summary Table (rename the zone to "RM-5" at the top of the column) to remove commercial greenhouses, farms, golf courses, manufactured home parks, nurseries, seasonal camps and cottages, and stables as permitted uses (as indicated by ~~strikethrough~~ text below):

Principal Use	RM-5
Adaptive Reuse of Non-Residential Buildings	SP
Adult Day Care Center	SP
Business or Professional Office	SP
Cemetery	SP
Child Care Center	SP
Civic Facility	SP
Commercial Greenhouse	SP
Community Residence	ZP
Community Youth Organization	SP
Conversion of Historic Dwellings	SP
Cultural Institution	SP
Farm	ZP
General Medical or Surgical Hospital	SP
Golf Course	SP
Group Child Care Home	ZP
Manufactured Home Park	SP
Medical Office	SP
Non-Profit Private School	SP
Nursery	SP
Nursing or Convalescent Home	SP
Park or Open Space	ZP/ZP+S
Personal Service Establishment	SP
Public Utility Building or Facility	SP
Religious Organization or Institution	SP
Residential, Single-Family	ZP
Residential, Three-Family	ZP
Residential, Two-Family	ZP
Seasonal Camps and Cottages	SP
Senior Housing	SP
Social Services Agency or Charitable Institution	SP
Stable	SP
Unified Residential Development	SP



3. Amend the RM Zone uses in the Section 5.1 Accessory Use Summary Table (rename the zone to "RM-5" at the top of the column) to remove farm stands, hobby kennels, and keeping of livestock as permitted accessory uses (shown in ~~strike through~~ text):

Accessory Use	RM-5
Accessory Buildings and Structures	ZP
Accessory Buildings for Animals	ZP
Accessory Dwelling Unit	ZP
Antennae or Communications Structure	ZP/SP ¹
Family Child Care Home	ZP
Farm Stand	ZP
Ground-Mounted Solar Panels	ZP+S
Hobby Kennel	SP
Home-Based Business or Home Office	ZP
Keeping of Fowl	ZP
Keeping of Livestock	ZP
Off-Street Parking	ZP
Parking Structures	SP
Signs	ZP
Sports Courts	SP
Swimming Pool	ZP

4. Rename "RM" to "RM-5" in Section 6.1 Temporary Use Summary Table.
5. Add the RM-5 zone to the Section 7.1 Lot, Coverage, and Setback Standards: Residential Districts table with the following standards:

Standard	RM-5
A) Minimum Lot Area (sf)	5,000
B) Minimum Lot Frontage (ft)	50
C) Minimum Front Yard (ft)	15
D) Minimum Side Yard (ft)	6
E) Minimum Rear Yard (ft)	15
F) Maximum Building Height (ft)	40
G) Maximum Building Coverage (%)	40
H) Maximum Impervious Coverage (%)	80



6. Eliminate Section 9.2 RM- Mixed Residential Zone (Overlay Zone) including Subsection 9.2.1 and 9.2.2. Create a new Section 7.3 RM-5 Mixed Residential Zone and relocate existing Section 9.2.3 to that section as Section 7.3.1.
7. Update or remove references to the RM zone across other sections of the zoning regulations as appropriate including Section 13.6.
8. Amend the Official Zoning Map of the City of Bristol to show the RM-5 zone in place of the RM Overlay of the R-10 and R-15.



City of Bristol Comprehensive Zoning Update

Date: 4/11/25

Recommendation 34: Amend Accessory Dwelling Unit Regulations

Purpose: Provide greater restrictions on the use of Accessory Dwelling Units (ADUs).

Description: This amendment would also restore the ownership requirement that had been in place prior to 2024.

Geographic Extents: All zones where permitted.

Potential Impacts: No adverse impacts anticipated since the ownership requirement had been in place prior to 2024.

Context: ADUs provide an affordable housing option. They are a housing type often referred to as "missing middle housing".

Recommended Zoning Amendments:

1. Amend Section 5.4.3 as follows (text to be added in red)

5.4.3. Accessory Dwelling Unit

- A. Permitted only as accessory to a single-family dwelling.
- B. Only one accessory unit is permitted per principal dwelling unit.
- C. Must be located within the principal dwelling structure. Shall not be located in an accessory structure.
- D. At least one of the occupants of the dwelling shall be the owner of record of said dwelling or shall have permanent life use residency of said dwelling as evidenced by legal documentation satisfactory to the Commission.
- E. A notarized affidavit certifying that the owner or permanent life use resident is one of the occupants of the dwelling shall be submitted to the Commission as part of the application for Special Permit.
- F. Accessory dwelling unit shall have a maximum net floor area of 1,000 square feet, a maximum of two bedrooms, and shall not exceed 50% of the floor area of the principal dwelling.
- G. The accessory dwelling unit shall be self-contained, with separate cooking, sanitary and sleeping facilities for the exclusive use of the occupant.
- H. No exterior change shall be made to the front of the principal dwelling that would change its appearance from that of a single-family dwelling.



City of Bristol Comprehensive Zoning Update

Date: 4/8/25

Recommendation 35: Expand uses permitted in Adaptive Reuse projects

Purpose: This recommendation is intended to allow for a wider range of uses within adaptive reuse projects that are compatible with the uses currently allowed in such projects.

Description: The recommendation would allow personal services establishments as a permitted use within an adaptive reuse project (adaptive reuse of existing non-residential principal buildings). These projects currently allow for a mixture of uses including but not limited to dwelling units, offices, studios, retail, and food and beverage establishments.

Geographic Extents: All zones where adaptive reuse projects are permitted including the R-10, R-15, R-25, R-40, A, BG, BHC, and I zones.

Potential Impacts: No adverse impacts. The proposed use is consistent and compatible with uses already permitted in an adaptive reuse projects.

Context: Recommendation 19 recommends expanding the range of uses permitted across the City's zoning districts, this recommendation is consistent with that approach.

Recommended Zoning Amendments:

1. Amend Section 4.3.1 Adaptive Reuse of Existing Non-Residential Principal Buildings, Item B to add Personal Service Establishments as Item 11.



City of Bristol Comprehensive Zoning Update

Date: 3/24/2025

Recommendation 28: Convert the BT Overlay Zone to a Base Zoning District

Purpose: Simplify the regulations and zoning map, reduce potential confusion caused by overlapping standards, and amend permitted uses to prohibit uses not appropriate to the zone.

Description: This recommendation would create a new base zoning district named the Residential Transition Zone (RT-5) that allows most uses currently permitted in the R-15 and BT zones, with the similar permit requirements, adopting the lot standards of the BT zone for the new zone. The following principal uses, which are allowed in the R-15, but which are not compatible with the BT zone would be prohibited in the RT-5: brewpubs, cemeteries, commercial greenhouses, farms, golf courses, manufactured home parks, microbreweries, nurseries, seasonal camps and cottages, and stables.

Geographic Extents: Existing BT zone

Potential Impacts: None

Context: The BT is an overlay zone of the R-15 zone surrounding the Downtown. It is intended to allow limited commercial uses, higher density development, and reduced minimum lot standards. The BT zone was likely adopted to provide relief from R-15 standards that were overly stringent for the range of uses, density of uses, and lot sizes and standards found near the Downtown.

Recommended Zoning Amendments:

1. Replace Section 2.1.8 BT Downtown/Neighborhood Transition Zone with the as following:

2.1.8 RT Residential Transition (RT-5) Zone

The RT-5 Zone is intended to accommodate a transition of uses and residential densities between downtown Bristol and its adjacent residential neighborhoods, while maintaining the existing residential neighborhood appearance of the area.

Continued on next page



2. Add the RT-5 Zone to the Section 4.1 Principal Use Summary Table with allowed uses and permit requirements as follows (currently permitted uses that would no longer be permitted are identified in ~~strike through~~ text):

Principal Use	RT-5
Adaptive Reuse of Non-Residential Buildings	SP
Adult Day Care Center	SP
Brewpub	SP
Business or Professional Office	SP
Cemetery	SP
Child Care Center	SP
Civic Facility	SP
Commercial Greenhouse	SP
Community Residence	ZP
Community Youth Organization	SP
Conversion of Historic Dwellings	SP
Conversion to Three-Family	ZP+S
Conversion to Two-Family	ZP+S
Cultural Institution	SP
Emergency Housing Shelter	SP
Farm	ZP
Funeral Home or Mortuary	SP
General Medical or Surgical Hospital	SP
Golf Course	SP
Group Child Care Home	ZP
Manufactured Home Park	SP
Medical Office	SP
Microbrewery	SP
Mixed-Use Development	SP
Non-Profit Private School	SP
Nursery	SP
Nursing or Convalescent Home	SP
Park or Open Space	ZP/ZP+S
Personal Service Establishment	SP
Public Utility Building or Facility	SP
Religious Organization or Institution	SP
Residential, Single-Family	ZP
Residential, Three-Family	ZP
Residential, Two-Family	ZP
Restaurant, Sit-Down	SP
Seasonal Camps and Cottages	SP
Senior Housing	SP
Social Services Agency or Charitable Institution	SP
Stable	SP
Specialty Food or Beverage Establishment	SP
Specialty Retail	SP
Unified Residential Development	SP



3. Add the RT -5 Zone to the Section 5.1 Accessory Use Summary Table with allowed uses and permit requirements as follows (currently permitted uses that would no longer be permitted are identified in ~~strike through~~ text):

Accessory Use	RT-5
Accessory Buildings and Structures	ZP
Accessory Buildings for Animals	ZP
Accessory Dwelling Unit	ZP
Antennae or Communications Structure	ZP/SP ¹
Family Child Care Home	ZP
Farm Stand	ZP
Ground-Mounted Solar Panels	ZP+S
Hobby Kennel	SP
Home-Based Business or Home Office	ZP
Keeping of Fowl	ZP
Keeping of Livestock	ZP
Off-Street Parking	ZP
Parking Structures	SP
Signs	ZP
Sports Courts	SP
Swimming Pool	ZP

4. Add the RT -5 Zone to the Section 6.1 Temporary Use Summary Table with allowed uses and permit requirements as follows:

Temporary Use	RT-5
Tag Sales	ZP
Temporary Structure	R
Construction Trailer	R
Mobile Vending Unit	R

5. Remove the BT zone and associated content from Section 4.2 Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts, Section 5.2 Accessory Use Summary Table: Commercial, Industrial, and Mixed-Use Districts, Section 6.2 Temporary Use Summary Table: Commercial, Industrial, and Mixed-Use Districts.



6. Add the RT-5 zone to the Section 7.1 Lot, Coverage, and Setback Standards: Residential Districts table with the following standards:

Standard	RT-5
A) Minimum Lot Area (sf)	5,000
B) Minimum Lot Frontage (ft)	50
C) Minimum Front Yard (ft)	5
D) Maximum Front Yard (ft)	15
E) Minimum Side Yard (ft)	6
F) Minimum Rear Yard (ft)	15
G) Maximum Building Height (ft)	40
H) Maximum Building Coverage (%)	40
I) Maximum Impervious Coverage (%)	80

7. Eliminate Section 9.3 BT- Downtown/Neighborhood Transition Zone (Overlay Zone) including Subsection 9.3.1 and 9.3.2. Create a new Section 7.4 RT-5 Zone and relocate existing Section 9.3.3, 9.3.4, 9.3.5, and 9.3.6 to that section as Sections 7.4.1, 7.4.2, 7.4.3, and 7.4.4 respectively. Update references within those sections from "BT" zone to "RT-5" zone.
8. Update or remove references to the BT zone across other sections of the zoning regulations as appropriate including Sections 3.4, 4.3.9, 5.4.12, 13.6, and 14.6.4.
9. Amend the Official Zoning Map of the City of Bristol to show the RT-5 zone in place of the BT Overlay of the R-15.



City of Bristol Comprehensive Zoning Update

Date: 3/24/25

Recommendation 29: Amend A- Multifamily Residential Zone Regulations

Purpose: Update the regulations for consistency with other residential zones.

Description: Remove outdated cross-references and vague affordability requirements, all additional accessory uses allowed in other residential zones.

Geographic Extents: A Zone

Potential Impacts: None

Context: The A zone is a multifamily base zoning district with standards that are unique to the district.

Recommended Zoning Amendments:

1. Amend Section 7.2.4 to remove reference to content that had been removed from the zoning regulations by amendment in 2022 as follows (text to be added in red, text to be removed in ~~strikethrough~~):
 - A. Single-family dwellings developed under this provision shall not be subject to the ~~provisions~~ **building spacing requirements** of Section 7.2.1.C. ~~General Requirements items C, D, or E.~~
2. Amend Section 7.2.4 Single-Family Subdivisions to remove Item C as follows (text to be removed in ~~strikethrough~~ text):
 - C. ~~At the time of subdivision, the developer shall present to the Planning Commission a program for establishing and maintaining the affordability of the single family dwellings for a period of at least ten years.~~
3. Amend Section 5.1 Accessory Use Summary Table: Residential Districts to allow within the A Zone Antennae or Communications Structure by Zoning Permit or Special Permit (shown as ZP/SP¹) and Parking Structures by Special Permit (SP).



City of Bristol Comprehensive Zoning Update

Date: 3/24/25

Recommendation 30: Update OSD Zone District Type References

Purpose: Correct reference to the zone type of the OSD zone in its purpose statement and in its regulations.

Description: Change reference of an OSD zone in Section 2.1.4 from an "overlay zone", to a "floating overlay" zone.

Geographic Extents: OSD, not geographic implications

Potential Impacts: None

Context: Overlay zones are fixed to the zoning map and are effective as supplemental regulations to the base zoning district, which is referred to as the underlying zone. Floating zones may be approved and applied on top of or in replacement of a base zoning district.

Recommended Zoning Amendments:

1. Amend Section 2.1.4 as follows with new text shown in **red** and text to be removed shown in ~~strikethrough~~:

2.1.4 OSD Open Space Development Zone

The OSD Open Space Development Zone is **a floating overlay zone that** ~~an overlay zone of the R-15, R-25 and R-40 zones~~ **is** intended to accommodate alternative forms of residential development which:

Remaining content to remain as is

2. Amend title of Section 9.1 to read as follows: OSD – Open Space Development Zone (Floating **Overlay** Zone)



City of Bristol Comprehensive Zoning Update

Date: 3/3/25

Recommendation 31: Amend the Unified Residential Development/Mixed-Use Standards of the BT Zone.

Purpose: Amend bulk, area, and height standards to be more consistent with the development density that is feasible for the district and more consistent across development densities thresholds that are permitted for URD/Mixed-Use developments.

Description: Amend Section 9.3.3 Unified Residential Developments and Mixed-Use Developments and Section 9.3.4 Area, Dimensional, and Amenity Requirements for Unified Residential Developments and Mixed-Use Developments to better align with standards for the BT zone and to be more consistent with development form that is feasible for the district and more consistent across development densities that are permitted.

Geographic Extents: BT Zone

Potential Impacts: Impacts are unlikely as development density is already limited by factors such as off-street parking requirements.

Context: Unified Residential and Mixed-Used Development are permitted in the BT zone at densities that exceed other forms of residential development.

Recommended Zoning Amendments:

1. Reduce permitted densities established in Section 9.3.3.B as follows (new text show in red, deleted text in ~~strike through~~):
 - A. By Special Permit, the Commission may allow the maximum density of a unified residential development or mixed-use development in the BT zone to be greater than 22 dwelling units per acre, subject to the following provisions:
 1. A project that complies with all of the “Level 1” requirements specified in Section 9.3.4 shall be eligible for a maximum density of ~~32~~ 26 dwelling units per acre.
 2. A project that complies with all of the “Level 2” requirements specified in Section 9.3.4 shall be eligible for a maximum density of ~~36~~ 30 dwelling units per acre.
 3. A project that complies with all of the “Level 3” requirements specified in Section 9.3.4 shall be eligible for a maximum density of ~~40~~ 34 dwelling units per acre.
2. Reduce the maximum building height for Level 3 development in Section 9.3.4 from 45 feet to 40 feet to be consistent with the permitted height in the BT Zone and across other density levels.
3. Reduce the maximum building coverage of Level 2 development from 65% to 60% and Level 3 development from 75% to 70% to provide more consistent increases between density levels.



City of Bristol Comprehensive Zoning Update

Date: 3/24/2025

Recommendation 33: Convert the RM Overlay Zone to a Base Zoning District

Purpose: Simplify the regulations and zoning map, reduce potential confusion caused by overlapping standards, and amend permitted uses to prohibit uses not appropriate to the zone.

Description: This recommendation would create a new base zoning district named the Mixed-Residential Zone (RM-5) that allows most uses currently permitted in the R-10, R-15 and RM Overlay zones, with the same permit requirements, adopting the lot standards of the RM zone for the new zone. The following principal uses, which are allowed in the R-10 and R-15 but which are not compatible with the RM zone would be prohibited in the RM-5: commercial greenhouses, farms, golf courses, manufactured home parks, nurseries, seasonal camps and cottages, and stables.

Geographic Extents: Existing RM Overlay zone

Potential Impacts: None

Context: The RM is an overlay zone of the R-10 and R-15 zones. It is intended to allow two- and three-family uses, higher density development, and reduced minimum lot standards. The RM zone was likely adopted to provide relief from R-10 and R-15 standards that were overly stringent for the range of uses, density of uses, and lot sizes and standards found in the areas it covers.

Recommended Zoning Amendments:

1. Replace Section 2.1.2 RM Mixed Residential Zone with the as following:

2.1.2 RM Mixed Residential Zone (RM-5) Zone

The RM Mixed Residential Zone is intended to accommodate a variety of housing types including single-family and two- and three-family dwellings on small lots.

Continued on next page



2. Amend the RM Zone uses in the Section 4.1 Principal Use Summary Table (rename the zone to "RM-5" at the top of the column) to remove commercial greenhouses, farms, golf courses, manufactured home parks, nurseries, seasonal camps and cottages, and stables as permitted uses (as indicated by ~~strikethrough~~ text below):

Principal Use	RM-5
Adaptive Reuse of Non-Residential Buildings	SP
Adult Day Care Center	SP
Business or Professional Office	SP
Cemetery	SP
Child Care Center	SP
Civic Facility	SP
Commercial Greenhouse	SP
Community Residence	ZP
Community Youth Organization	SP
Conversion of Historic Dwellings	SP
Cultural Institution	SP
Farm	ZP
General Medical or Surgical Hospital	SP
Golf Course	SP
Group Child Care Home	ZP
Manufactured Home Park	SP
Medical Office	SP
Non-Profit Private School	SP
Nursery	SP
Nursing or Convalescent Home	SP
Park or Open Space	ZP/ZP+S
Personal Service Establishment	SP
Public Utility Building or Facility	SP
Religious Organization or Institution	SP
Residential, Single-Family	ZP
Residential, Three-Family	ZP
Residential, Two-Family	ZP
Seasonal Camps and Cottages	SP
Senior Housing	SP
Social Services Agency or Charitable Institution	SP
Stable	SP
Unified Residential Development	SP



3. Amend the RM Zone uses in the Section 5.1 Accessory Use Summary Table (rename the zone to "RM-5" at the top of the column) to remove farm stands, hobby kennels, and keeping of livestock as permitted accessory uses (shown in ~~strike through~~ text):

Accessory Use	RM-5
Accessory Buildings and Structures	ZP
Accessory Buildings for Animals	ZP
Accessory Dwelling Unit	ZP
Antennae or Communications Structure	ZP/SP ¹
Family Child Care Home	ZP
Farm Stand	ZP
Ground-Mounted Solar Panels	ZP+S
Hobby Kennel	SP
Home-Based Business or Home Office	ZP
Keeping of Fowl	ZP
Keeping of Livestock	ZP
Off-Street Parking	ZP
Parking Structures	SP
Signs	ZP
Sports Courts	SP
Swimming Pool	ZP

4. Rename "RM" to "RM-5" in Section 6.1 Temporary Use Summary Table.
5. Add the RM-5 zone to the Section 7.1 Lot, Coverage, and Setback Standards: Residential Districts table with the following standards:

Standard	RM-5
A) Minimum Lot Area (sf)	5,000
B) Minimum Lot Frontage (ft)	50
C) Minimum Front Yard (ft)	15
D) Minimum Side Yard (ft)	6
E) Minimum Rear Yard (ft)	15
F) Maximum Building Height (ft)	40
G) Maximum Building Coverage (%)	40
H) Maximum Impervious Coverage (%)	80



6. Eliminate Section 9.2 RM- Mixed Residential Zone (Overlay Zone) including Subsection 9.2.1 and 9.2.2. Create a new Section 7.3 RM-5 Mixed Residential Zone and relocate existing Section 9.2.3 to that section as Section 7.3.1.
7. Update or remove references to the RM zone across other sections of the zoning regulations as appropriate including Section 13.6.
8. Amend the Official Zoning Map of the City of Bristol to show the RM-5 zone in place of the RM Overlay of the R-10 and R-15.



City of Bristol Comprehensive Zoning Update

Date: 4/11/25

Recommendation 34: Amend Accessory Dwelling Unit Regulations

Purpose: Provide greater restrictions on the use of Accessory Dwelling Units (ADUs).

Description: This amendment would also restore the ownership requirement that had been in place prior to 2024.

Geographic Extents: All zones where permitted.

Potential Impacts: No adverse impacts anticipated since the ownership requirement had been in place prior to 2024.

Context: ADUs provide an affordable housing option. They are a housing type often referred to as "missing middle housing".

Recommended Zoning Amendments:

1. Amend Section 5.4.3 as follows (text to be added in red)

5.4.3. Accessory Dwelling Unit

- A. Permitted only as accessory to a single-family dwelling.
- B. Only one accessory unit is permitted per principal dwelling unit.
- C. Must be located within the principal dwelling structure. Shall not be located in an accessory structure.
- D. At least one of the occupants of the dwelling shall be the owner of record of said dwelling or shall have permanent life use residency of said dwelling as evidenced by legal documentation satisfactory to the Commission.
- E. A notarized affidavit certifying that the owner or permanent life use resident is one of the occupants of the dwelling shall be submitted to the Commission as part of the application for Special Permit.
- F. Accessory dwelling unit shall have a maximum net floor area of 1,000 square feet, a maximum of two bedrooms, and shall not exceed 50% of the floor area of the principal dwelling.
- G. The accessory dwelling unit shall be self-contained, with separate cooking, sanitary and sleeping facilities for the exclusive use of the occupant.
- H. No exterior change shall be made to the front of the principal dwelling that would change its appearance from that of a single-family dwelling.



City of Bristol Comprehensive Zoning Update

Date: 4/8/25

Recommendation 35: Expand uses permitted in Adaptive Reuse projects

Purpose: This recommendation is intended to allow for a wider range of uses within adaptive reuse projects that are compatible with the uses currently allowed in such projects.

Description: The recommendation would allow personal services establishments as a permitted use within an adaptive reuse project (adaptive reuse of existing non-residential principal buildings). These projects currently allow for a mixture of uses including but not limited to dwelling units, offices, studios, retail, and food and beverage establishments.

Geographic Extents: All zones where adaptive reuse projects are permitted including the R-10, R-15, R-25, R-40, A, BG, BHC, and I zones.

Potential Impacts: No adverse impacts. The proposed use is consistent and compatible with uses already permitted in an adaptive reuse projects.

Context: Recommendation 19 recommends expanding the range of uses permitted across the City's zoning districts, this recommendation is consistent with that approach.

Recommended Zoning Amendments:

1. Amend Section 4.3.1 Adaptive Reuse of Existing Non-Residential Principal Buildings, Item B to add Personal Service Establishments as Item 11.

ZONING REFERRAL FORM

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org										
FROM: ☒ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)		Municipality: Bristol								
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106		Date of Referral: 04/15/2025								
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>										
NATURE OF PROPOSED CHANGE:										
☐ Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		☒ Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.								
THE CHANGE WAS REQUESTED BY: ☒ Municipal Agency: ☐ Petition										
		AZR 25-04								
DATE PUBLIC HEARING IS SCHEDULED FOR: 05/29/2025										
MATERIAL SUBMITTED HEREWITH:										
☒ Regulation Changes	☐ Map of Change	☐ Supporting Statements								
☐ Public Notice	☐ Other (Specify):									
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? ☐ YES ☒ NO. IF YES, ON WHAT DATE:										
<table border="1"> <tr> <td style="background-color: #cccccc;">(FOR USE BY CRCOG)</td> <td> Name: Robert M. Flanagan, AICP </td> </tr> <tr> <td style="background-color: #cccccc;">Date Received:</td> <td> Title: City Planner </td> </tr> <tr> <td style="background-color: #cccccc;">Sent certified/e-mail?</td> <td> Address: 111 North Main Street Bristol CT 06010 </td> </tr> <tr> <td style="background-color: #cccccc;">File Number</td> <td> Phone: 860-584-6227 Email: robertflanagan@briistolct.gov </td> </tr> </table>			(FOR USE BY CRCOG)	Name: Robert M. Flanagan, AICP	Date Received:	Title: City Planner	Sent certified/e-mail?	Address: 111 North Main Street Bristol CT 06010	File Number	Phone: 860-584-6227 Email: robertflanagan@briistolct.gov
(FOR USE BY CRCOG)	Name: Robert M. Flanagan, AICP									
Date Received:	Title: City Planner									
Sent certified/e-mail?	Address: 111 North Main Street Bristol CT 06010									
File Number	Phone: 860-584-6227 Email: robertflanagan@briistolct.gov									

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS

NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.

NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Capital Region Council of Governments (CRCOG)
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-04

Proposal: Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #28 – Convert the BT Overlay to a Base Zoning District.

Recommendation #29 – Amend the A – Multi-Family Residential Zone Regulations.

Recommendation #30 – Update the OSD Zone District Type References.

Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.

Recommendation #33 – Convert the RM Overlay to a Base Zoning District.

Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.

Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Residential

May 16, 2025

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-47: Proposed text amendments regarding Residential Zone regulations.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 5/29/2025.

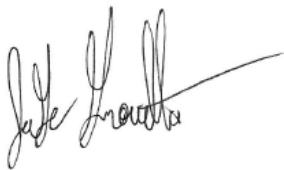
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Farmington, Plainville, Southington, Naugatuck Valley COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Northwest Hills Council of Governments (NHCOG)
Regional Planning Commission – Zoning Regulation Referral
Robert Phillips – NHCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-04

Proposal: Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #28 – Convert the BT Overlay to a Base Zoning District.

Recommendation #29 – Amend the A – Multi-Family Residential Zone Regulations.

Recommendation #30 – Update the OSD Zone District Type References.

Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.

Recommendation #33 – Convert the RM Overlay to a Base Zoning District.

Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.

Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



REFERRAL

April 30, 2025

REFERRED BY: Robert Flanagan
MUNICIPALITY: City of Bristol
DATE RECEIVED: April 15, 2025
PUBLIC HEARING DATE: May 29, 2025
TYPE OF REFERRAL: Zoning
REFERRAL COMMENTS: Prepared by: Robert A Phillips, AICP, Executive Director

DESCRIPTION OF PROPOSAL: Zoning Amendment for a comprehensive rewrite to various sections of parking standards, commercial, industrial and residential uses and environmentally specific regulations.

STAFF COMMENTS:

NHCOG staff have reviewed the proposed text modifications and find no apparent conflicts with regional plans and policies or adjacent NHCOG towns.

We applaud the city for undertaking such a comprehensive evaluation and utilizing modern best practices where prudent and feasible.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Naugatuck Valley Council of Governments (NVCOG)
Regional Planning Commission – Zoning Regulation Referral
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-04

Proposal: Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #28 – Convert the BT Overlay to a Base Zoning District.

Recommendation #29 – Amend the A – Multi-Family Residential Zone Regulations.

Recommendation #30 – Update the OSD Zone District Type References.

Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.

Recommendation #33 – Convert the RM Overlay to a Base Zoning District.

Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.

Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



STAFF REFERRAL REPORT

TO: Zoning Commission, CEO, and City Planner of Bristol, Capitol Region Council of Governments (CRCOG), Northwest Hills Council of Governments (NHCOG)

FROM: Keith Rosenfeld, Senior Community Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

DATE: April 21, 2025

NVCOG FILE NO.: BRIS-65-041525-Z
MUNICIPALITY: City of Bristol
DATE RECEIVED: April 15, 2025
DATE OF PUBLIC HEARING: May 29, 2025
TYPE OF REFERRAL: Zoning Amendments
APPLICANT: Bristol Zoning Commission

DESCRIPTION OF PROPOSAL:

The City of Bristol has initiated the following proposed Residential Zoning Amendments associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Convert the BT Overlay to a Base Zoning District.
- Amend the A – Multi-Family Residential Zone Regulations.
- Update the OSD Zone District Type References.
- Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.
- Convert the RM Overlay to a Base Zoning District.
- Revisions to the Accessory Dwelling Unit Regulations.
- Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

STAFF RECOMMENDATION:

Staff finds the proposed text amendments not to be regionally significant and present no apparent intermunicipal impacts.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

BRIS-65-041525-Z



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 25-04

Proposal: Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #28 – Convert the BT Overlay to a Base Zoning District.
- Recommendation #29 – Amend the A – Multi-Family Residential Zone Regulations.
- Recommendation #30 – Update the OSD Zone District Type References.
- Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.
- Recommendation #33 – Convert the RM Overlay to a Base Zoning District.
- Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.
- Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: April 15, 2025

TO: Town Clerk – Burlington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-04

Proposal: Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #28 – Convert the BT Overlay to a Base Zoning District.

Recommendation #29 – Amend the A – Multi-Family Residential Zone Regulations.

Recommendation #30 – Update the OSD Zone District Type References.

Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.

Recommendation #33 – Convert the RM Overlay to a Base Zoning District.

Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.

Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-04

Proposal: Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #28 – Convert the BT Overlay to a Base Zoning District.

Recommendation #29 – Amend the A – Multi-Family Residential Zone Regulations.

Recommendation #30 – Update the OSD Zone District Type References.

Recommendation #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.

Recommendation #33 – Convert the RM Overlay to a Base Zoning District.

Recommendation #34 – Revisions to the Accessory Dwelling Unit Regulations.

Recommendation #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49024/ResidentialZoneAmendments-41125>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

AZR 25-05
4/14/25

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-05

Proposal: Review, discussion and possible adoption of the Unified Residential Development Regulations for the RM Zone recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49085/AZR-25-05-URD-RM-Amendment-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol Comprehensive Zoning Update

Date: 3/24/25

Recommendation 32: Amend the Unified Residential Regulations of the RM Zone

Purpose: Require unified residential development to be more consistent with development patterns in the RM zone.

Description: Reduce the permitted unit density by 50% (from 18 units per acre to 9 units per acre). Increase the front yard setback to match the RM zone, require buildings facing the street to be oriented to the street, remove requirements for barriers in the front yard, and provide off-street parking requirement as established by Section 13 of the Regulations.

Geographic Extents: RM Zone

Potential Impacts: Will require front yards that are comparable with surrounding development and will reduce permitted density

Context: The front yard setback and building orientation to the street and residential density are primary features in the compatibility of a property with surrounding properties.

Recommended Zoning Amendments:

1. Reduce the permitted density (9.2.3.C.1) from 18 units per acre to 9 units per acre.
2. Increase the front yard setback (Section 9.2.3.C.1) from a minimum of 6 feet to a minimum of 15 feet to match the standards for the RM zone.
3. Remove the parking requirement stipulated in Section 9.2.3.B.6 and instead reference the parking requirements currently in place for unified residential development in Section 13 as follows (new text show in red, text to be removed shown in ~~striketrough~~):
 6. The ~~required minimum~~ number of off-street parking spaces shall be **provided as required by Section 13 of these Regulations.** ~~2 per dwelling unit.~~
4. Amend Section 9.2.3.F.3 as follows (new text show in red, text to be removed shown in ~~striketrough~~):
 3. Dwelling units facing the street shall be **oriented to the street and the primary entrance to each dwelling unit shall be oriented to the street.** ~~separated from the street by steps, landscaping, fences, porches, or grade changes.~~



City of Bristol Comprehensive Zoning Update

Date: 3/24/25

Recommendation 32: Amend the Unified Residential Regulations of the RM Zone

Purpose: Require unified residential development to be more consistent with development patterns in the RM zone.

Description: Reduce the permitted unit density by 50% (from 18 units per acre to 9 units per acre). Increase the front yard setback to match the RM zone, require buildings facing the street to be oriented to the street, remove requirements for barriers in the front yard, and provide off-street parking requirement as established by Section 13 of the Regulations.

Geographic Extents: RM Zone

Potential Impacts: Will require front yards that are comparable with surrounding development and will reduce permitted density

Context: The front yard setback and building orientation to the street and residential density are primary features in the compatibility of a property with surrounding properties.

Recommended Zoning Amendments:

1. Reduce the permitted density (9.2.3.C.1) from 18 units per acre to 9 units per acre.
2. Increase the front yard setback (Section 9.2.3.C.1) from a minimum of 6 feet to a minimum of 15 feet to match the standards for the RM zone.
3. Remove the parking requirement stipulated in Section 9.2.3.B.6 and instead reference the parking requirements currently in place for unified residential development in Section 13 as follows (new text show in red, text to be removed shown in ~~strikethrough~~):

6. The ~~required minimum~~ number of off-street parking spaces shall be **provided as required by Section 13 of these Regulations.** ~~2 per dwelling unit.~~
4. Amend Section 9.2.3.F.3 as follows (new text show in red, text to be removed shown in ~~strikethrough~~):

3. Dwelling units facing the street shall be **oriented to the street and the primary entrance to each dwelling unit shall be oriented to the street.** ~~separated from the street by steps, landscaping, fences, porches, or grade changes.~~

ZONING REFERRAL FORM

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org										
FROM: ☒ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)		Municipality: Bristol								
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106		Date of Referral: 04/15/2025								
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>										
NATURE OF PROPOSED CHANGE:										
☐ Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		☒ Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.								
THE CHANGE WAS REQUESTED BY: ☒ Municipal Agency: ☐ Petition										
		AZR 25-05								
DATE PUBLIC HEARING IS SCHEDULED FOR: 05/29/2025										
MATERIAL SUBMITTED HEREWITH:										
☒ Regulation Changes	☐ Map of Change	☐ Supporting Statements								
☐ Public Notice	☐ Other (Specify):									
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? ☐ YES ☒ NO. IF YES, ON WHAT DATE:										
<table border="1"> <tr> <td style="background-color: #cccccc;">(FOR USE BY CRCOG)</td> <td> Name: Robert M. Flanagan, AICP </td> </tr> <tr> <td style="background-color: #cccccc;">Date Received:</td> <td> Title: City Planner </td> </tr> <tr> <td style="background-color: #cccccc;">Sent certified/e-mail?</td> <td> Address: 111 North Main Street Bristol CT 06010 </td> </tr> <tr> <td style="background-color: #cccccc;">File Number</td> <td> Phone: 860-584-6227 Email: robertflanagan@briistolct.gov </td> </tr> </table>			(FOR USE BY CRCOG)	Name: Robert M. Flanagan, AICP	Date Received:	Title: City Planner	Sent certified/e-mail?	Address: 111 North Main Street Bristol CT 06010	File Number	Phone: 860-584-6227 Email: robertflanagan@briistolct.gov
(FOR USE BY CRCOG)	Name: Robert M. Flanagan, AICP									
Date Received:	Title: City Planner									
Sent certified/e-mail?	Address: 111 North Main Street Bristol CT 06010									
File Number	Phone: 860-584-6227 Email: robertflanagan@briistolct.gov									

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS

NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.

NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Capital Region Council of Governments (CRCOG)
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-05

Proposal: Review, discussion and possible adoption of the Unified Residential Development Regulations for the RM Zone recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49085/AZR-25-05-URD-RM-Amendment-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

URD-RM Zone - Residential

May 16, 2025

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-48: Proposed text amendments regarding the Unified Residential Development Regulations for the RM Zone regulations.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 5/29/2025.

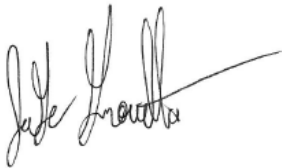
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Farmington, Plainville, Southington, Naugatuck Valley COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Northwest Hills Council of Governments (NHCOC)
Regional Planning Commission – Zoning Regulation Referral
Robert Phillips – NHCOC – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-05

Proposal: Review, discussion and possible adoption of the Unified Residential Development Regulations for the RM Zone recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49085/AZR-25-05-URD-RM-Amendment-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



REFERRAL

April 30, 2025

REFERRED BY: Robert Flanagan
MUNICIPALITY: City of Bristol
DATE RECEIVED: April 15, 2025
PUBLIC HEARING DATE: May 29, 2025
TYPE OF REFERRAL: Zoning
REFERRAL COMMENTS: Prepared by: Robert A Phillips, AICP, Executive Director

DESCRIPTION OF PROPOSAL: Zoning Amendment for a comprehensive rewrite to various sections of parking standards, commercial, industrial and residential uses and environmentally specific regulations.

STAFF COMMENTS:

NHCOG staff have reviewed the proposed text modifications and find no apparent conflicts with regional plans and policies or adjacent NHCOG towns.

We applaud the city for undertaking such a comprehensive evaluation and utilizing modern best practices where prudent and feasible.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Naugatuck Valley Council of Governments (NVCOG)
Regional Planning Commission – Zoning Regulation Referral
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-05

Proposal: Review, discussion and possible adoption of the Unified Residential Development Regulations for the RM Zone recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49085/AZR-25-05-URD-RM-Amendment-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



STAFF REFERRAL REPORT

TO: Zoning Commission, CEO, and City Planner of Bristol, Capitol Region Council of Governments (CRCOG), Northwest Hills Council of Governments (NHCOG)

FROM: Keith D. Rosenfeld, Senior Community Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

DATE: April 21, 2025

NVCOG FILE NO.: BRIS-66-041525-Z
MUNICIPALITY: City of Bristol
DATE RECEIVED: April 15, 2025
DATE OF PUBLIC HEARING: May 29, 2025
TYPE OF REFERRAL: Zoning Amendments
APPLICANT: Bristol Zoning Commission

DESCRIPTION OF PROPOSAL:

The City of Bristol has initiated the following proposed Zoning Amendment to the Unified Residential Development Regulations for the RM Zone associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Amend the Unified Residential Development (URD) Regulations of the RM Zone.

STAFF RECOMMENDATION:

Staff finds the proposed text amendments not to be regionally significant and present no apparent inter-municipal impacts.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

BRIS-66-041525-Z



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 25-05

Proposal: Review, discussion and possible adoption of the Unified Residential Development Regulations for the RM Zone recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49085/AZR-25-05-URD-RM-Amendment-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: April 15, 2025

TO: Town Clerk – Burlington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-05

Proposal: Review, discussion and possible adoption of the Unified Residential Development Regulations for the RM Zone recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49085/AZR-25-05-URD-RM-Amendment-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-05

Proposal: Review, discussion and possible adoption of the Unified Residential Development Regulations for the RM Zone recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #32 – Amend the Unified Residential Development (URD) Regulations of the RM Zone.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49085/AZR-25-05-URD-RM-Amendment-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

AZR 25-06
4/14/25

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-06

Proposal: 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.

Per Recommendation 24: Change the name of the IP-25 zone to IP-5 on the map and in the key.

Per Recommendation 25: Merge the BD-1 and BD-2 zones by removing hatch mark from the BD-2 areas and relabeling the map and key to replace reference to BD-1 and BD-2 with BD.

Per Recommendation 26: Expand the BD zone to include 135-153 Center Street (Map Block Lot 26-169), formerly in the R15/BT zone.

Per Recommendation 28: Remove the BT Overlay of the R-15 zone and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-15 in those areas to the BT-5 as indicated by a unique color on the map and in the key.

Per Recommendation 33: Remove the RM Overlay of the R-10 and R-15 zones and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-10 and R-15 in those areas to the RM-5 as indicated by a unique color on the map and in the key.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49086/AZR-25-06-Proposed-Map-Changes>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol Comprehensive Zoning Update

Date: 4/3/25

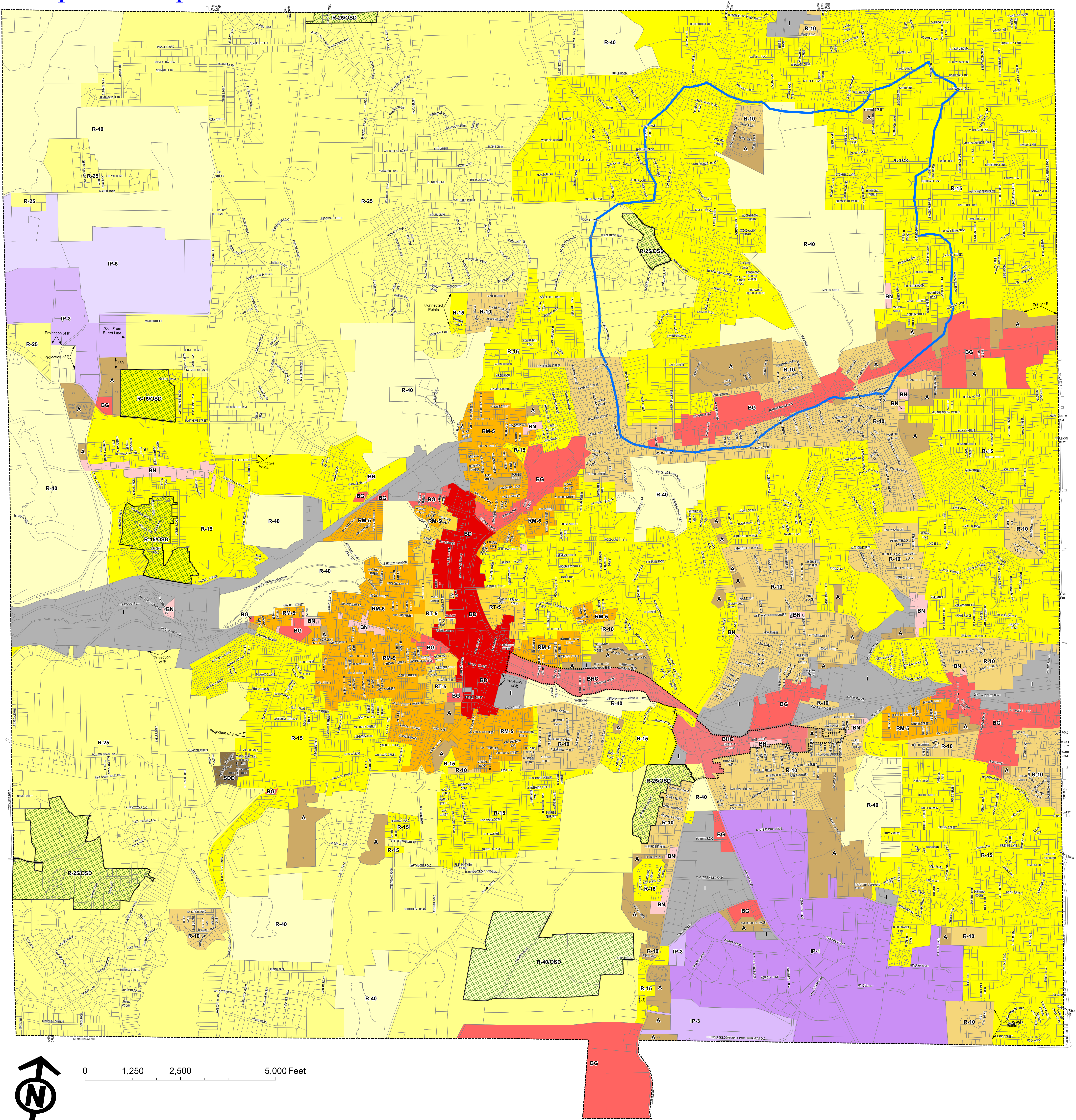
Recommendations 24, 25, 26, 28, 33: Summary of Changes to the Official Zoning Map

Per the recommended amendments, the following amendments are required to the Official Zoning Map of the City of Bristol should those amendments be adopted:

1. Per Recommendation 24: Change the name of the IP-25 zone to IP-5 on the map and in the key.
2. Per Recommendation 25: Merge the BD-1 and BD-2 zones by removing hatch mark from the BD-2 areas and relabeling the map and key to replace reference to BD-1 and BD-2 with BD.
3. Per Recommendation 26: Expand the BD zone to include 135-153 Center Street (Map Block Lot 26-169), formerly in the R15/BT zone.
4. Per Recommendation 28: Remove the BT Overlay of the R-15 zone and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-15 in those areas to the BT-5 as indicated by a unique color on the map and in the key.
5. Per Recommendation 33: Remove the RM Overlay of the R-10 and R-15 zones and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-10 and R-15 in those areas to the RM-5 as indicated by a unique color on the map and in the key.

ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT

Proposed Map



Residential Zones

- R-40 Single-Family Residential Zone
- R-25 Single-Family Residential Zone
- R-15 Single-Family Residential Zone
- R-10 Single-Family Residential Zone
- A Multi-Family Residential Zone
- RM-5 Mixed Residential Zone
- RT-5 Residential Transition Zone
- SDD* Special Development Zone
- *Zone deleted under prior zoning regulations

Business Zones

- BN Neighborhood Business Zone
- BHC Route 72 Corridor Business Zone
- BG General Business Zone
- BD Downtown Business Zone

Industrial Zones

- IP-5 Industrial Park Zone
- IP-3 Industrial Park Zone
- IP-1 Industrial Park Zone
- I General Industrial Zone

Overlay Zones/Areas

- OSD Open Space Development
- Access Management Overlay Zone
- Level "A" Aquifer Protection Area
- (1) Upper and Lower White Bridge & Mix Street
- (Effective Date: 5/27/11)

Effective Date: December 21, 1990
Digital Format Adopted On: May 11, 2011
Base Information Last Updated On:
Amended To:
Map Printed On:

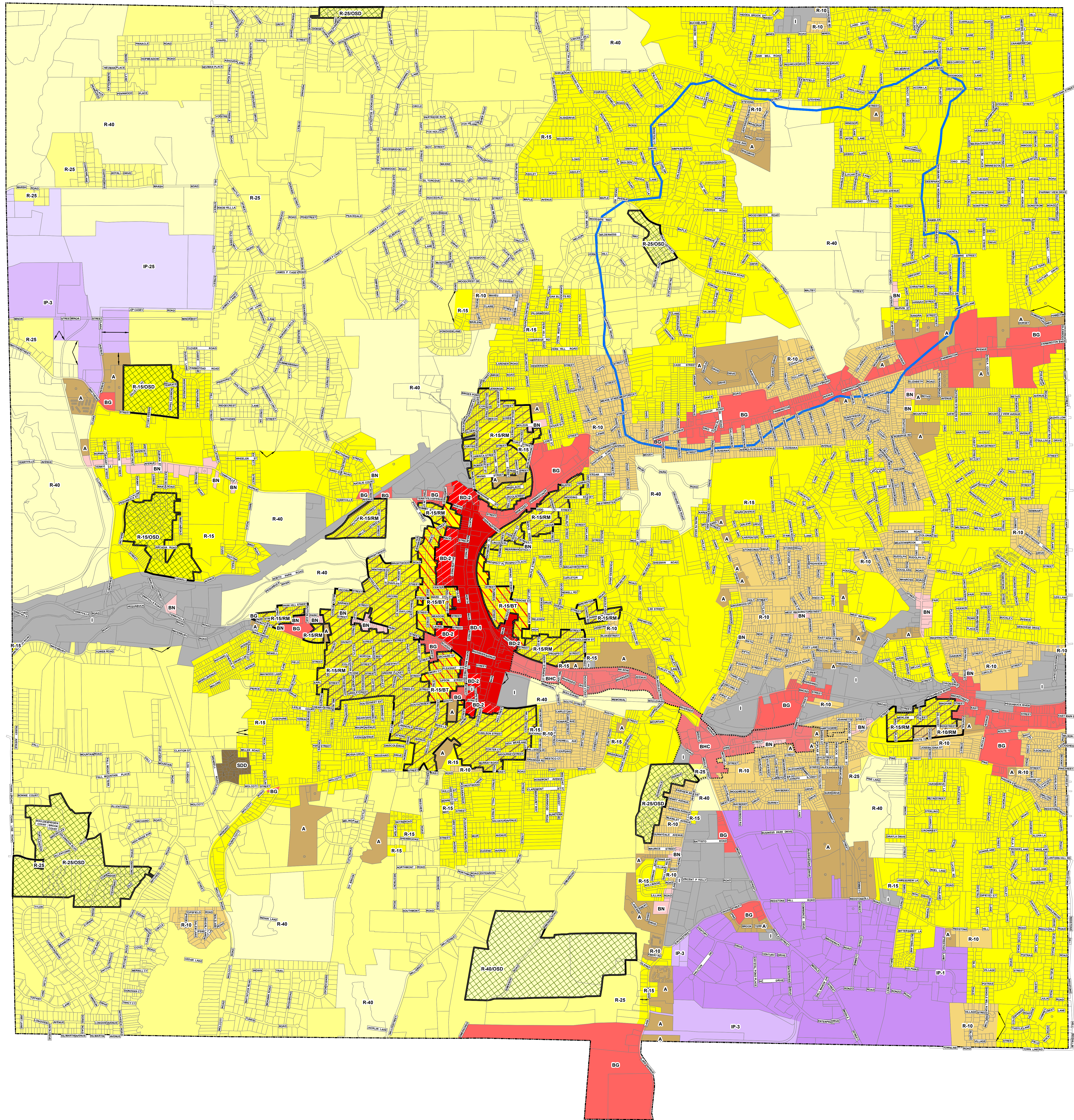
Chair, Bristol Zoning Commission



Street names are shown for informational purposes only.

ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT

Current Map



ZONING DISTRICTS

Residential Zones

- R-40 Single-Family Residential Zone
- R-25 Single-Family Residential Zone
- R-15 Single-Family Residential Zone
- R-10 Single-Family Residential Zone
- A Multi-Family Residential Zone
- SDD* Special Development District

*Zone Deleted Under Prior Zoning Regulations

Business Zones

- BN Neighborhood Business Zone
- BHC Route 72 Corridor Business Zone
- BG General Business Zone
- BD-1 Downtown Business Zone
- BD-2 Downtown Business Zone

Industrial Zones

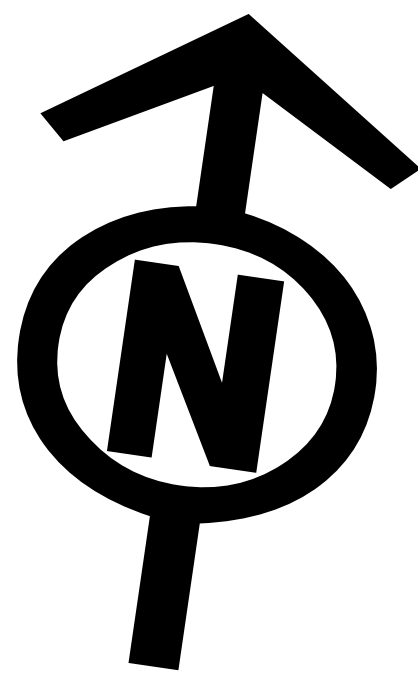
- IP-25 Industrial Park Zone
- IP-3 Industrial Park Zone
- IP-1 Industrial Park Zone
- I General Industrial Zone

Overlay Zones

- OSD Open Space Development Overlay Zone
- RM Mixed Residential Overlay Zone
- BT Downtown/Neighborhood Transition Overlay Zone
- Access Management Overlay Zone
- Level "A" Aquifer Protection Area

(1) Upper and Lower White Bridge & Mix Street
(Effective Date: 5/27/11)

1 inch = 1,000 feet
0 500 1,000 2,000 3,000 4,000 5,000
Feet



Effective Date: December 21, 1990
Amended To: April 25, 2022
Digital Format Adopted On: May 11, 2011
Map Printed On: April 29, 2022
Base Map Information Last Updated On: April 27, 2022

Louie Pavarano
Chair, Bristol Zoning Commission

Street names are shown for informational purposes only.



City of Bristol Comprehensive Zoning Update

Date: 4/3/25

Recommendations 24, 25, 26, 28, 33: Summary of Changes to the Official Zoning Map

Per the recommended amendments, the following amendments are required to the Official Zoning Map of the City of Bristol should those amendments be adopted:

1. Per Recommendation 24: Change the name of the IP-25 zone to IP-5 on the map and in the key.
2. Per Recommendation 25: Merge the BD-1 and BD-2 zones by removing hatch mark from the BD-2 areas and relabeling the map and key to replace reference to BD-1 and BD-2 with BD.
3. Per Recommendation 26: Expand the BD zone to include 135-153 Center Street (Map Block Lot 26-169), formerly in the R15/BT zone.
4. Per Recommendation 28: Remove the BT Overlay of the R-15 zone and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-15 in those areas to the BT-5 as indicated by a unique color on the map and in the key.
5. Per Recommendation 33: Remove the RM Overlay of the R-10 and R-15 zones and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-10 and R-15 in those areas to the RM-5 as indicated by a unique color on the map and in the key.

ZONING REFERRAL FORM

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org										
FROM: ☒ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)		Municipality: Bristol								
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106		Date of Referral: 04/15/2025								
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>										
NATURE OF PROPOSED CHANGE:										
☒ Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		☐ Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.								
THE CHANGE WAS REQUESTED BY: ☒ Municipal Agency: ☐ Petition										
		Map-AZR 25-06								
DATE PUBLIC HEARING IS SCHEDULED FOR: 05/29/2025										
MATERIAL SUBMITTED HEREWITH:										
☐ Regulation Changes	☒ Map of Change	☐ Supporting Statements								
☐ Public Notice	☐ Other (Specify):									
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? ☐ YES ☒ NO. IF YES, ON WHAT DATE:										
<table border="1"> <tr> <td style="background-color: #cccccc;">(FOR USE BY CRCOG)</td> <td> Name: Robert M. Flanagan, AICP </td> </tr> <tr> <td style="background-color: #cccccc;">Date Received:</td> <td> Title: City Planner </td> </tr> <tr> <td style="background-color: #cccccc;">Sent certified/e-mail?</td> <td> Address: 111 North Main Street Bristol CT 06010 </td> </tr> <tr> <td style="background-color: #cccccc;">File Number</td> <td> Phone: 860-584-6227 Email: robertflanagan@briistolct.gov </td> </tr> </table>			(FOR USE BY CRCOG)	Name: Robert M. Flanagan, AICP	Date Received:	Title: City Planner	Sent certified/e-mail?	Address: 111 North Main Street Bristol CT 06010	File Number	Phone: 860-584-6227 Email: robertflanagan@briistolct.gov
(FOR USE BY CRCOG)	Name: Robert M. Flanagan, AICP									
Date Received:	Title: City Planner									
Sent certified/e-mail?	Address: 111 North Main Street Bristol CT 06010									
File Number	Phone: 860-584-6227 Email: robertflanagan@briistolct.gov									

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS

NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.

NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Capital Region Council of Governments (CRCOG)
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-06

Proposal: 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.

Per Recommendation 24: Change the name of the IP-25 zone to IP-5 on the map and in the key.

Per Recommendation 25: Merge the BD-1 and BD-2 zones by removing hatch mark from the BD-2 areas and relabeling the map and key to replace reference to BD-1 and BD-2 with BD.

Per Recommendation 26: Expand the BD zone to include 135-153 Center Street (Map Block Lot 26-169), formerly in the R15/BT zone.

Per Recommendation 28: Remove the BT Overlay of the R-15 zone and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-15 in those areas to the BT-5 as indicated by a unique color on the map and in the key.

Per Recommendation 33: Remove the RM Overlay of the R-10 and R-15 zones and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-10 and R-15 in those areas to the RM-5 as indicated by a unique color on the map and in the key.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49086/AZR-25-06-Proposed-Map-Changes>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Zoning Map

May 16, 2025

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-50: Proposed zoning map amendments to the Bristol Zoning Map for the comprehensive rewrite of the Bristol Zoning Regulations.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 5/29/2025.

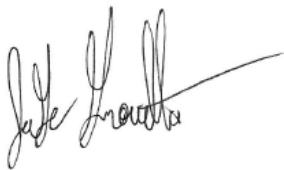
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Farmington, Plainville, Southington, Naugatuck Valley COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Northwest Hills Council of Governments (NHCOC)
Regional Planning Commission – Zoning Regulation Referral
Robert Phillips – NHCOC – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-06

Proposal: 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.

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Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49086/AZR-25-06-Proposed-Map-Changes>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



REFERRAL

FROM: NHCOG

TYPE OF REFERRAL: Zoning

DATE: May 2, 2025

REFERRAL COMMENT BY: Robert A Phillips, Executive Director

REFERRED BY: R. Flanagan

**STATUTORY RESPONSE WINDOW
(30 days):** By May 15, 2025

MUNICIPALITY: Bristol

DATE RECEIVED: 4-15-25

HEARING DATE: May 29, 2025

DESCRIPTION OF PROPOSAL: The City of Bristol has submitted proposed changes to the zoning classification map affecting properties within 500 feet of an adjacent jurisdiction.

REGIONAL IMPACT / REVIEW COMMENTS:

NHCOG staff has reviewed your proposed map changes and offers the following for consideration by the Commission:

The staff of the Northwest Hills Council of Governments (NHCOG) finds no apparent conflict with regional plans or policies or the concerns of adjacent towns.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Naugatuck Valley Council of Governments (NVCOG)
Regional Planning Commission – Zoning Regulation Referral
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-06

Proposal: 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.

Per Recommendation 24: Change the name of the IP-25 zone to IP-5 on the map and in the key.

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Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49086/AZR-25-06-Proposed-Map-Changes>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



STAFF REFERRAL REPORT

TO: Zoning Commission, CEO, and City Planner of Bristol, Capitol Region Council of Governments (CRCOG), Northwest Hills Council of Governments (NHCOG)

FROM: Keith D. Rosenfeld, Regional Municipal Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

DATE: April 21, 2025

NVCOG FILE NO.: BRIS-67-041525-Z
MUNICIPALITY: City of Bristol
DATE RECEIVED: April 15, 2025
DATE OF PUBLIC HEARING: May 29, 2025
TYPE OF REFERRAL: Zoning Map Amendments
APPLICANT: Bristol Zoning Commission

DESCRIPTION OF PROPOSAL:

The City of Bristol has initiated the following proposed Zoning map 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:

- Change the name of the IP-25 zone to IP-5 on the map and in the key.
- Merge the BD-1 and BD-2 zones by removing hatch mark from the BD-2 areas and relabeling the map and key to replace reference to BD-1 and BD-2 with BD.
- Expand the BD zone to include 135-153 Center Street (Map Block Lot 26-169), formerly in the R15/BT zone.
- Remove the BT Overlay of the R-15 zone and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-15 in those areas to the BT-5 as indicated by a unique color on the map and in the key.
- Remove the RM Overlay of the R-10 and R-15 zones and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-10 and R-15 in those areas to the RM-5 as indicated by a unique color on the map and in the key.

STAFF RECOMMENDATION:

Staff finds the proposed Zoning Map Amendments not to be regionally significant and present no apparent intermunicipal impacts.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

BRIS-67-041525-Z



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 25-06

Proposal: 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.

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<https://www.bristolct.gov/DocumentCenter/View/49086/AZR-25-06-Proposed-Map-Changes>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: April 15, 2025

TO: Town Clerk – Burlington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-06

Proposal: 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.

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Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Subdivision Status Report																															
Identifying Information						Open Space			Approvals			Bonding			Construction Status**												Notes				
												Performance Bond ⁽⁴⁾		Maintenance Bond																	
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval ⁽²⁾	Not Required (x)	Original Bond Amount (\$)	Date Bond Expires	Maintenance Bond Amount (\$)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other			
324 ⁽⁶⁾	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008				\$583,660	May 18, 2025								x									
									Jun 25, 2025	Feb 20, 2009	Mar 08, 2019		\$583,660																		
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018				\$59,370	Apr 01, 2026		x	x	x		x	x	x	x	x							
									May 30, 2028	Aug 06, 2018	May 30, 2020		\$59,370																		
413	Laurentide Glen Phase 1	12 lots – Assessor's Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x			x	x			
									Oct 24, 2028	Aug 06, 2019	Apr 01, 2021		\$127,075																		
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x					x		
									Oct 24, 2028	Aug 06, 2019	Oct 27, 2021		\$1,725																		
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x							
									Oct 24, 2028	Aug 06, 2019	Mar 24, 2022		\$4,025																		
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x						Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24	
									Oct 24, 2028	Aug 06, 2019	Sep 26, 2022		\$34,500																		
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018		Oct 24, 2025																				
									Oct 24, 2025	Aug 06, 2019																					
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018				\$202,075	n/a																x	
									Aug 29, 2028	Jun 11, 2019	Aug 26, 2020		\$202,075																		
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021				\$9,600						x	x											Earth excavation, rough grading OSTA permit acquired; Encroachment Permit needed.
									Aug 25, 2026	May 04, 2022	Jul 18, 2022		\$9,600																		
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021				\$175,052			x	x	x	x		x	x	x								
									Aug 25, 2026	May 04, 2022	Feb 24, 2025		\$175,052																		
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022				n/a	n/a																	
									Feb 23, 2027	Apr 05, 2022	Feb 23, 2022		n/a	n/a																	
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022				n/a	n/a																	
									Apr 27, 2027	May 25, 2022	Apr 27, 2024		n/a	n/a																	
433	Cold Spring Phase 4	19 lots - West of Village St. &Silo Rd.	19	19					Aug 28, 2023							x	x	x			x	x	x	x							
									Aug 28, 2028	May 09, 2024	Jan 29, 2025		\$106,066																		

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved.
L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable