



City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, JUNE 9, 2025
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

[https://bristolct-gov.zoom.us/j/86418565163?pwd=qCrvHflkpRp6TExpP7lbb9n4CdFJ4p.](https://bristolct-gov.zoom.us/j/86418565163?pwd=qCrvHflkpRp6TExpP7lbb9n4CdFJ4p.1)

1

Meeting ID:

864 1856 5163

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Special Meeting - April 14, 2025
 - b. Regular Meeting - May 12, 2025
3. Receipt of New Applications
 - a. Application #2534 - Special Permit for a Motor Vehicle Repair Facility at 201 Terryville Road; Assessor's Map 67, Lot 17; I (General Industrial) zone; Wrenchrite Towing, LLC, applicant.
4. Public Hearings
 - a. Application #2523 - Site Plan for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236 - (99 Farmington Avenue); BG (General Business) zone; SBM Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM MAY 12, 2025.

- b. Application #2531 - Special Permit for a Mixed-Use Development containing a) two non-residential units and two dwelling units (first floor) and b) five dwelling units (second floor) at 216 Central Street; Assessor's Map 42, Lot 22; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.
 - c. Application #2532 - Special Permit for parking on a separate lot under the same ownership at 216 Central Street & 15 Circle Street; Assessor's Map 42, Lots 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.
 - d. Application # 2533 - Site Plan for a 1) Mixed Use Development containing a) two non-residential units and two dwelling units (first floor) and b) five dwelling units (second floor) and 2) Parking on a separate lot under the same ownership at 216 Central Street and 15 Circle Street; Assessor's Map 42, Lot 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.
- 5. Old Business
 - 6. New Business
 - 7. Staff Reports
 - a. Zoning Report - May 2025
 - 8. Communications
 - 9. Adjournment

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

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

By: Chairman White

Time: 5:45 P.M.

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

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Thomas Marra (Vice Chairman)	X	
	Richard Harlow	X	
	Richard Goodwin (Secretary)	X	
	John LaFreniere	X	
ALTERNATE MEMBERS:	Michael DeRoehn	X	
	Sara Mangiafico		X
	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

Per the order of Chairman White, the meeting was called to order at 5:45 P.M.

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

2. New Business

- a. To convene into executive session to discuss pending litigation: (EOC Development, LLC v. Mark Ziogas, et al. Docket: #X07-HHD-CV24-6192551-S).

Chairman White designated himself, regular Commissioners Harlow, Marra, Goodwin and LaFreniere to vote to enter into executive session.

MOTION: Move that the Bristol Inland Wetlands Commission enter into executive session for the purpose of discussing pending litigation: (EOC Development, LLC v. Mark Ziogas, et al. Docket: #X07-HHD-CV24-6192551-S) and that attendance at such session be limited to the following individuals: the members of the Zoning Commission; Attorney Thomas Conlin, Attorney Jeffrey Steeg, Attorney Kimberly Bosse and City Planner, Robert Flanagan.

By: Marra

Seconded: Goodwin.

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

Against: None.

Abstained: None.

- b. To reconvene into public session to discuss pending litigation (EOC Development, LLC v. Mark Ziogas, et al. Docket: #X07-HHD-CV24-6192551-S) and to take any action necessary.

Chairman White designated himself, regular Commissioners Harlow, Marra, Goodwin and LaFreniere to vote on the Reconvene into public session to discuss pending litigation.

MOTION: Move that the Bristol Zoning Commission Reconvene into public session to discuss pending litigation – pending litigation: (EOC Development, LLC v. Mark Ziogas, et al. Docket: #X07-HHD-CV24-6192551-S).no votes were taken during the executive session.

By: Marra

Seconded: Goodwin.

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

Against: None.

Abstained: None.

MOTION: Move that the litigation matter of (EOC Development, LLC v. Mark Ziogas, et al. be resolved by mutual release and be executed by all parties in accordance with the attached exhibit. I further move that Chairman, David White, be authorized to execute the release on behalf of the Bristol Zoning Commission.

By: Marra

Seconded: Goodwin.

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

Against: None.

Abstained: None.

3. Adjournment

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

MOTION: Move to adjourn at 6:04 P.M.

By: Marra

Seconded: Goodwin.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MAY 12, 2025**

By: Chairman White

Time: 7:00 P.M.

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

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Thomas Marra (Vice Chairman)		X
	Richard Harlow	X	
	Richard Goodwin (Secretary)	X	
	John LaFreniere	X	
ALTERNATE MEMBERS:	Michael DeRoehn	X	
	Sara Mangiafico	X	
	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

Per the order of Chairman White, the meeting was called to order at 6:00 P.M.

Chairman White reminded the Commission the next special meeting was Thursday, May 29, 2025.

Chairman White reminded the Commission the next regular meeting was Monday, June 9, 2025.

2. Approval of Minutes

a. Special Meeting - April 10, 2025

Chairman White designated himself, regular Commissioners Goodwin, Harlow, LaFreniere with alternate Commissioner Caruso to vote on the April 10, 2025, special minutes.

MOTION: Move to approve the minutes of the Special Meeting of April 10, 2025, special meeting.

By: Harlow

Seconded: Goodwin.

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

Against: None.

Abstained: None.

b. Regular Meeting - April 14, 2025

Chairman White designated himself, regular Commissioners Goodwin, Harlow, LaFreniere with alternate Commissioner Caruso to vote on the April 14, 2025, regular minutes.

MOTION: Move to approve the minutes of the Regular Meeting of April 14, 2025, regular meeting.

By: Harlow

Seconded: Goodwin.

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

Against: None.

Abstained: None.

3. Receipt of New Applications

Chairman White designated himself, regular Commissioners Goodwin, Harlow, LaFreniere with alternate Commissioner Caruso to vote on the receipt of new applications.

3. Receipt of New Applications

- a. Application #2530 - Revision to an Approved Site Plan to add fixed planters and fencing for outdoor dining patios areas associated with a 152,000 s.f. mixed-use development at 100 & 130 North Main Street; Map 30, Lot 5 and Map 26 Lots 7; BD-1 (Downtown Business) zone; Centre Square Village, LLC, owner/applicant.

MOTION: Move that Application #2530 be accepted and moved to New Business on this evening's agenda.

By: White

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

4. Public Hearings

- a. Application #2519 - Special Permit for a Mixed-Use Development containing two non-residential units (first floor) and four dwelling units (second floor) at 216 Central Street; Assessor's Map 42, Lot 22; BN (Neighborhood Business) zone; Forestville Properties, LLC – PUBLIC HEARING CONTINUED FROM APRIL 14, 2025.

Chairman White designated himself, regular Commissioners Goodwin, Harlow, LaFreniere with alternate Commissioner Caruso to vote on Application #2519.

Staff detailed a conversation with the applicant's attorney, Mark Ziogas, regarding the withdrawal of Applications #2519, #2520 and #2529 because additional dwelling units were being added to the applications. The City Planner pointed out the State timelines would be expiring soon for these applications. Staff said the attorney has submitted replacement applications for the applications to be withdrawn that were Applications #2531, #2532 and #2533 that would be scheduled for public hearings.

MOTION: Move to accept the withdrawal of Application #2519 – Special Permit for a Mixed-Use Development at 216 Central Street.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2519 is withdrawn.

Receipt of New Application - 2531

Application #2531 - Special Permit for a Mixed-Use Development containing a) two non-residential units and two dwelling units (first floor) and b) five dwelling units (second floor) at 216 Central Street; Assessor's Map 42, Lot 22; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.

Chairman White designated himself, regular Commissioners Goodwin, Harlow, LaFreniere with alternate Commissioner Caruso to vote on Application #2531.

MOTION: Move that Application #2531 be accepted and scheduled for Public Hearing at the next Regular Meeting of the Zoning Commission on June 9, 2025.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2531 is scheduled for public hearing.

- b. Application #2520 - Special Permit for parking on a separate lot under the same ownership at 216 Central Street & 15 Circle Street; Assessor's Map 42, Lots 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant – PUBLIC HEARING CONTINUED FROM APRIL 14, 2025.

MOTION: Move to accept the withdrawal of Application #2520 – Special Permit for parking on a separate lot under the same ownership at 216 Central Street & 15 Circle Street.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2520 is withdrawn.

Receipt of New Application – App. #2532

Application #2532 - Special Permit for parking on a separate lot under the same ownership at 216 Central Street & 15 Circle Street; Assessor's Map 42, Lots 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.

MOTION: Move that Application #2532 be accepted and scheduled for Public Hearing at the next Regular Meeting of the Zoning Commission on June 9, 2025.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2532 is scheduled for public hearing.

- c. Application #2523 - Site Plan for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236 - (99 Farmington Avenue); BG (General Business) zone; SBM Bristol, LLC, applicant — PUBLIC HEARING CONTINUED FROM APRIL 14, 2025.

Staff explained the applicant's attorney, James Ziogas, requested a 21-day extension to keep the public hearing open until June 9, 2025. The City Planner indicated Attorney Ziogas had a large meeting with the Site Plan Committee and to consider all the options. Staff mentioned the applicant had sufficient statutory time to make the request.

MOTION: move to accept the 21-day extension granted by the applicant to continue the Public Hearing on Application #2523 to the June 9, 2025, Regular Meeting of the Commission.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2523 is continued.

5. Old Business

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

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

MOTION: Move to accept the withdrawal of Application #2529 – Special Permit for (1) a Mixed-Use Development containing two non- residential units (first floor) and four dwelling units (second floor) and (2) Parking on a separate lot under the same ownership at 216 Central Street and 15 Circle Street.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2529 is withdrawn

Receipt of New Applications – App. #2533

Application #2533 - Site Plan for a 1) Mixed Use Development containing a) two non-residential units and two dwelling units (first floor) and b) five dwelling units (second floor) and 2) Parking on a separate lot under the same ownership at 216 Central Street and 15 Circle Street; Assessor's Map 42, Lot 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.

MOTION: Move that Application #2533 be accepted and scheduled for Public Hearing at the next Regular Meeting of the Zoning Commission on June 9, 2025.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2533 is scheduled for public hearing.

6. New Business

- a. Application #2530 - Revision to an Approved Site Plan to add fixed planters and fencing for outdoor dining patios areas associated with a 152,000 s.f. mixed-use development at 100 & 130 North Main Street; Map 30, Lot 5 and Map 26 Lots 7; BD 1 (Downtown Business) zone; Centre Square Village, LLC, owner/applicant.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow, LaFreniere with alternate Commissioner Caruso to vote on Application #2530.

Charles Talmadge, Development Planning Solutions, 225 North Main St., representing the applicant, explained the request was for a revision to an approved site plan to construct planters on the north patio in Phase I and in both patios in Phase II.

The planters would physically and visually separate the dining area from the public sidewalks and walkways. The consultant commented this would provide a better dining experience for the customers. Mr. Talmadge verified the planters would be like the planters located at the south corner of Phase I on North Main St. The consultant described the enclosed planter plans. Mr. Talmadge requested approval for the request.

Commission inquiries: Mr. Talmadge verified the rear of the enclosure would be open to allow customers to access the dining area.

Mr. Talmadge requested that the Commission approve the application with stipulations for the applicant to comply.

Staff and Staff would work with the applicant if the Commission approved the application.

John Rusgrove, 88 Allentown Rd., explained how the street parking and outdoor dining improved their business tremendously. Mr. Rusgrove's view was the downtown now looks beautiful with this building being constructed.

MOTION: Motion to approve Application #2530 - Revision to an Approved Site Plan to add fixed planters and fencing for outdoor dining patios areas associated with a 152,000 s.f. mixed-use development at 100 & 130 North Main Street; Map 30, Lot 5 and Map 26 Lots 7; BD 1 (Downtown Business) zone; Centre Square Village, LLC, owner/applicant; 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.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2530 is approved with stipulations.

7. Staff Reports

a. April Zoning Report

Staff and the Commission reviewed the Zoning Enforcement Officer's report for April dated May 1, 2025. The City Planner would request Mr. Peate's Excel Spreadsheet for April for the Commission.

8. Communications

There were no communications.

9. Adjournment

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

MOTION: Move to adjourn at 6:30 P.M.

By: Harlow

Seconded: White.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

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

For Office Use Only	
APPLICATION NO.	<u>2534</u>
DATE FILED:	<u>5-28-25</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) II 4.2. of the Bristol Zoning Regulations for the following

Special Permit use: Motor vehicle repair facility

Address or Location of the Property: 201 Terryville Road

Assessor's Map No.: 67 Assessor's Lot No.(s): 17

Zone of the Property: I Size of the Property (in acres or square feet): 4.13 ACRES

Reason for the Special Permit: to occupy vacant space in existing building for a one bay automotive repair facility.

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

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

Other comments: _____

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

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

Name: Wrenchrite Towing, LLC

Address: 155 Country Lane City: Bristol State: CT Zip: 06010

Telephone No.: 860 329 3505 E-Mail: NRAvoles23@gmail.com

Signature: [Signature] Signature – (Printed/Typed) _____

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

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

Name: Blue Moon Realty, LLC

Address: 735 Plymouth Road City: Harwinton State: CT Zip: 06791

Telephone No.: 860-307-6230 E-Mail: oldboat@sbcglobal.net

Signature: [Signature] Signature – (Printed/Typed) Jim Murdock Jr

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

Narrative

Nicholas Randles

201 Terryville Rd

Bristol Ct. 06010

Town of Bristol
Planning and Zoning Department
111 North Main Street
Bristol, CT 06010

Dear Planning and Zoning Department,

I am writing to provide a detailed narrative for my new business, **Wrenchrite Automotive LLC**, located at 201 Terryville Rd Bristol, Connecticut. I am seeking approval to operate as a licensed repair facility, registered and licensed by the Connecticut Department of Motor Vehicles (DMV). Below is an overview of the business operations, the types of services offered, and parking arrangements.

Business Overview

Wrenchrite Automotive LLC is an automotive repair facility specializing in a variety of vehicle repair services, including:

- **Engine Repairs:** Diagnostics and repairs for all makes and models of vehicles, including engine overhauls, timing belt replacements, and component repairs.
- **Brake Repairs:** Full brake system services including pad replacements, rotor resurfacing, caliper repairs, and fluid flushes.
- **Exhaust Work:** Muffler replacements, exhaust system repairs, and emissions system services.
- **General Repairs:** Routine maintenance and repairs on vehicles, including oil changes, fluid replacements, suspension work, tire services, and more.

As a licensed repair facility, I will be committed to adhering to all state and local regulations concerning safety, environmental protection, and waste disposal. My goal is to provide high-quality, reliable automotive repair services to the Bristol community.

Facility Layout and Operations

The building includes a garage space for vehicle repairs and an office area for customer service. The repair garage will be equipped with the necessary tools and equipment to service vehicles safely and efficiently.

The repair facility will be open Monday-Friday 9am to 4pm providing both scheduled appointments and emergency repair services. Customers will have the option to drop off

Narrative - Page 2

their vehicles for service during business hours. I will be the sole operator of the business and may employ additional licensed technicians as the business grows.

Parking

Parking is a critical consideration for the smooth operation of the business. The facility will provide 15+ of off-street parking spaces for customer vehicles, which will be located directly in front of the garage. This parking area will be used for customer drop-offs, pickups, and temporary vehicle storage during repair work.

In addition to customer parking, there will be designated spaces for vehicles awaiting repairs or in the process of being worked on. All vehicles that are waiting for service will be parked within the boundaries of the property and will not extend into public streets or neighboring properties.

I have made provisions to ensure that the repair process does not obstruct traffic flow or disrupt surrounding properties. Vehicles in the repair area will not be left in a manner that creates an inconvenience to neighbors or impedes the use of public roads.

Waste Management and Environmental Considerations

As part of my commitment to environmental responsibility, I will be implementing strict waste disposal procedures in accordance with state regulations. This will include the safe disposal of automotive fluids, parts, and other materials, ensuring that no hazardous waste is improperly handled. The facility will be equipped with the necessary equipment to manage waste safely, and I will maintain all required records for waste disposal and recycling.

Conclusion

Wrenchrite Automotive LLC aims to be a valuable part of the Bristol community by providing expert automotive repair services while maintaining the highest standards of safety, environmental care, and customer service. The business operations will be conducted in compliance with all local, state, and federal regulations. I believe that the proposed business will have a positive impact on the local economy and provide necessary services to residents of Bristol.

Please feel free to contact me if you require any further information. I appreciate your consideration of this application and look forward to your approval.

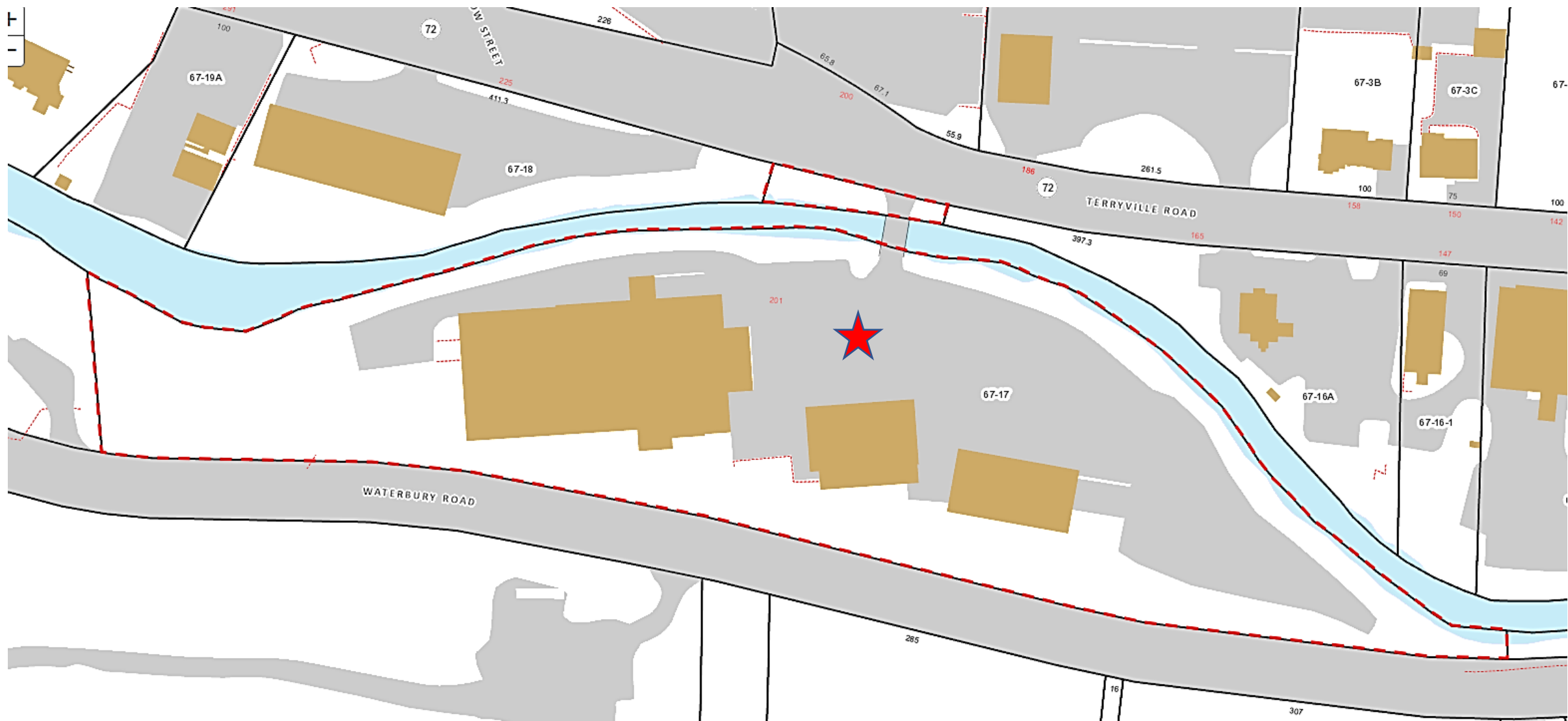
Sincerely,
Nick Randles
Owner, Wrenchrite Automotive LLC
860-329-3505
Nrandles23@gmail.com

201 Terryville Avenue

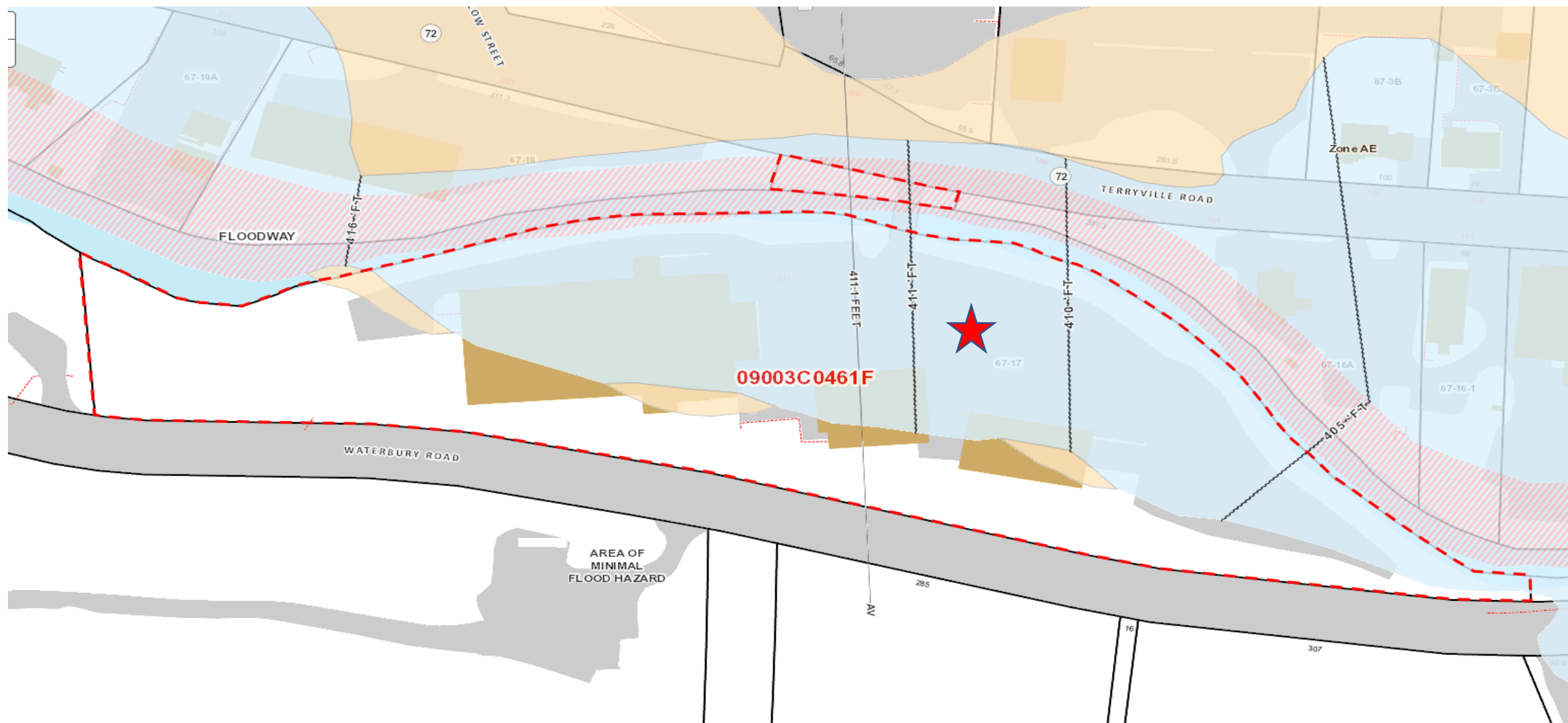
App. 1907 – Special Permit
Approved 2004

Link:

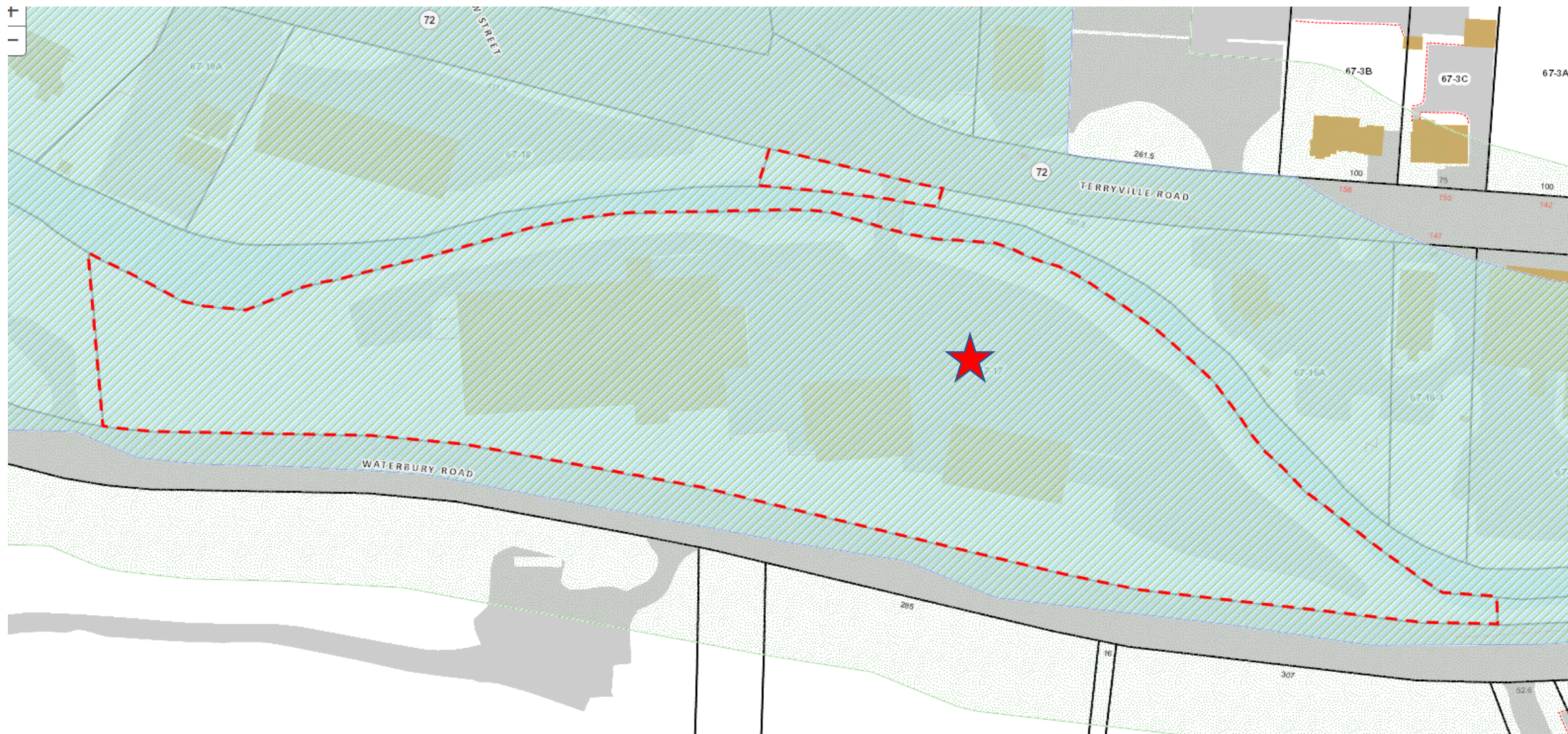
<https://www.bristolct.gov/DocumentCenter/View/49353/App-1907---201-TERRYVILLE-RD>



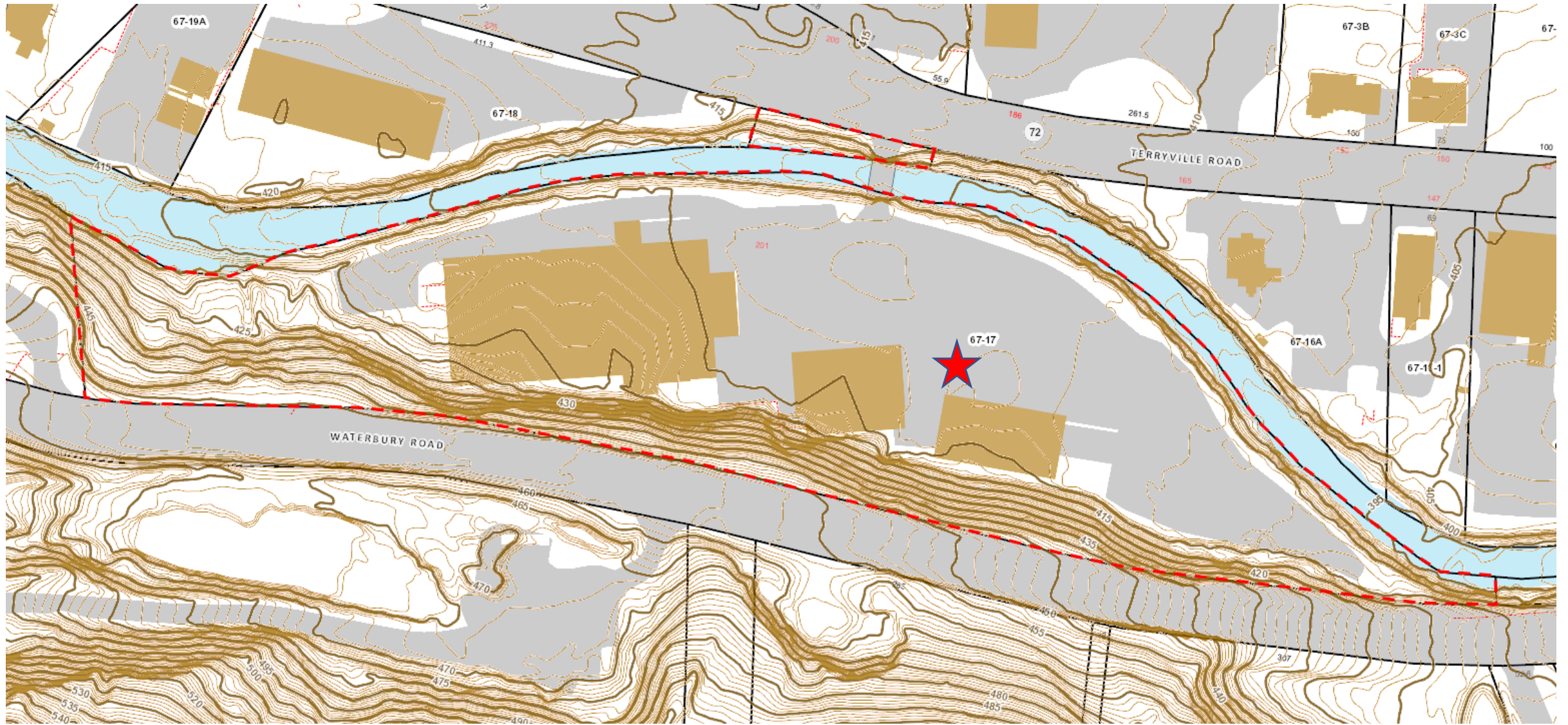
201 Terryville Rd – Location
Map 56 Lot 4



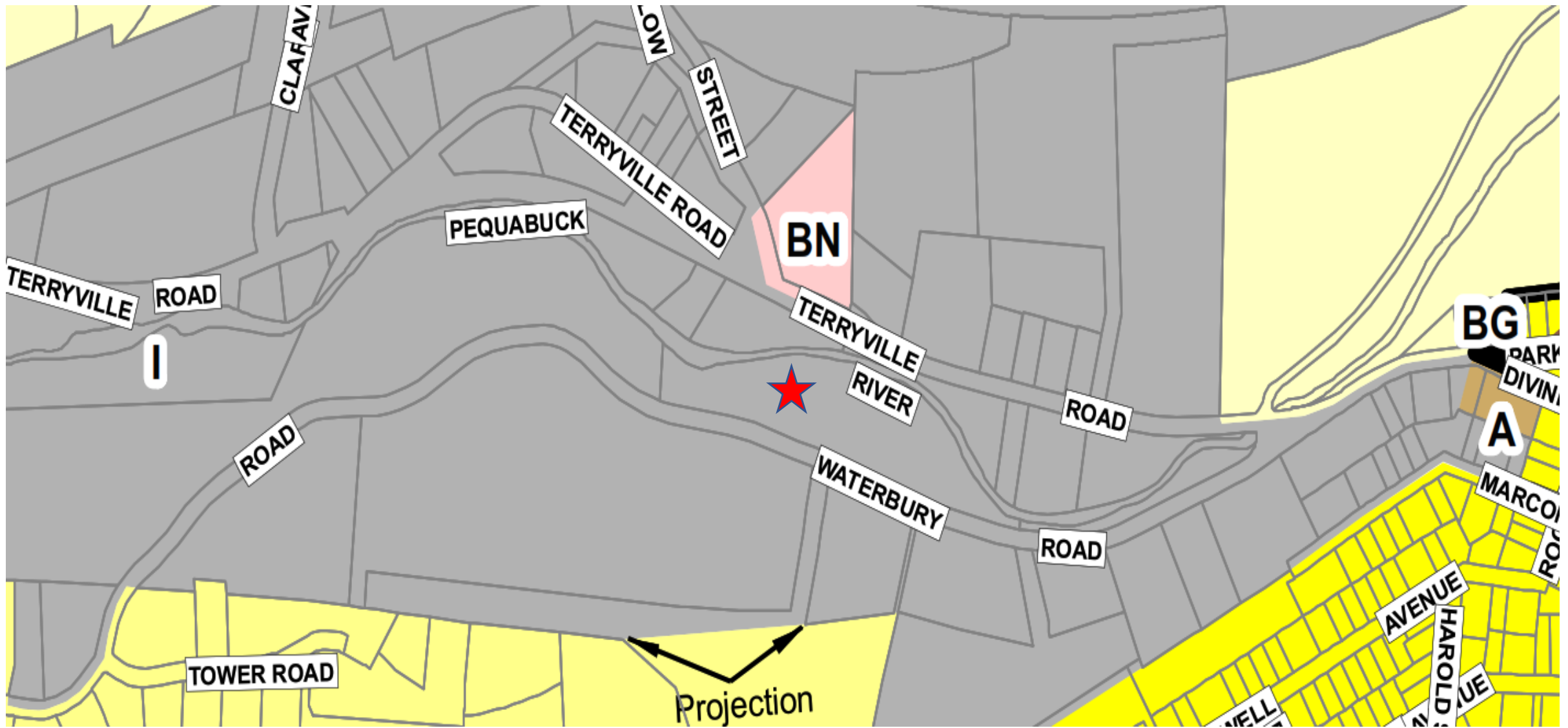
201 Terryville Rd – Floodplain
Map 56 Lot 4



201 Terryville Rd – Wetlands
Map 56 Lot 4



201 Terryville Rd – Topography
Map 56 Lot 4



201 Terryville Rd – Zoning – “I” Industrial Zone
Map 56 Lot 4



201 Terryville Rd – Aerial Photo – 4/9/25
Map 56 Lot 4

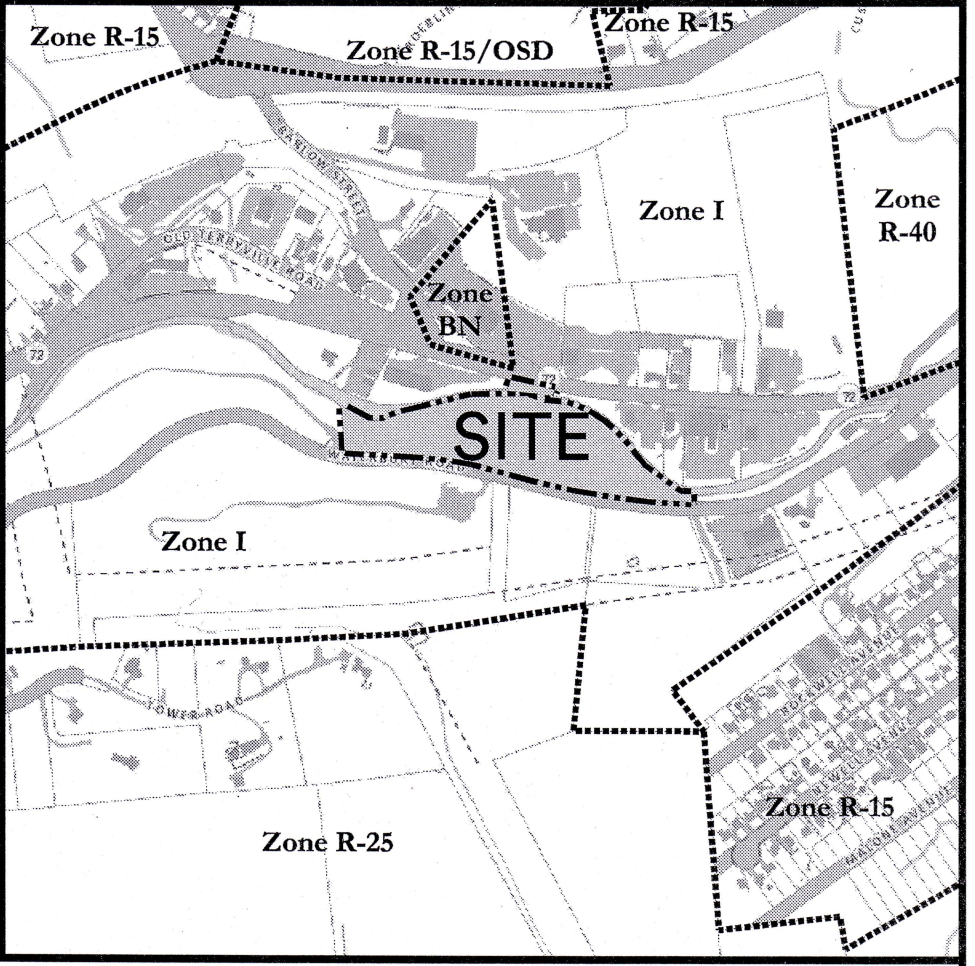


201 Terryville Rd – Aerial Photo – 4/9/25
Map 56 Lot 4

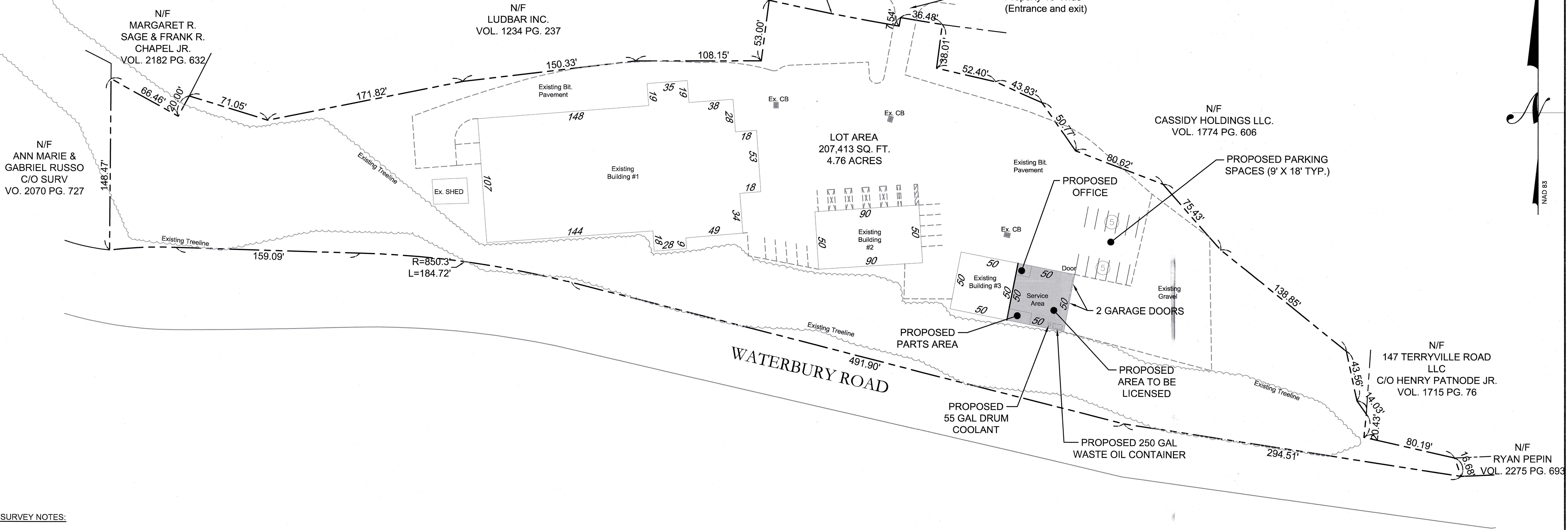
DRAWING NAME: P:\Land Projects\0736 - Terryville Road - Bristol CT\Map\0736 - DMV Survey Map.dwg LAYOUT: S1 PLOT DATE: May 20, 2025 2:45pm OPERATOR: hickokson

LEGEND

- Existing utility pole
- Existing light pole
- Existing fire hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing edge of pavement
- Existing bituminous concrete lip curb
- Existing well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Existing utility box
- Existing contour
- Existing spot elevation
- Existing iron pin
- Existing drill hole
- Existing monument



KEY MAP
SCALE 1"=500'



SURVEY NOTES:

- This plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey, and is subject to such change as an accurate field survey may disclose.
- Type of survey performed: Compilation survey
- Boundary determination category: None Implied
- Class of accuracy:
Horizontal: Class D
- The intent of this map is to depict the position horizontally and, where required vertically, between particular existing or proposed improvements with respect to the applicable municipal or statutory requirements.
- Zone: I
- No gasoline pumps, floor drains, stack or exhaust points or spray booths on property at time of survey.
- There are no vehicle display areas on property.
- Owner: Blue Moon Realty LLC c/o James Murdock Jr.
- Applicant - Wrenchrite Towing LLC.

This map is an accurate representation of the proposed licensed area.

Applicant Date

The site plan of this location has been reviewed and generally represents the approved location.

Zoning Enforcement Officer Date

To the best of my knowledge and belief, this map is substantially correct as noted hereon.



NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

cole #2736 drawn by: NMS

Revisions	
Date:	Descriptions:

DEPARTMENT OF MOTOR VEHICLES
LICENSE APPLICATION DRAWINGS

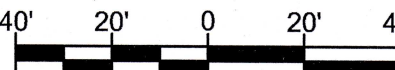
PREPARED FOR

Wrenchrite Towing LLC.

201 Terryville Road - Bristol CT

May 16, 2025

Scale: 1" = 40'



COLE
civil + survey

876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Sheet #:

S1

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

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

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

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

Address or Location of the Property: 45 Farmington Ave.

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

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

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

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

Other comments: _____

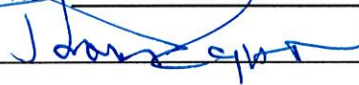
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: SBM Bristol, LLC

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

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

Signature:  Signature – (Printed/Typed) Thomas Rogan

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

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

Name: same

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

Telephone No.: _____ E-Mail: _____

Signature:  Signature – (Printed/Typed) _____

The following shall be included as part of this application:

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

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2523

Address or location of property: _____

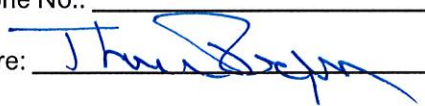
ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature:  Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: CT Jump, LLC

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

Telephone No.: _____ E-Mail: _____

Signature:  Signature – (Printed/Typed) _____

Name: Grand Shalom, LLC

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

Telephone No.: _____ E-Mail: _____

Signature:  Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: J Ziogas

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

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

Request to delay Public Hearing to June 9, 2025

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

Dear Mr. Flanagan:

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

Thank you.

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

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

Narrative

Narrative for Drive-up Facility

NARRATIVE FOR BRISTOL COMMONS DRIVE THRU AT THE FORMER BOSTON MARKET

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

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

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

Access to and from Route 6 will remain the same.

Site Plan Comments 6/4/25

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

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

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

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

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

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

5/16/25 Applicant Response: The proposed bollards and painted parking exclusion area on the southwest side of the building have been removed. A narrower curbed island will be installed ahead of the drive thru lane instead.

6/4/25 City Response: OK.

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

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

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

5/16/25 Applicant Response: Done.

6/4/25 City Response: OK.

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

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

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

5/16/25 Applicant Response: This was considered: however, this would adversely affect access to the accessible parking spaces, and entry to the building from the perceived front of the building. Note that the accessible parking spaces have been relocated to the east.

6/4/25 City Response: OK.

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

treatment of queued vehicles be further evaluated upon occupancy.

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

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

5/16/25 Applicant Response: Thank you. See response to comment 3.

6/4/25 City Response: OK.

5. Where will truck loading and unloading occur?

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

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

5/16/25 Applicant Response: From the shopping center driveway.

6/4/25 City Response: OK.

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

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

4/17/25 City Response: Addressed.

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

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

4/17/25 City Response: Addressed.

5/16/25 Applicant Response: Site layout has been slightly revised. The parking calculation has been updated to reflect incorporation of other comments. The addition of additional landscaped islands nets an increase of 635 sf of pervious surface on the parcel.

6/4/25 City Response: This comment seems to say that landscaped islands would increase impervious area? If an increase in impervious area is added provide mitigation for additional runoff.

4/17/25 (NEW) Engineering Comments:

8. The dimensions shown on the plans for the driveways and parking spaces include areas that currently have bollards and the bollards are expected to remain, the spaces should be clear for the whole space dimensioned and parking isles.

5/16/25 Applicant Response: Of the 5 existing bollards on the east side of the building which are to remain, the minimum drive thru lane width is 11.4ft. The dimension lines shown are to define the painted line for the drive thru lane to keep the lane parallel to the building and sidewalk.

6/4/25 City Response: OK.

9. There is very limited lighting existing on the site, the rear of the property does not appear to be illuminated.

5/16/25 Applicant Response: There is an existing wall mounted flood light on the northwest side of the building over the rear door.

6/4/25 City Response: Provide explanation on how site will address Section 11.2.

10. The existing accessible signs mounted in the front of the building do not meet MUTCD standards for height. The color of the lines is yellow, which is restrictive in nature, should be white. The accessible symbol should meet standards.

5/16/25 Applicant Response: Each of these sub-comments have been addressed.

6/4/25 City Response: OK.

11. The existing sidewalk has damage and openings in it, which should be repaired.

5/16/25 Applicant Response: The owner will address these sections either with this work or during their routine site maintenance activities.

6/4/25 City Response: OK.

12. Confirm the parking spaces and aisles are in conformance with section 13.7.2 of the zoning regulations.

5/16/25 Applicant Response: The parking spaces and aisles are in conformance with Section 13.7.2.

6/4/25 City Response: OK.

13. There is significant deterioration of the existing pavement, particularly at the rear of the building. These areas should be repaired.

5/16/25 Applicant Response: The owner has begun a maintenance program to resurface the parking lots within the entire plaza.

6/4/25 City Response: OK.

14. Confirm that the proposed accessible parking spaces meet ADA regulations.

5/16/25 Applicant Response: The revised parking spaces and aisles are in conformance with ADA Regulations.

6/4/25 City Response: OK.

ASSISTANT CITY PLANNER (Andrew Armstrong):

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

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

4/17/25 City Response: Comment acknowledged.

2. Provide Zoning Compliance chart.

4/10/25 Applicant Response: Included.

4/17/25 City Response: Comment addressed.

3. Provide details for pedestrian access and circulation.

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

4/17/25 City Response: Comment addressed.

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

4/10/25 Applicant Response: Included.

4/17/25 City Response: Comment addressed.

5. Provide stop sign south of handicap parking.

4/10/25 Applicant Response: Included.

4/17/25 City Response: Comment addressed.

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

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

4/17/25 City Response: Comment addressed.

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

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

4/17/25 City Response: Comment addressed.

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

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

4/17/25 City Response: In the discussion I was considering possible design solutions to the potential conflict of vehicles colliding from both directions in addition to parking. This area is very tight and busy. In looking at this configuration it does not appear there will be enough aisle space for parking in this area to back-up to the bollards. Show compliance with the 15-foot aisle required for 45-degree angled parking spaces in this area. After further review, bollards may not be the best option in this location. Perhaps a different visual barrier in this area will suffice as the permanent bollards could provide an obstruction to traffic flow, parking maneuverability and fire

department access. It may be a better solution to remove some parking spaces on the site to avoid conflict and/or make the entire site and drive-thru one-way traffic. We would like to schedule a future meeting with staff to discuss each department's piece and seek a solution that addresses all department concerns.

5/16/25 Applicant Response: OK.

6/4/25 City Response: Comment addressed.

9. Provide drive-thru related signage.

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

4/17/25 City Response: Comment addressed.

10. 4/17/25 (NEW) City Planner Comment: A do-not-enter sign is needed at the south end parking area where one-way traffic will be exiting the drive-thru and parking areas.

5/16/25 Applicant Response: Done.

6/4/25 City Response: Comment addressed.

11. 4/17/25 (NEW) City Planner Comment: Provide a details sheet.

5/16/25 Applicant Response: Done.

6/4/25 City Response: Comment addressed.

12. 4/17/25 (NEW) City Planner Comment: There is not sufficient lighting in the rear of the building and potentially other locations. One lamp post near the drive-thru shown on the plans does not appear to be accurate. Provide details of photometrics.

5/16/25 Applicant Response: See response to Engineering comment #9.

6/4/25 City Response: Comment remains. The lighting for the new drive-thru does not appear to be sufficient. Provide details.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

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

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

4/17/25 City Response: Comment addressed.

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

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

6/4/25 City Response: No comments from Building Department at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

PD has several concerns;

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

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

4/17/25 City Response: OK.

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

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

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

5/16/25 Applicant Response: Upon further review by the Design Team, these bollards have been removed and a less invasive curbed island is now proposed to provide additional space for vehicle movements.

6/4/25 City Response: I believe the addition of the islands along the southern side of the building will address many of my concerns of conflicts from exiting traffic from the drive-thru and traffic trying to find a parking space along that side of the building.

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

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

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

5/16/25 Applicant Response: Accessible spaces have been relocated to the east end of the parking spaces on the south side of the building.

6/4/25 City Response: I agree with the moving of the handicap spaces.

4. Vehicles that attempt to use the handicap spaces or further southern spaces (closer to route 6) would have to back approx. 50 feet to access the eastern spaces if all the southern spaces are occupied.

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

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

5/16/25 Applicant Response: See the revised layout of parking spaces and signage.

6/4/25 City Response: I agree with the moving of the handicap spaces.

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

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

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

5/16/25 Applicant Response: *Maneuvers are typical to those in any parking lot.*

6/4/25 City Response: I believe the addition of the islands along the southern side of the building will address many of my concerns of conflicts from exiting traffic from the drive-thru and traffic trying to find a parking space along that side of the building.

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

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

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

5/16/25 Applicant Response: *Pedestrian flow as stated is common to parking lots.*

6/4/25 City Response: I believe the addition of the islands along the southern side of the building will address many of my concerns of conflicts from exiting traffic from the drive-thru and traffic trying to find a parking space along that side of the building.

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

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

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

5/16/25 Applicant Response: *Agreed, the data is relevant to this project.*

6/4/25 City Response: I believe the addition of the islands along the southern side of the building will address many of my concerns of conflicts from exiting traffic from the drive-thru and traffic trying to find a parking space along that side of the building.

FIRE MARSHAL (Kristopher Lambert):

1. No fire code concerns at this time.

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

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

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

Connecticut State Fire Safety Code

[Appendix D Fire Apparatus Access](#)

[D1.2 Fire Apparatus Access](#)

D1.2.3 Fire Apparatus Access Roads

D1.2.3.1 Required Access

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

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

D1.2.3.5 Specifications

D1.2.3.5.1 Dimensions

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

D1.2.3.1.4

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

6/4/25 NEW FIRE DEPARTMENT COMMENTS:

2. **6/4/25 City Comment: All fire code issues have been addressed.**

WATER DEPARTMENT (Paul Keegan/Rob Longo)

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

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

6/4/25 NEW WATER DEPARTMENT COMMENTS:

1. **6/4/25 City Comment: They can tap the water main on the property provided a flow test is done and an engineer says that will work.**
2. **6/4/25 City Comment: All work needs to meet Bristol Water and Sewer specifications.**
3. **6/4/25 City Comment: The licensed plumber would need to go to our website to fill out a permit, which is**

where our rules and regulations are. There would be a \$100 inspection fee as we would inspect the tap and pipe work into the building.

Traffic Statement 4/2/25

April 2, 2025

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

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

Dear Mr. Rogan:

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

Proposed Development

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

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

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

Background Traffic

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

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

Site Generated Traffic

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

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

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

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

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

Capacity Analysis

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

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

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

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

Drive-thru Layout

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

Conclusion

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

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

Mr. Tom Rogan
April 2, 2025
Page 6

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

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

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

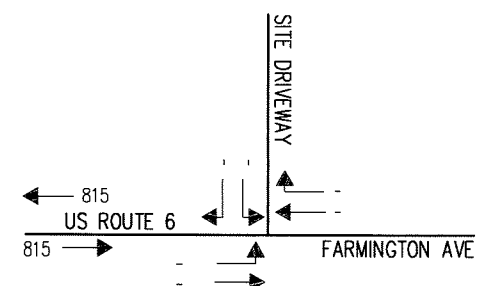
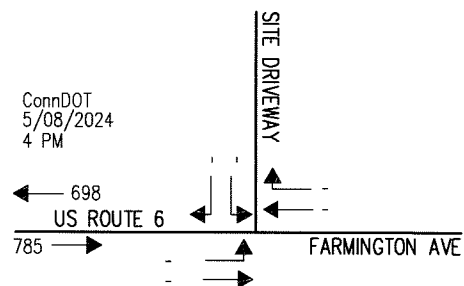
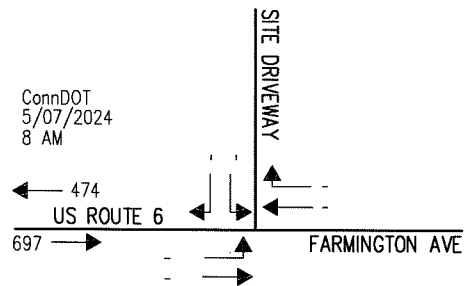
cc: Atty. James Ziogas

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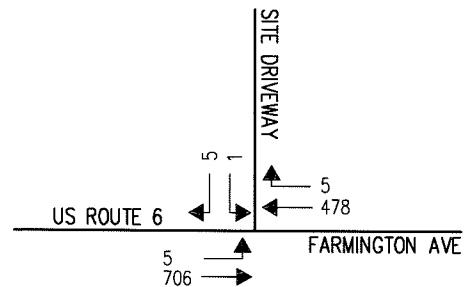
TABLE 1
ConnDOT TRAFFIC VOLUMES
Route 6 (Farmington Avenue) Northeast of Maple Street #2
Station No. 61

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

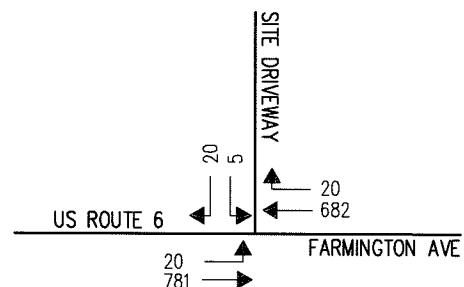
2024 ADT = 18,100 for station 61 in Bristol



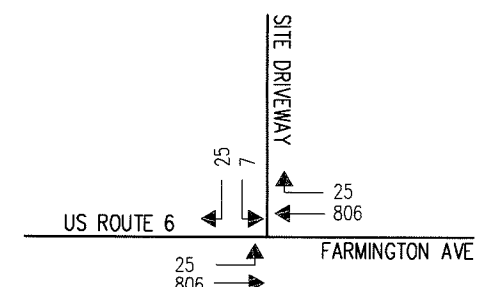
OBSERVED TRAFFIC VOLUMES



AM PEAK HOUR



PM PEAK HOUR



SAT PEAK HOUR

BACKGROUND TRAFFIC VOLUMES

FIGURE 2
3/28/2025

OBSERVED TRAFFIC VOLUMES &
BACKGROUND TRAFFIC VOLUMES
AM, PM & SAT PEAK HOURS
PROPOSED DRIVE THRU
BRISTOL COMMONS
BRISTOL, CONNECTICUT

F. A. Heeketh & Associates, Inc.
6 CREAMERY BROOK, EAST GRANBY, CT 06026

FAH

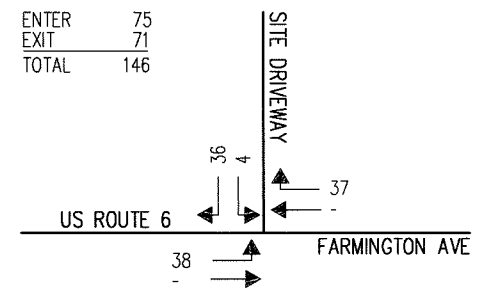
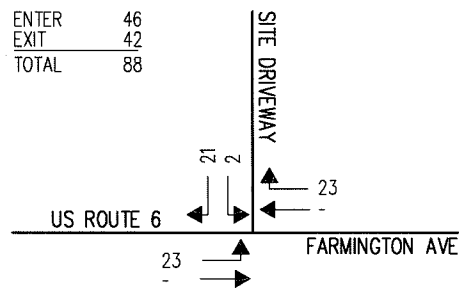
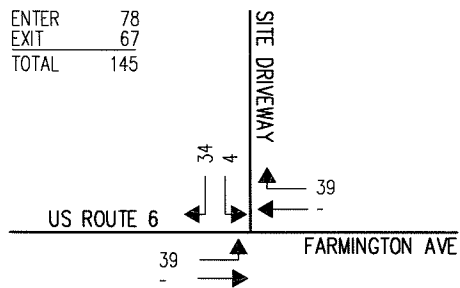
TRAFFIC
PLANNING
ENGINEERING
DESIGN

NOT TO SCALE

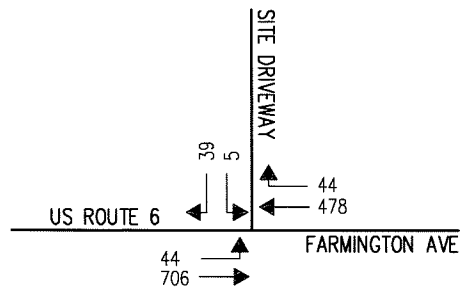
Table 2
Trip Generation
Proposed Drive Thru Window
Bristol Commons

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

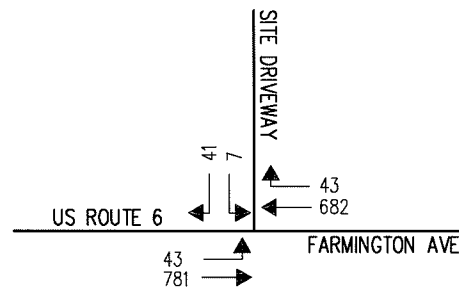
^ - Saturday daily volume estimated based on peak hour volume



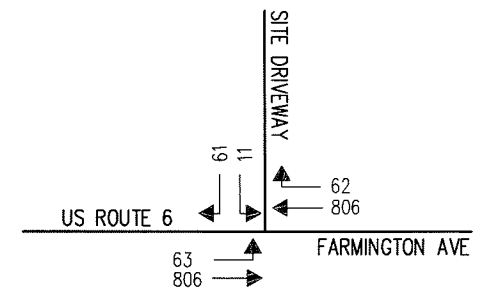
SITE GENERATED TRAFFIC



AM PEAK HOUR

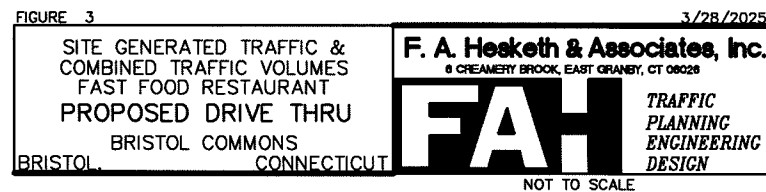


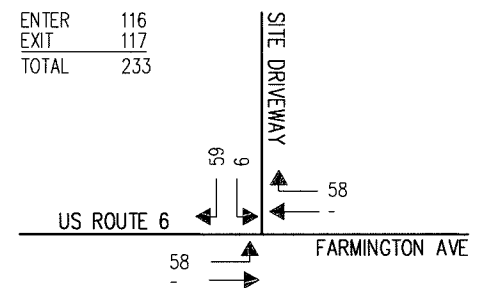
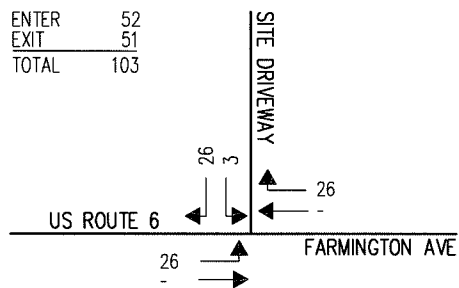
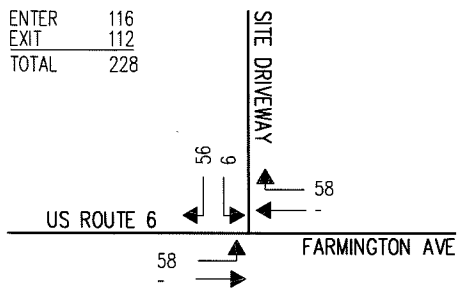
PM PEAK HOUR



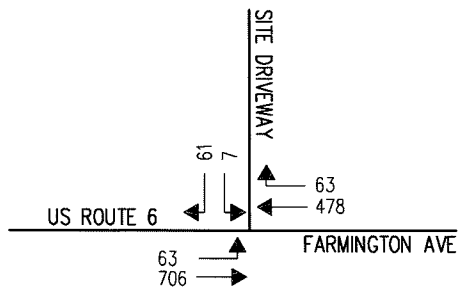
SAT PEAK HOUR

COMBINED TRAFFIC VOLUMES

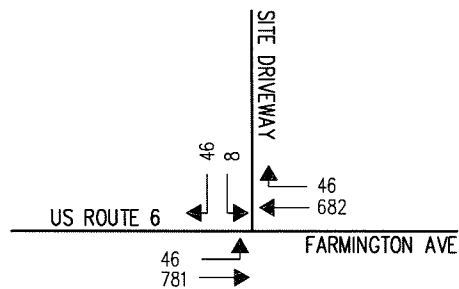




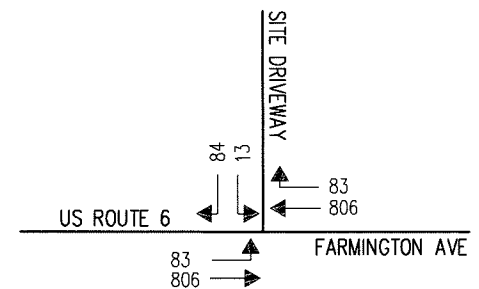
SITE GENERATED TRAFFIC



AM PEAK HOUR



PM PEAK HOUR



SAT PEAK HOUR

COMBINED TRAFFIC VOLUMES

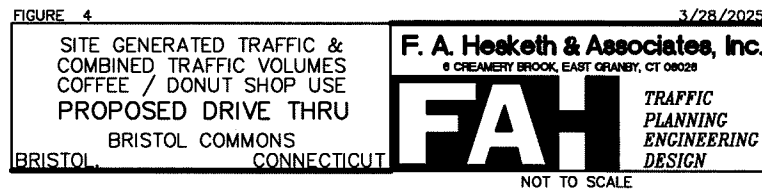


Table 3
Level of Service Summary
Proposed Drive Thru Window
Bristol Commons

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

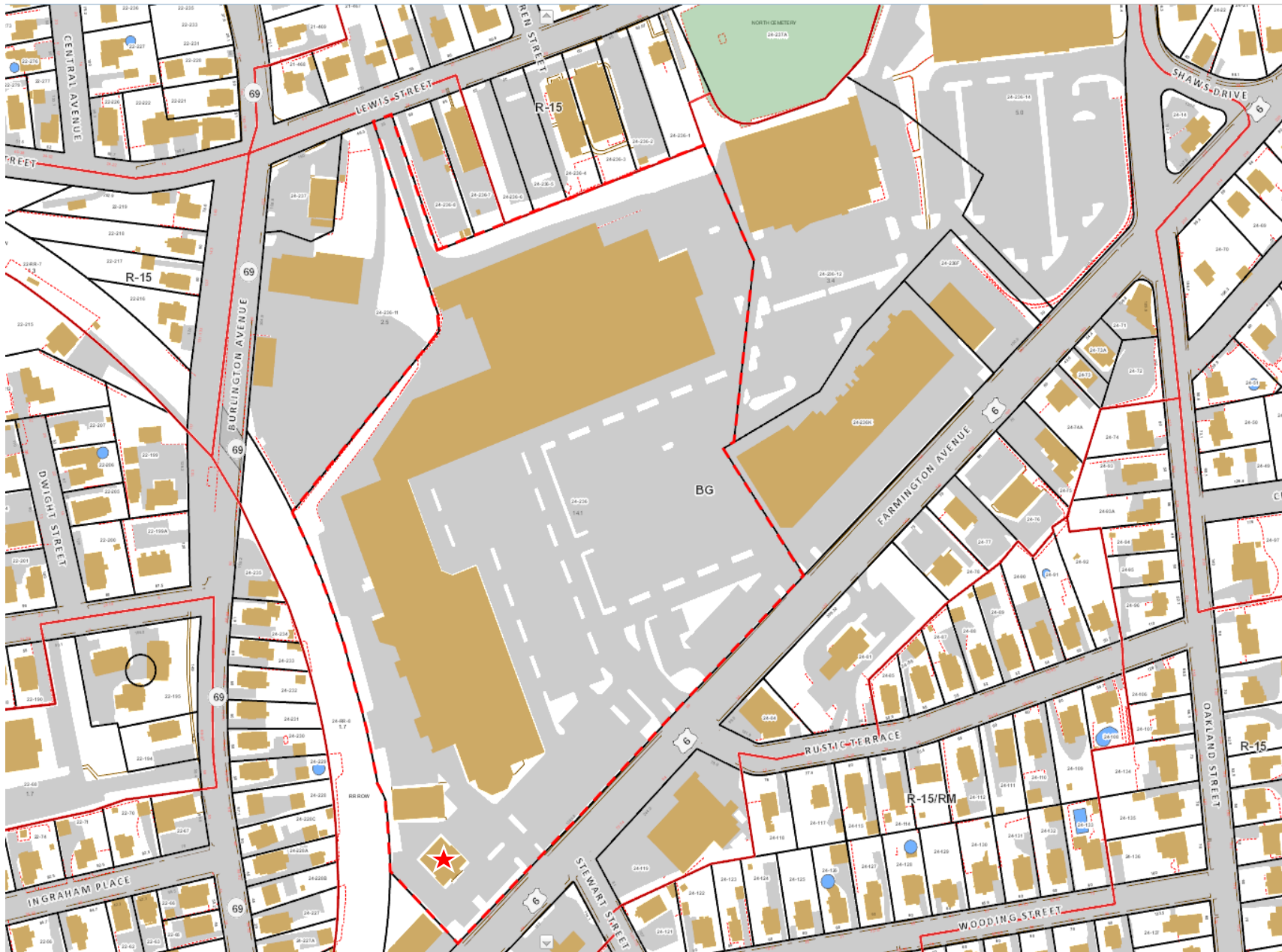
GIS and Google Maps



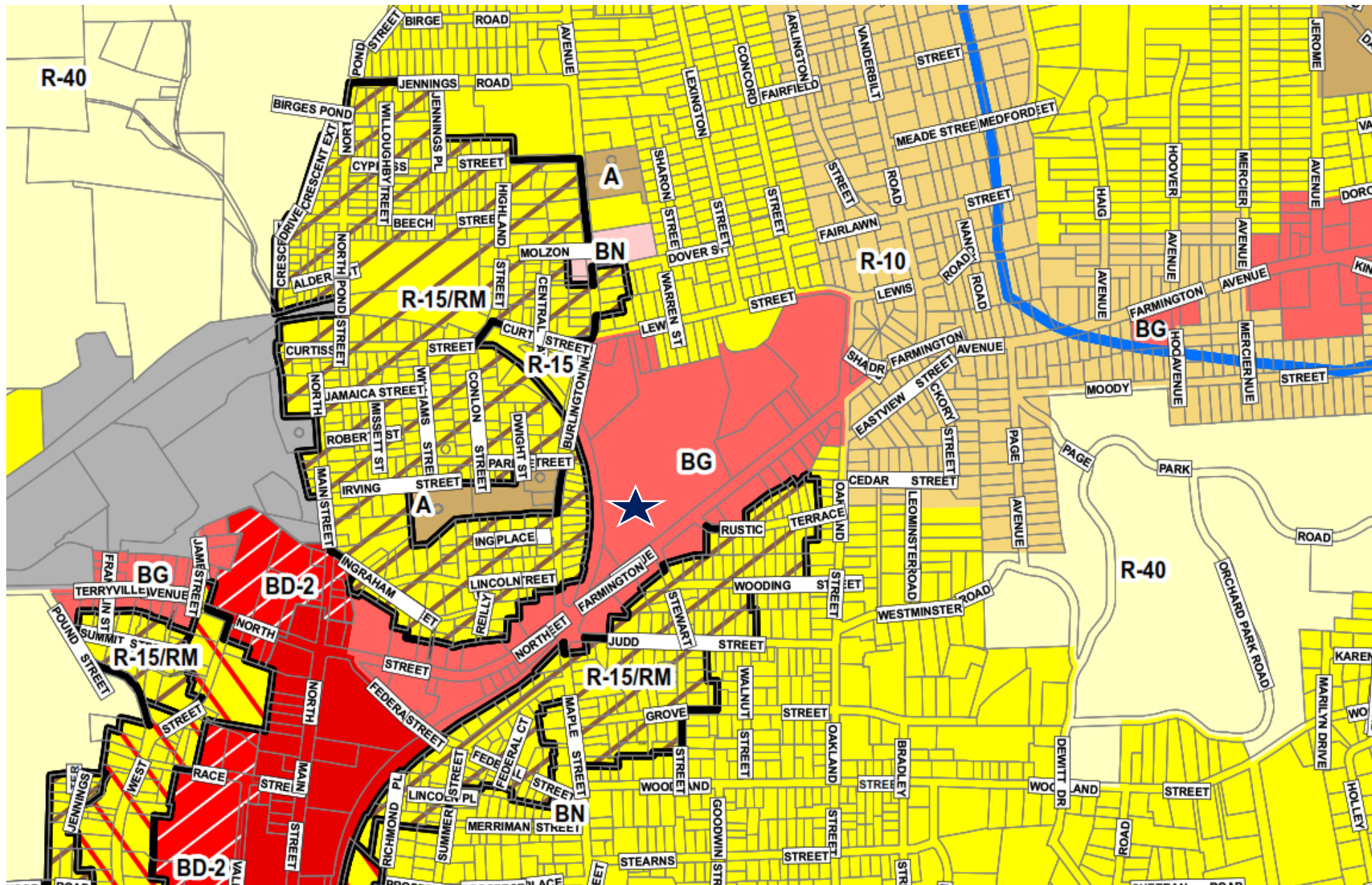
Application #2522/23 – Location Map – (45) 99 Farmington Ave.



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



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



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



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



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



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

Site Plan

5/20/25

SITE PLAN MODIFICATION

LANE RE-ASSIGNMENT

&

DRIVE-UP WINDOW

BRISTOL COMMONS

ASSESSORS MAP: 24 LOT 236

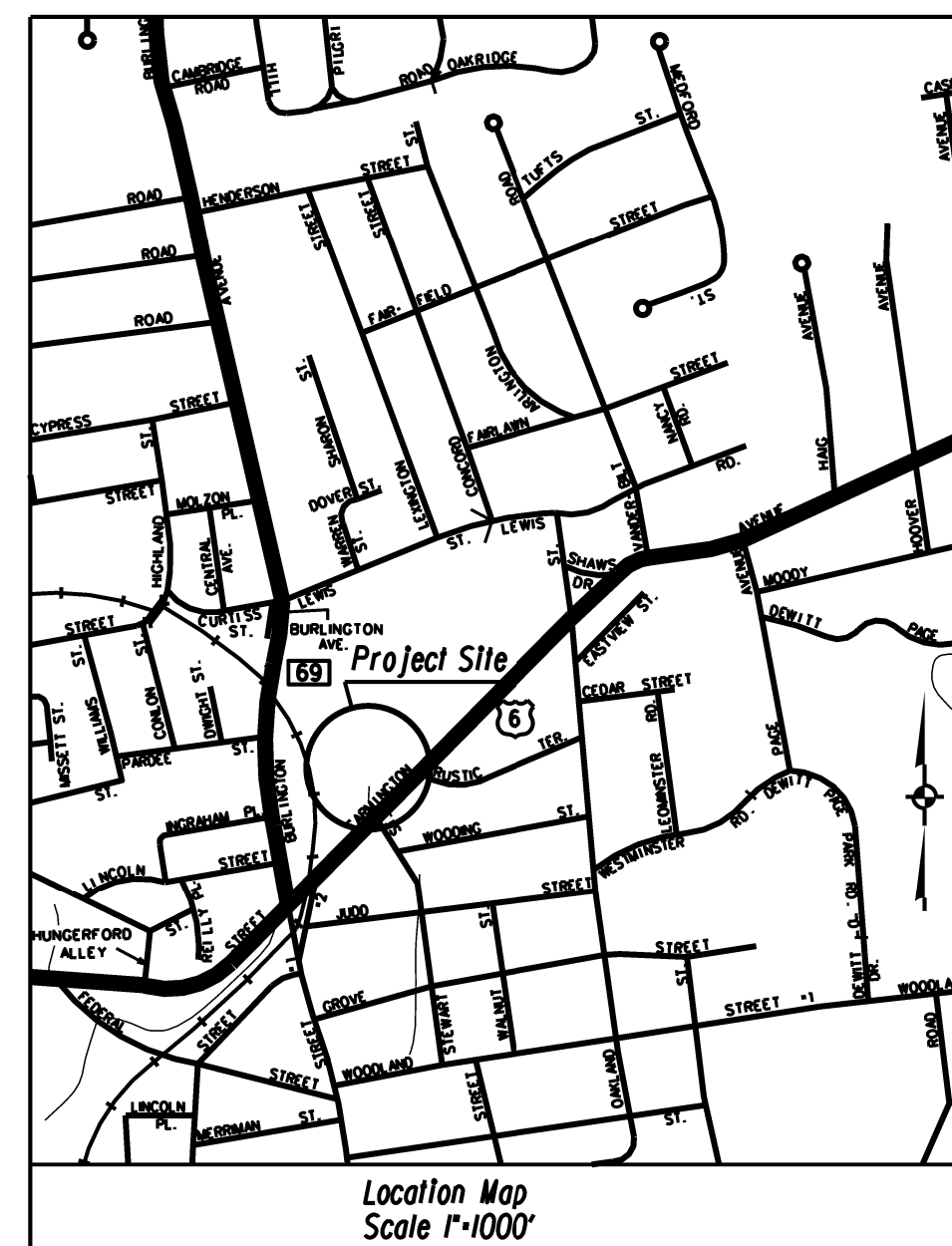
45 FARMINGTON AVENUE

BRISTOL, CONNECTICUT

OCTOBER 10, 2024

4	5-20-2025	MISCELLANEOUS CHANGES	
3	5-14-2025	MISCELLANEOUS CHANGES	
2	4-23-2025	INCORPORATE STAFF REVIEW Dated 4-17-2025	
1	4-08-2025	INCORPORATE STAFF REVIEW Dated 3-04-2025	
REV.	DATE	REVISION DESCRIPTION	

<u>LEGEND</u>	
	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
+0000.0	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CURBING (TYPE AS NOTED)
	CHAIN LINK FENCE
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING SEWER MAIN
	APPROX. LOCATION EXISTING WATER MAIN
	APPROX. LOCATION EXISTING GAS MAIN
	APPROX. LOCATION EXISTING COMMUNICATION LINE
	PROPOSED 6" D.I.P. WATER MAIN
	PROPOSED 2" COPPER DOMESTIC WATER SERVICE
	PROPOSED 4" D.I.P. WATER SERVICE
	PROPOSED GAS SERVICE
	PROPOSED ELECTRIC CONNECTION
	PROPOSED 4" PERF. PVC UNDERDRAIN
	PROPOSED ROOF LEADER CONNECTION
	SAWCUT LINE
	SEDIMENTATION AND EROSION CONTROL FENCE
	WHITE PAINTED PAVEMENT ARROW
	ACCESSIBLE ROUTE



LIST OF DRAWINGS

- 1 COVER SHEET
2 OVERALL PROPERTY PLAN
3 REMOVALS PLAN
4 LAYOUT AND PAVEMENT MARKINGS PLAN
5 MISCELLANEOUS DETAILS

Applicant/Owner:

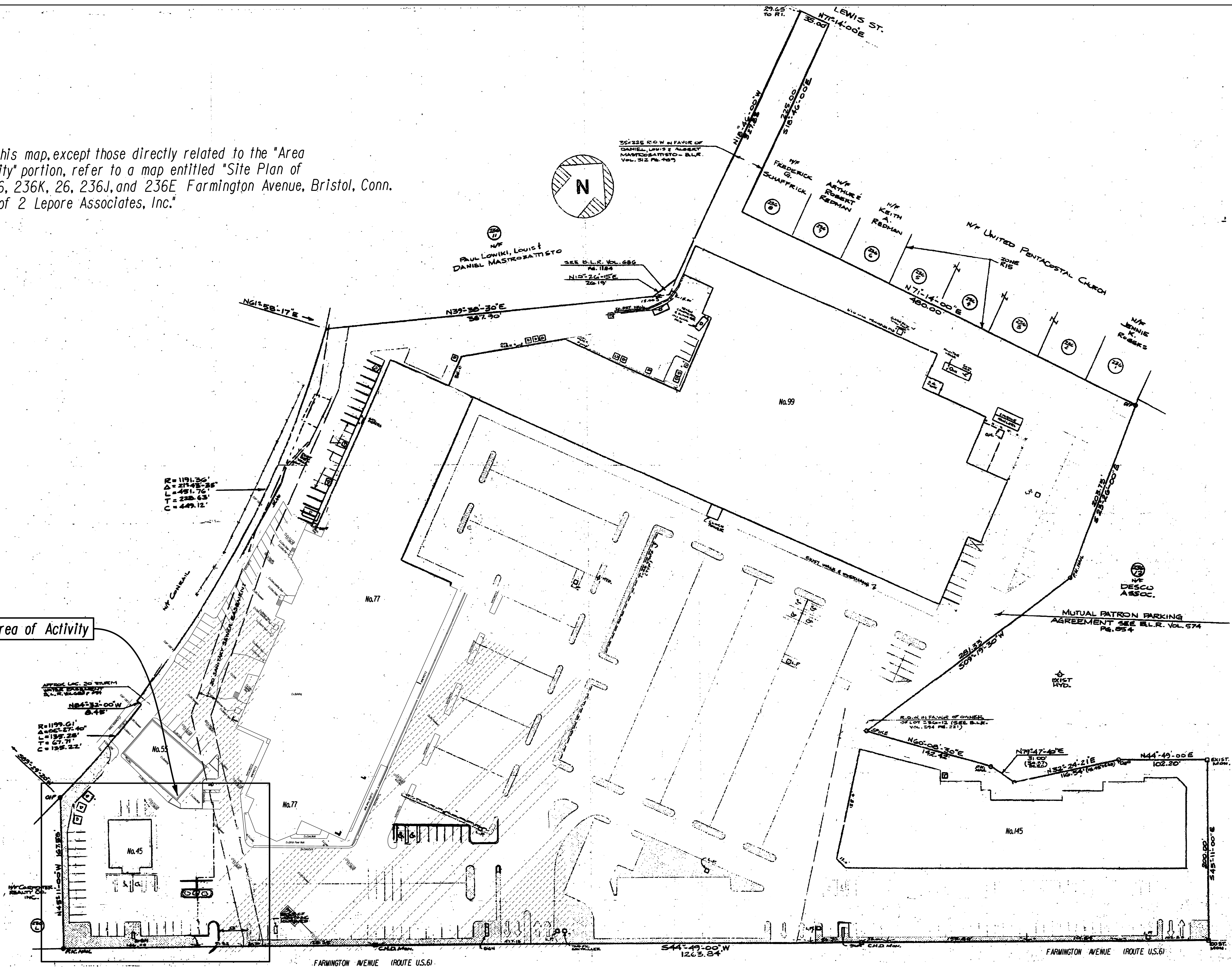
Bristol Commons Management LLC
489 Fifth Ave, 7th Floor
New York, New York 10017
Attn: Morry Kalimian

Contact: Thomas Rogan (212) 660-7800

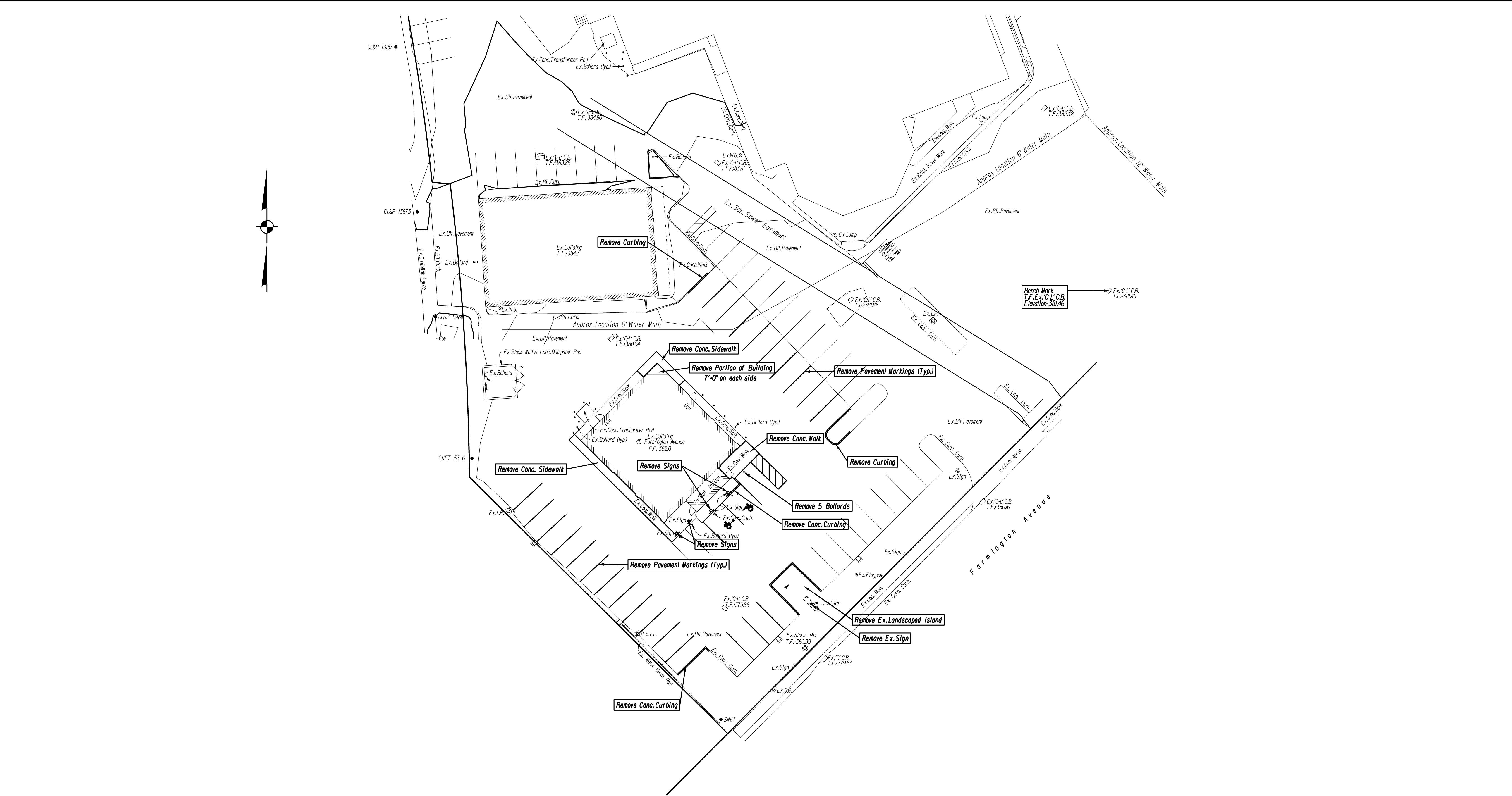
Surveyor/Civil Engineer:

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

Area of Activity



		DATE: OCTOBER 10, 2024		SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.		 		PROJECT TITLE: SITE PLAN MODIFICATION BRISTOL COMMONS LOT 24-236 45 FARMINGTON AVENUE BRISTOL, CONNECTICUT		ASSESSOR'S MAP/BLOCK/LOT: MAP 24 LOT 236		DRAWING NO. OVL-001	
4 5-20-2025 MISCELLANEOUS CHANGES		SCALE: 		Map prepared by others						DRAWING TITLE: OVERALL PROPERTY MAP		SHEET NO. 2	
3 5-14-2025 MISCELLANEOUS CHANGES													
2 4-23-2025 INCORPORATE STAFF REVIEW Dated 4-17-2025													
1 4-08-2025 INCORPORATE STAFF REVIEW Dated 3-04-2025													
REV.	DATE	REVISION DESCRIPTION											



NOTE:
See Isometric View on Sheet 5.

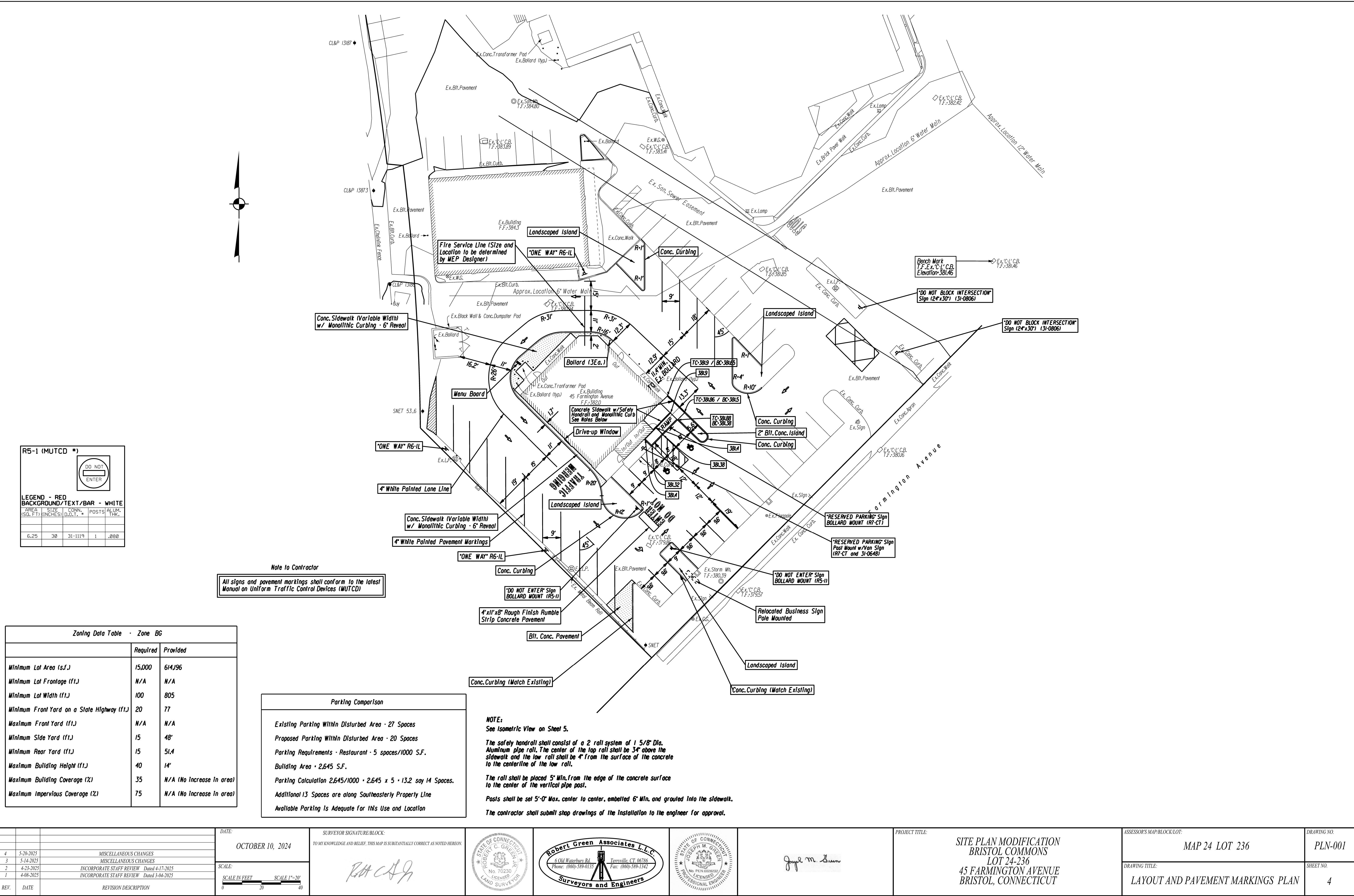
The safety handrail shall consist of a 2 rail system of 1 5/8" Dia. Aluminum pipe rail. The center of the top rail shall be 34" above the sidewalk and the low rail shall be 4" from the surface of the concrete to the centerline of the low rail.

The rail shall be placed 5" Min. from the edge of the concrete surface to the center of the vertical pipe post.

Posts shall be set 5'-0" Max. center to center, embedded 6" Min. and grouted into the sidewalk.

The contractor shall submit shop drawings of the installation to the engineer for approval.

			DATE: OCTOBER 10, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 				PROJECT TITLE: SITE PLAN MODIFICATION BRISTOL COMMONS LOT 24-236 45 FARMINGTON AVENUE BRISTOL, CONNECTICUT	ASSESSOR'S MAP/BLOCK/LOT: MAP 24 LOT 236	DRAWING NO. RMV-001
			SCALE: SCALE IN FEET 0 20 40						DRAWING TITLE: REMOVALS PLAN	SHEET NO. 3
REV.	DATE	REVISION DESCRIPTION								
4	5-20-2025	MISCELLANEOUS CHANGES								
3	5-14-2025	MISCELLANEOUS CHANGES								
2	4-23-2025	INCORPORATE STAFF REVIEW Dated 4-17-2025								
1	4-08-2025	INCORPORATE STAFF REVIEW Dated 3-04-2025								



R5-1 (MUTCD #)

DO NOT ENTER

LEGEND - RED BACKGROUND/TEXT/BAR - WHITE

AREA (SQ. FT.)	SIZE (INCHES)	CONC. D.O.T. *	POSTS	ALUM. THK.
6.25	30	31-1119	1	.080

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

Parking Comparison
Existing Parking Within Disturbed Area - 27 Spaces
Proposed Parking Within Disturbed Area - 20 Spaces
Parking Requirements - Restaurant - 5 spaces/1000 S.F.
Building Area - 2,645 S.F.
Parking Calculation 2,645/1000 = 2.645 x 5 = 13.2 say 14 Spaces.
Additional 13 Spaces are along Southeasterly Property Line
Available Parking Is Adequate for IN's Use and Location

NOTE:
See Isometric View on Sheet 5.

The safety handrail shall consist of a 2 rail system of 1 5/8" Dia. Aluminum pipe rail. The center of the top rail shall be 34" above the sidewalk and the low rail shall be 4" from the surface of the concrete to the centerline of the low rail.

The rail shall be placed 5" Min. from the edge of the concrete surface to the center of the vertical pipe post.

Posts shall be set 5'-0" Max. center to center, embedded 6" Min. and grouted into the sidewalk.

The contractor shall submit shop drawings of the installation to the engineer for approval.

For Office Use Only	
APPLICATION NO.	2531
DATE FILED:	5/12/25
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under

Section(s) 4.1 of the Bristol Zoning Regulations for the following

Special Permit use: MIXED USE DEVELOPMENT

Address or Location of the Property: 216 CENTRAL STREET

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

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

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

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

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

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

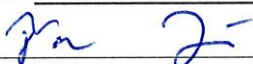
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: FORESTVILLE PROPERTIES, LLC

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

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

Signature:  Signature – (Printed/Typed) THOMAS ZIPP

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2531

Address or location of property: 216 CENTRAL STREET

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

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

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

08/17 - LUO

REVISED 5-12-2025

Mixed-use development parking requirements

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

5 existing (1 bed/1 bath) units: 3 units @ 216 Central and 2 units @ 15 Circle	6.25
4 proposed new (1 bed/1 bath) units @ 216 Central	5.00
Total residential parking spaces required	11.25

Commercial - 1.5 spaces per 1,000 feet

1st Floor Front Commercial - approx. 700 sq ft	1.50
1st Floor Rear Commercial - garage - approx. 700 sq ft	1.50
Total commercial parking spaces required	3.00

Total required spaces	14.25
Total required spaces rounded	15
Total actual spaces (15 parking spaces + 2 garage spaces)	17

Source: Development Planning Solutions LLC

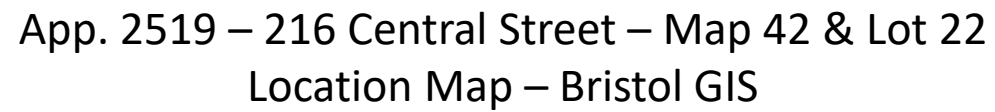
Narrative

REVISED 5-12-2025 - Narrative for Mixed Use

216 Central St Mixed Use

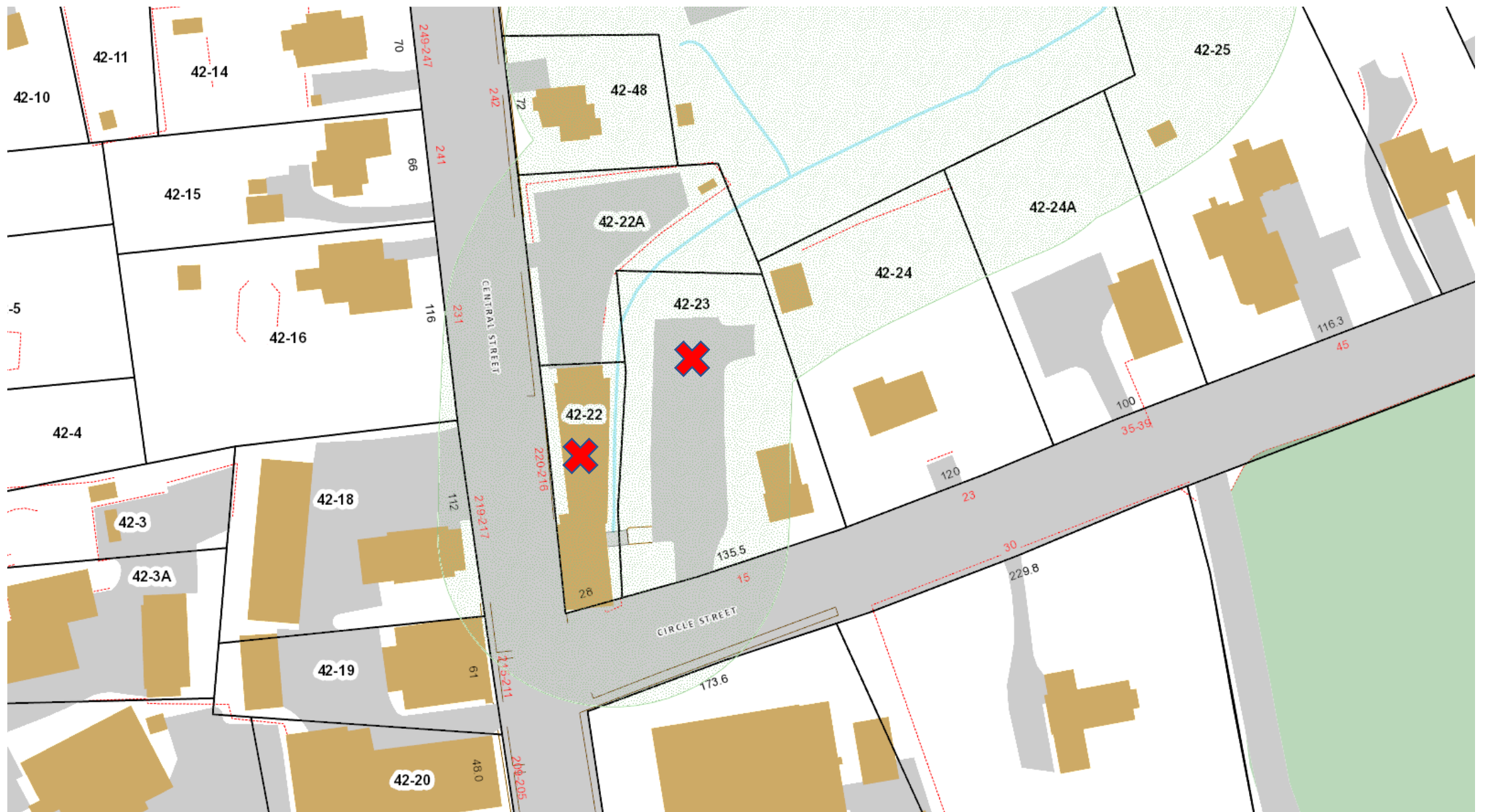
This property dates back to around 1900. Historically it was used as retail plumbing and plumbing supply company. In the 80's the upper level was converted into 3 apartments. In order to add the apartments, the town required a site plan for parking since 216 Central St had no parking on that particular parcel. 15 Circle Street was owned by the same owners as 216 Central Street so the area between the two buildings was made into a parking lot. In 1988 a site plan for parking was submitted to the Planning Commission which was approved Nov. 21, 1988. That site plan is still in effect today. The property was recently purchased by the applicant and he is trying to lease the convert the building into 2 commercial spaces, and 7 residential spaces. The City is additional has a need for additional residential unit(s). In order to add additional apartments we need a special permit for mixed use. The property has long had a mixed use but in order to expand the housing units we need s a mixed use special permit.

GIS and Google Maps

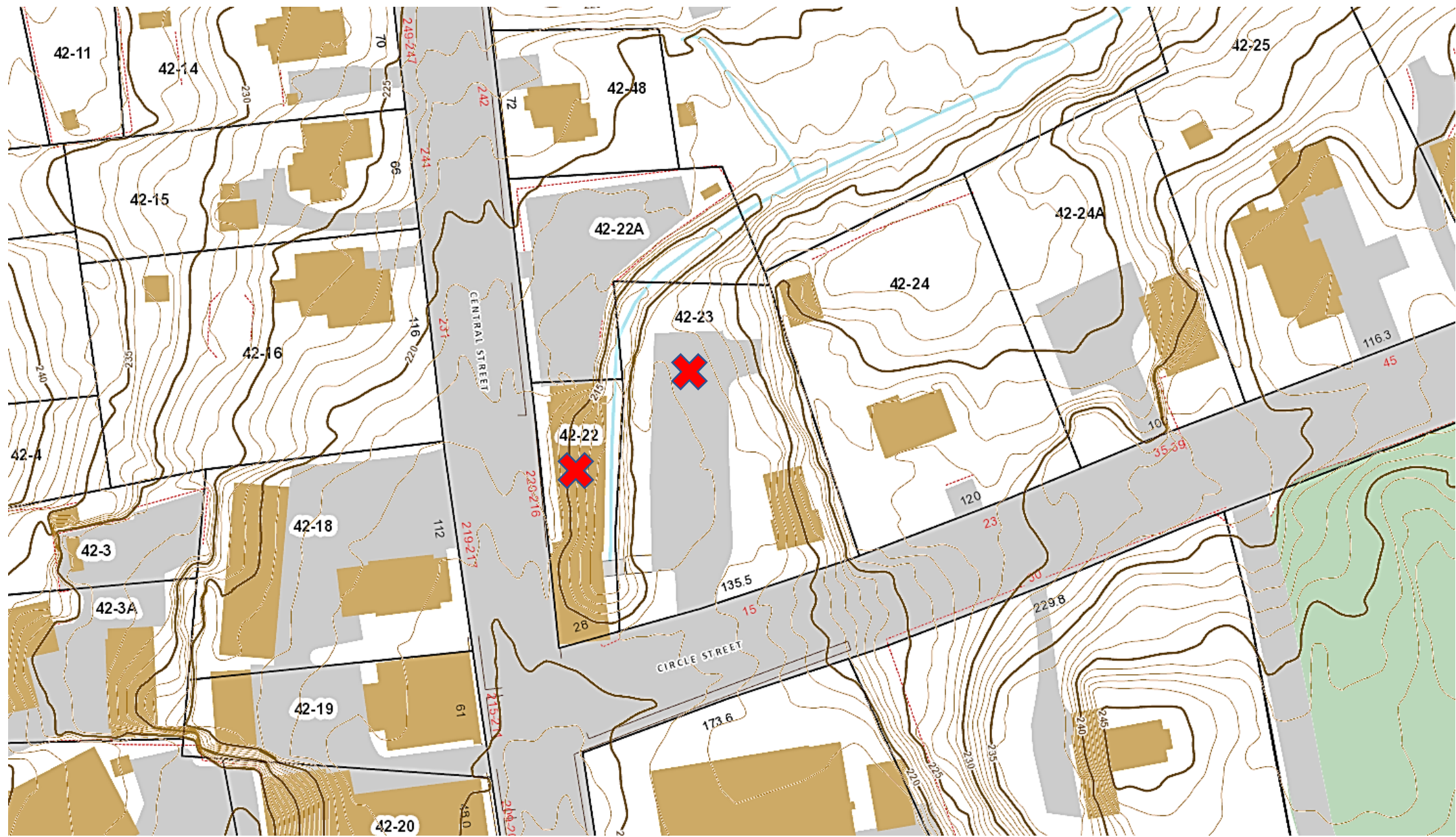




App. 2519 – 216 Central Street – Map 42 & Lot 22
Zoning Map (BN – Neighborhood Business zone) – Bristol GIS



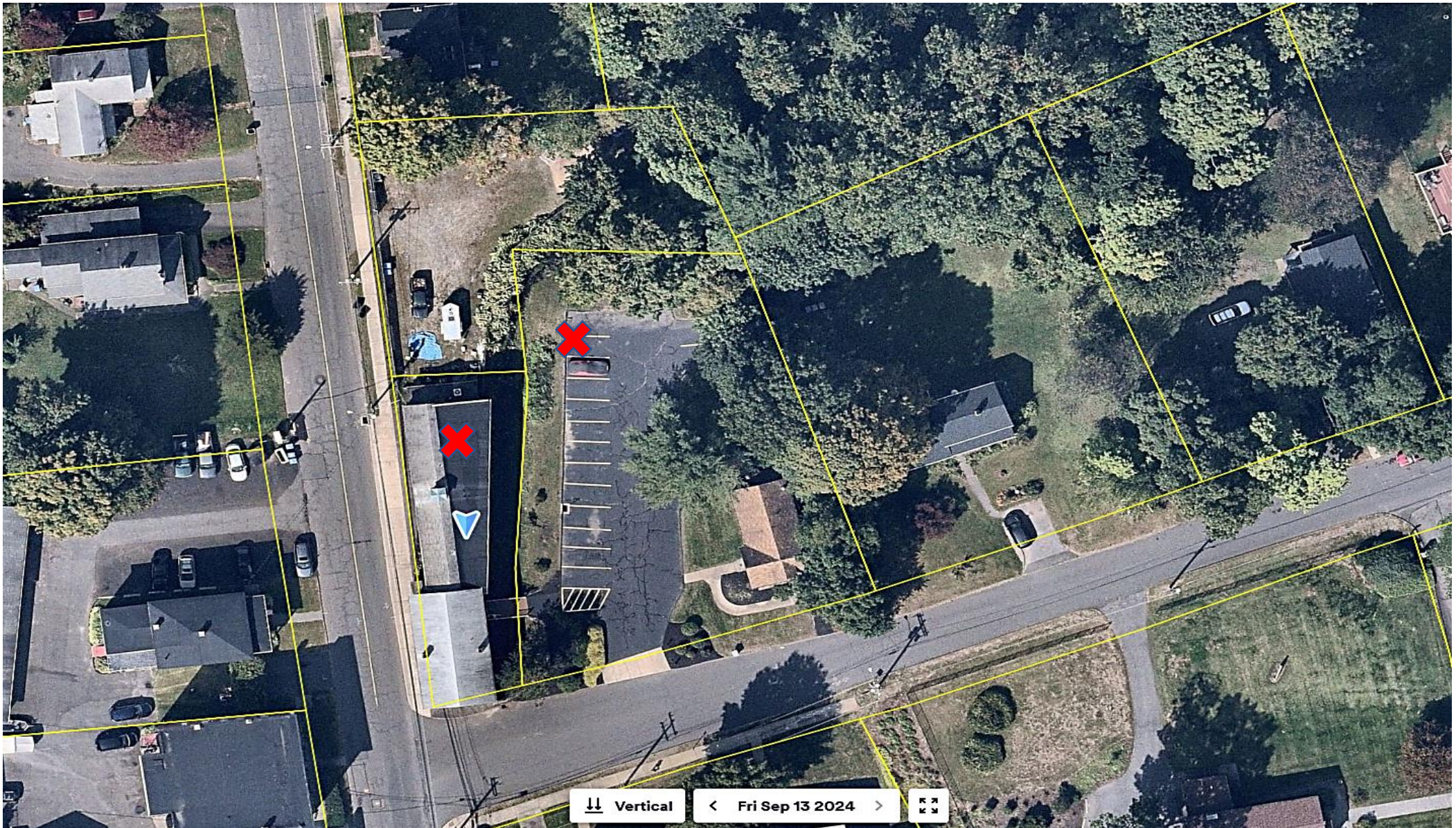
App. 2519 – 216 Central Street – Map 42 & Lot 22
Inland Wetlands & Upland Review – Bristol GIS



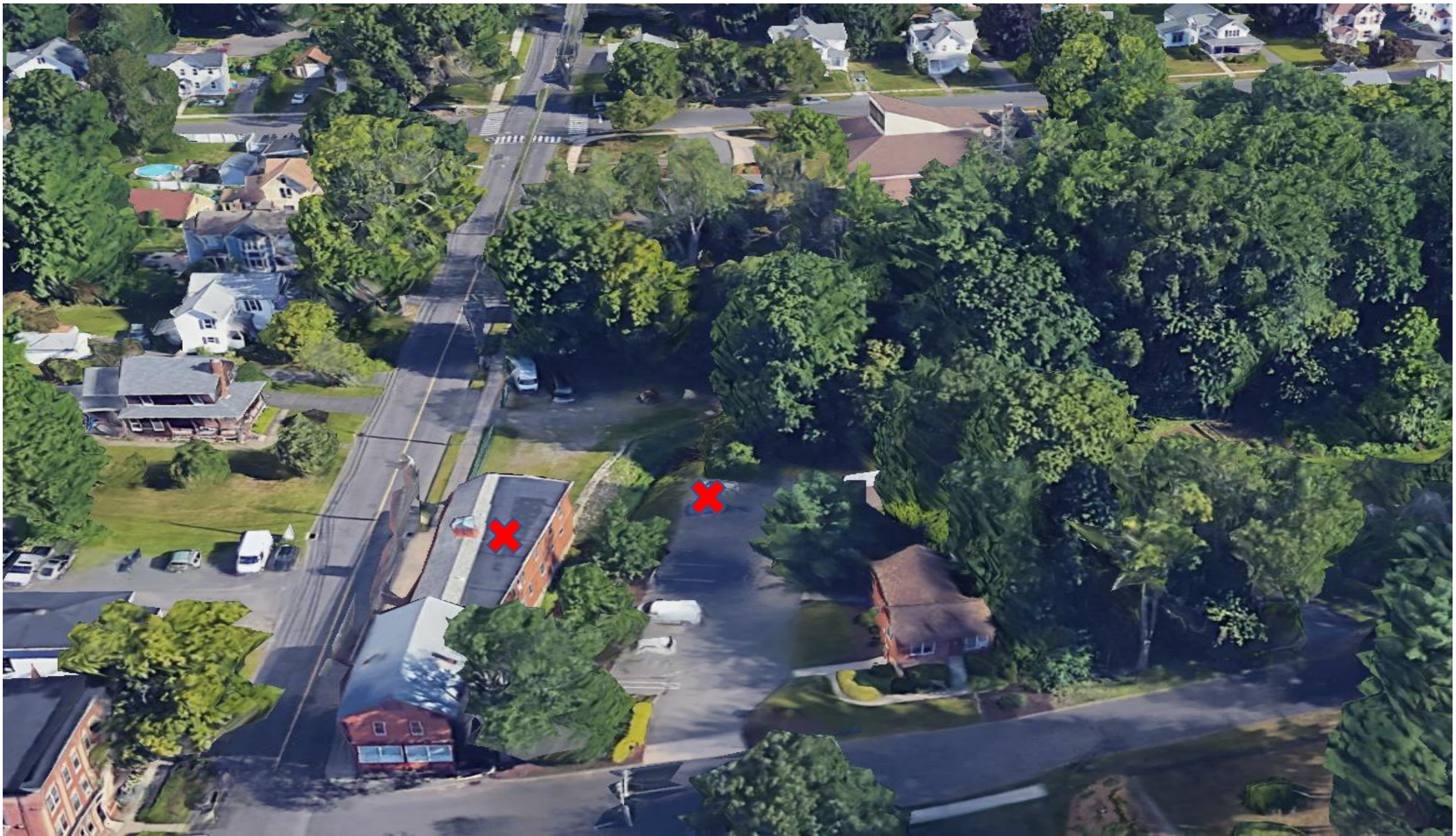
App. 2519 – 216 Central Street – Map 42 & Lot 22
Topography – Bristol GIS



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

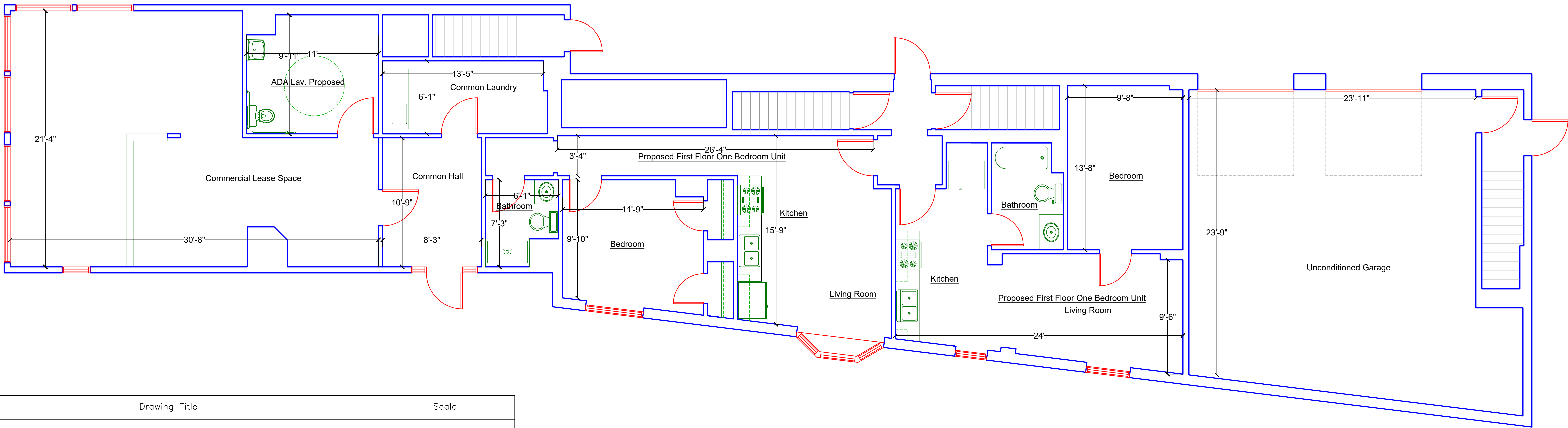
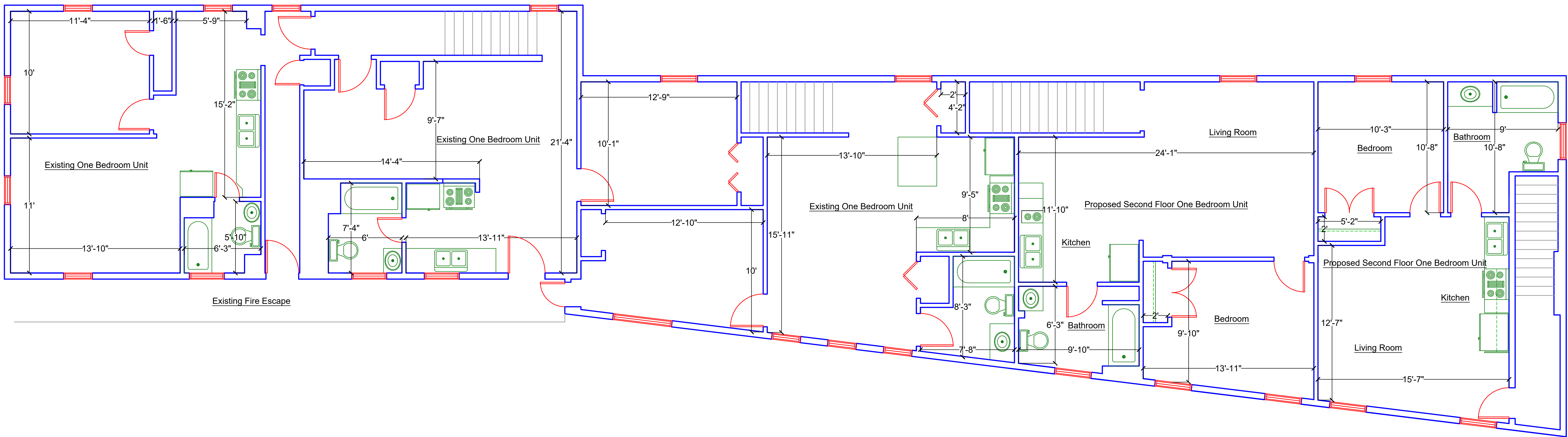


App. 2519 – 216 Central Street – Map 42 & Lot 22
NearMap Aerial – Bristol GIS



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

Proposed Floor Plan Revised: 5/30/25



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

Original Site Plan circa 1988

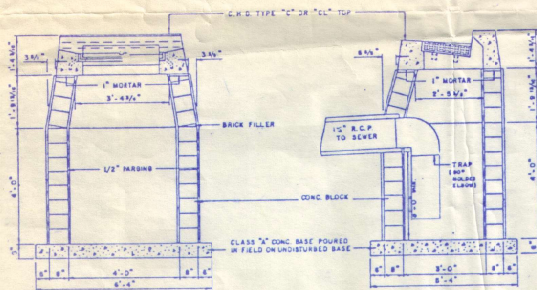
MAP REFERENCE: ASSESSOR'S MAP NO 42
 MAP TITLED "PLOT PLAN PREPARED FOR
 ROBERT FLETCHER LOTS 22 & 22A CENTRAL STREET
 BRISTOL, CONNECTICUT" SCALE: 1"=20', DATE
 FEB. 18, 1985, BY DENIS R. MILLER & ASSOC.

NOTE:

- INLAND-WETLAND COMMISSIONS
 STIPULATIONS PER MEETING OF MARCH 16, 1987
 1. THE EXISTING 6" UNDERDRAIN IS TO BE EXTENDED TO THE HOUSE LYING
 TO THE EAST OF THE PARKING LOT.
 2. THE DETAILS FOR THE PROPOSED PEDESTRIAN BRIDGE ARE TO BE
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 3. THE OUTLET OF THE EXISTING 6" DRAIN WILL BE DIVERTED TO
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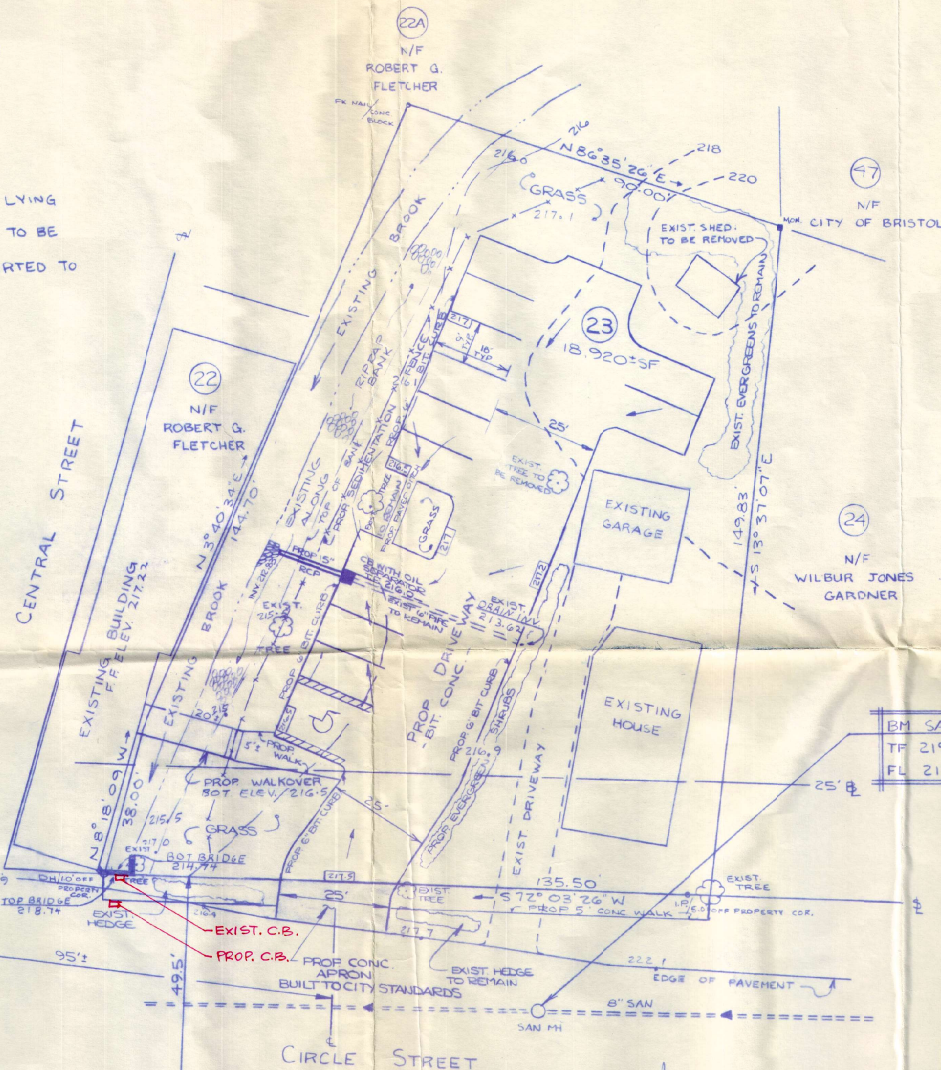
NOTE: DISTRICT - BA
 SIGHT LIGHTING - NONE

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



CATCH BASIN DETAIL

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



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

CITY OF BRISTOL

BRISTOL, CONN.

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

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

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

216 Central

MAP
 PREPARED FOR
 ROBERT FLETCHER
 LOT 23
 CIRCLE STREET
 BRISTOL, CONNECTICUT

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

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

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

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



Site Plan

5/19/25

Parking Chart

Updated

5/12/25

REVISED 5-12-2025

Mixed-use development parking requirements

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

5 existing (1 bed/1 bath) units: 3 units @ 216 Central and 2 units @ 15 Circle	6.25
4 proposed new (1 bed/1 bath) units @ 216 Central	5.00
Total residential parking spaces required	11.25

Commerical - 1.5 spaces per 1,000 feet

1st Floor Front Commercial - approx. 700 sq ft	1.50
1st Floor Rear Commercial - garage - approx. 700 sq ft	1.50
Total commercial parking spaces required	3.00

Total required spaces	14.25
Total required spaces rounded	15
Total actual spaces (15 parking spaces + 2 garage spaces)	17

Source: Development Planning Solutions LLC

1. BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY
PERFORMED BY RCL THOMPSON LLC DATED MARCH 13, 2025.
2. HORIZONTAL DATUM: NAD83
3. VERTICAL DATUM: NAVD88
4. HORIZONTAL ACCURACY: A2
5. VERTICAL ACCURACY: V2
6. TOPOGRAPHIC ACCURACY: T2

<u>Mixed-use development parking requirements</u>	
<i>Residential - .75 spaces per unit +.5 spaces per bedroom</i>	
5 existing (1 bed/1 bath) units: 3 units @ 216 Central and 2 units @ 15 Circle	6.25
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Total residential parking spaces required	11.25
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Total commercial parking spaces required	3.00
Total required spaces	14.25
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Total actual spaces (15 parking spaces + 2 garage spaces)	17

PN# 25-021
5/19/2025



PLANNING & ZONING COMMISSION		
APPLICATION # ????	SIGNED _____	DATE _____
INLAND WETLANDS COMMISSION		
APPLICATION # ????	SIGNED _____	DATE _____

<u>ZONING DATA</u>			
<u>216 CENTRAL STREET</u>			
ZONE BN	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	15,000	4,206	NO CHANGE
MIN. LOT WIDTH (FT)	100	144.29	NO CHANGE
MIN. FRONTAGE (FT)	N/A	N/A	NO CHANGE
FRONT SETBACK (FT)	20	0.0	NO CHANGE
REAR SETBACK (FT)	25 (ABUTS R ZONE)	1.5	NO CHANGE
SIDE LINE SETBACK (FT)	25 (ABUTS R ZONE)	0.6	NO CHANGE
MAX. BUILDING COVERAGE (%)	35	76.1	NO CHANGE
MAX IMPERVIOUS COVERAGE (%)	75	76.5	NO CHANGE

15 CIRCLE STREET			
ZONE BN	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	15,000	18,858	NO CHANGE
MIN. LOT WIDTH (FT)	100	135.50	NO CHANGE
MIN. FRONTAGE (FT)	N/A	N/A	NO CHANGE
FRONT SETBACK (FT)	20	11.1	NO CHANGE
REAR SETBACK (FT)	25 (ABUTS R ZONE)	94.9	NO CHANGE
SIDE LINE SETBACK (FT)	25 (ABUTS R ZONE)	11.1	NO CHANGE
MAX. BUILDING COVERAGE (%)	35	5.4	NO CHANGE
MAX IMPERVIOUS COVERAGE (%)	75	42.5	NO CHANGE

LOT 42-22A			
ZONER-R-10	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	10,000	9,813	NO CHANGE
MIN. LOT WIDTH (FT)	N/A	N/A	NO CHANGE
MIN. FRONTAGE (FT)	85	107.85	NO CHANGE
FRONT SETBACK (FT)	20	N/A	NO CHANGE
REAR SETBACK (FT)	20	N/A	NO CHANGE
SIDE LINE SETBACK (FT)	8	N/A	NO CHANGE
MAX. BUILDING COVERAGE (%)	35	N/A	NO CHANGE
MAX IMPERVIOUS COVERAGE (%)	75	7.6	NO CHANGE

©2000 ADP INC.

me.

COVER SHEET

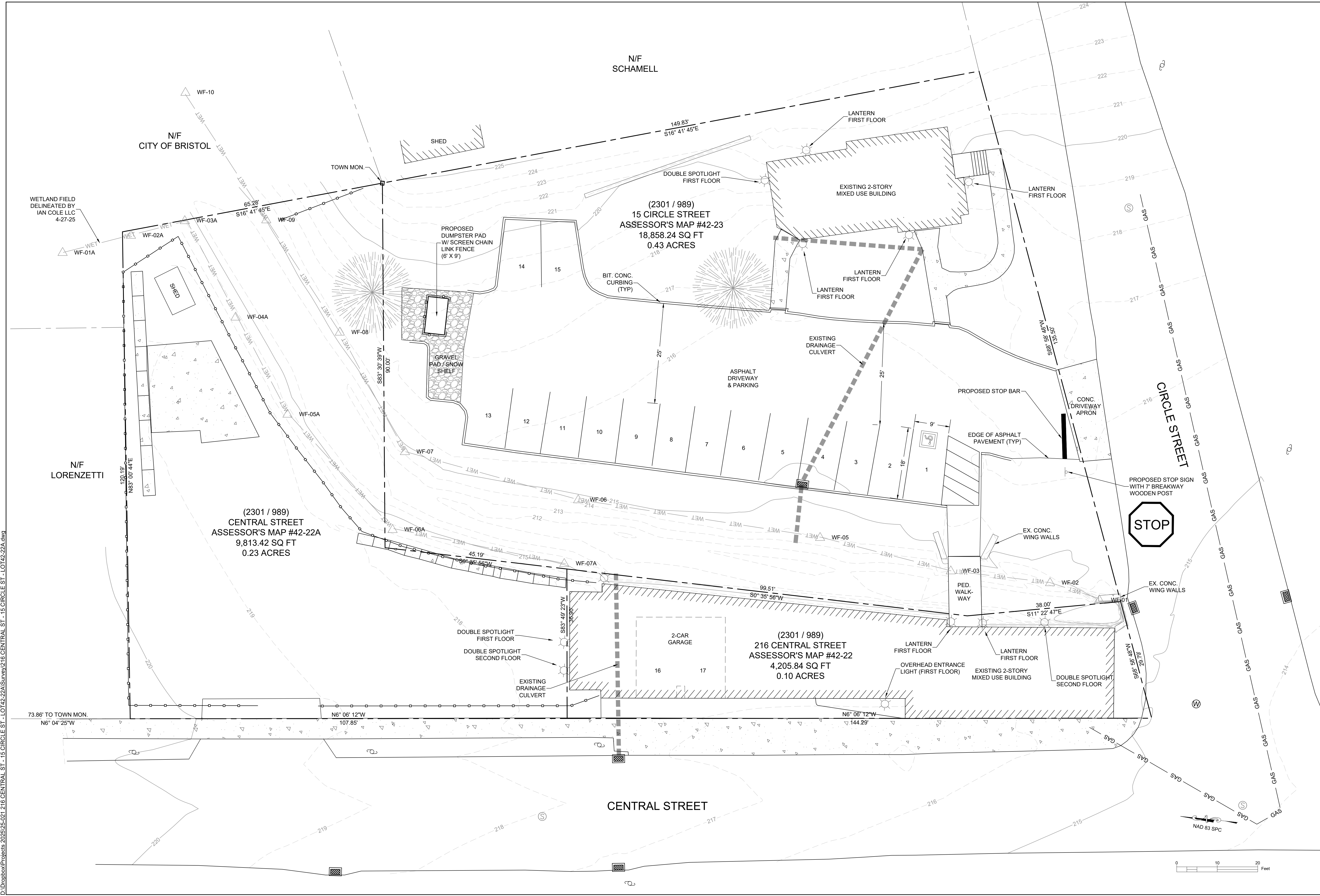
ASSESSOR'S MAPS
#42-22 (216 CENTRAL STREET)
#42-23 (15 CIRCLE STREET)
#42-22A (CENTRAL STREET)
PROPERTIES OF
FORESTVILLE PROPERTIES LLC

**RCL THOMPSON LLC
19 PEPPERBUSH DR.
CLINTON, CT 06413
860-941-7721**



1 OF 2

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



2 OF 2

LEGEND:

CHD - CONN. HIGHWAY MON.

MS - MERE STONE

CM - CONC. MONUMENT

SPN - IRON PIN

PIPE - IRON PIPE

NAIL - PK OR MAG NAIL

DH - DRILL HOLE

POS - PILE OF STONES

*WCAP - WITH CAP SET

*S - SET

*F - FOUND

N 90° 00' 00" E

20' SETBACK LINE

EASEMENT

FENCE

OVERHEAD ELECTRICAL LINE

UNDERGROUND ELECTRICAL LINE

W - WATER PIPE

STORM PIPE

MAJOR CONTOUR

MINOR CONTOUR

STONE WALL

POWER POLE

WATER METER

CATCH BASIN

SITE PLAN

ASSESSOR'S MAPS

#42-22 (216 CENTRAL STREET)

#42-23 (15 CIRCLE STREET)

#42-22A (CENTRAL STREET)

FORESTVILLE PROPERTIES LLC

PREPARED BY:

RCL THOMPSON LLC

ENGINEERING - SURVEYING

860-941-7721

www.rclthompson.com

19 Pepperbush Dr.

Clinton, CT 06413

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

STATE OF CONNECTICUT

RYAN E. THOMPSON

REGISTERED PROFESSIONAL SURVEYOR

1997

29817

RYAN E. THOMPSON PEL 29817

0

10

20

Feet

NAD 83 SPC

Page 84

For Office Use Only	
APPLICATION NO.	2532
DATE FILED:	5/12/25
DECISION DATE:	
DECISION:	

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

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

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

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

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

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

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

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

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

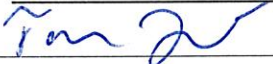
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: FORESTVILLE PROPERTIES, LLC

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

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

Signature:  Signature – (Printed/Typed) THOMAS ZIPP

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2532

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

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

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

08/17 - LUO

Narrative

REVISED 5-12-2025 - Narrative for Mixed Use

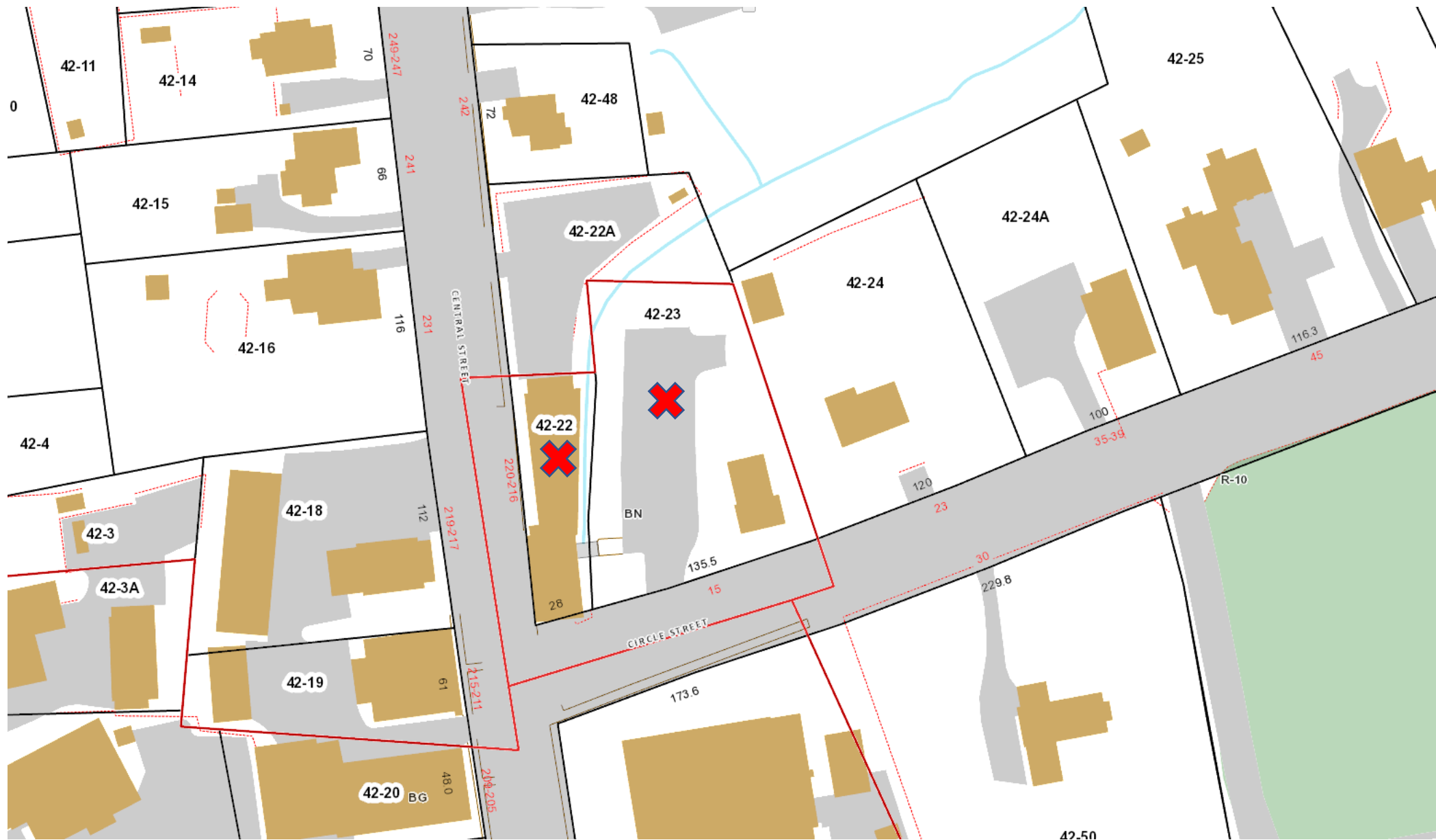
216 Central St Mixed Use

This property dates back to around 1900. Historically it was used as retail plumbing and plumbing supply company. In the 80's the upper level was converted into 3 apartments. In order to add the apartments, the town required a site plan for parking since 216 Central St had no parking on that particular parcel. 15 Circle Street was owned by the same owners as 216 Central Street so the area between the two buildings was made into a parking lot. In 1988 a site plan for parking was submitted to the Planning Commission which was approved Nov. 21, 1988. That site plan is still in effect today. The property was recently purchased by the applicant and he is trying to lease the convert the building into 2 commercial spaces, and 7 residential spaces. The City is additional has a need for additional residential unit(s). In order to add additional apartments we need a special permit for mixed use. The property has long had a mixed use but in order to expand the housing units we need s a mixed use special permit.

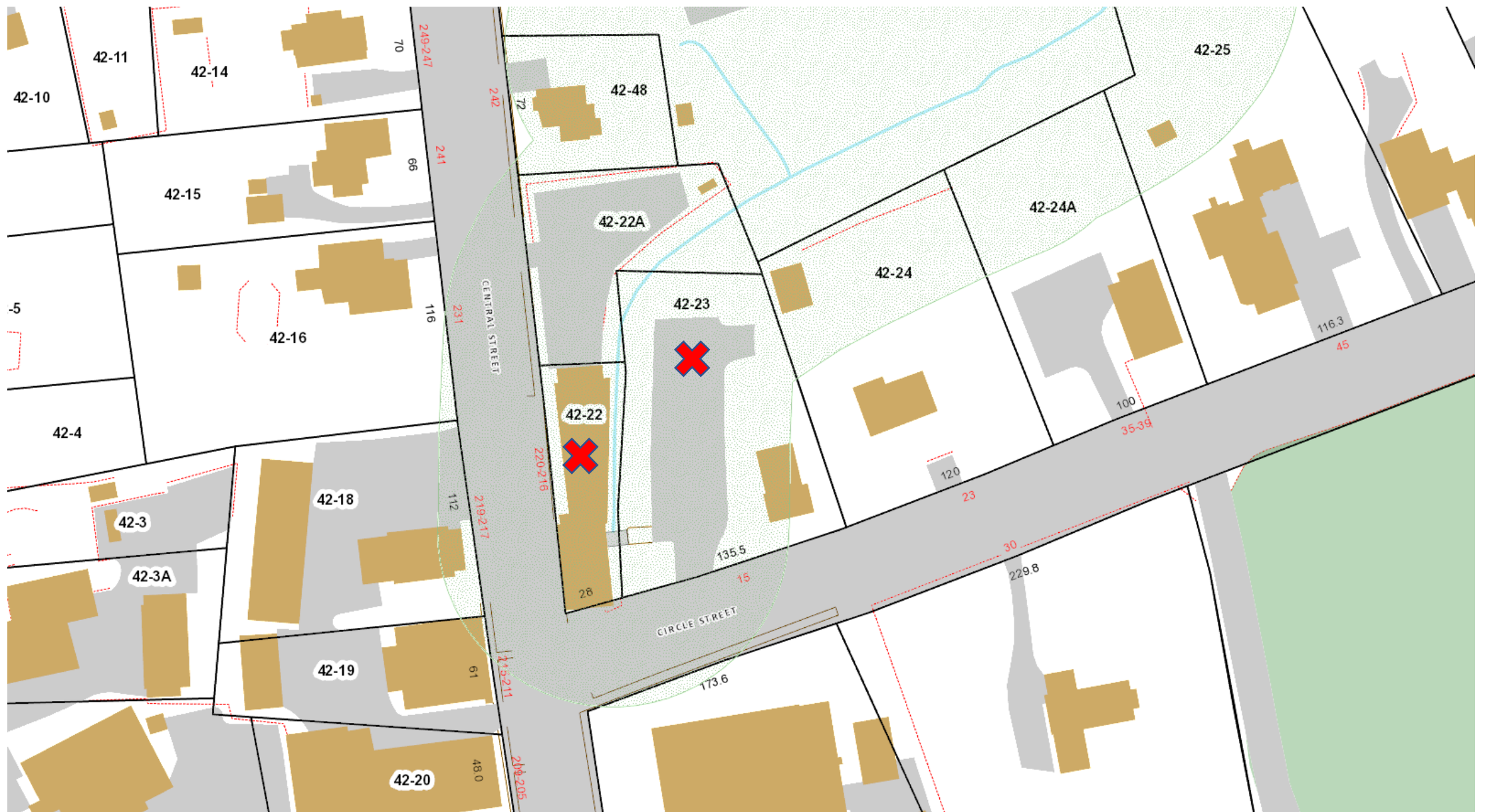
GIS and Google Maps



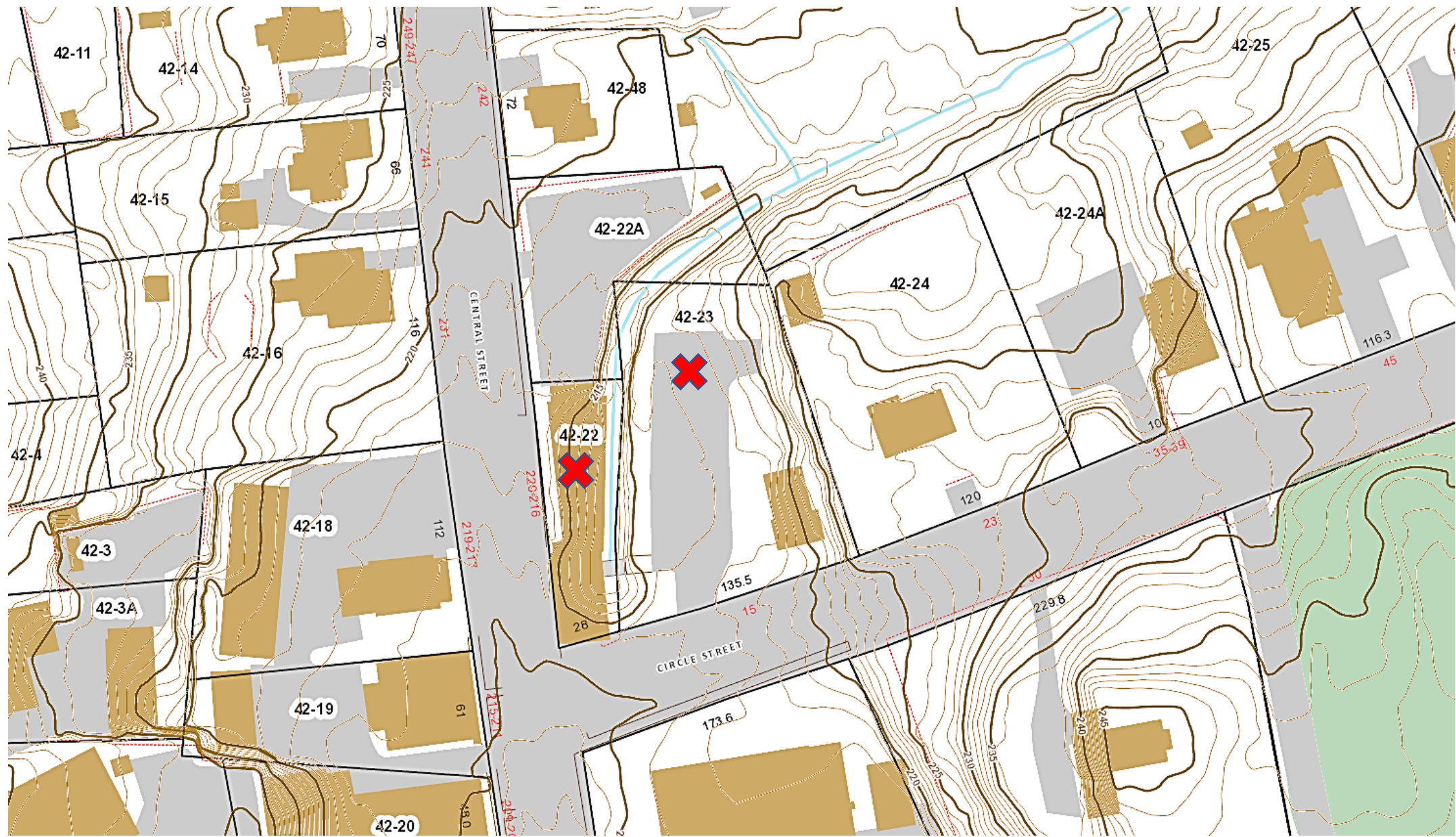
App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Zoning Map (BN – Neighborhood Business zone) – Bristol GIS



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



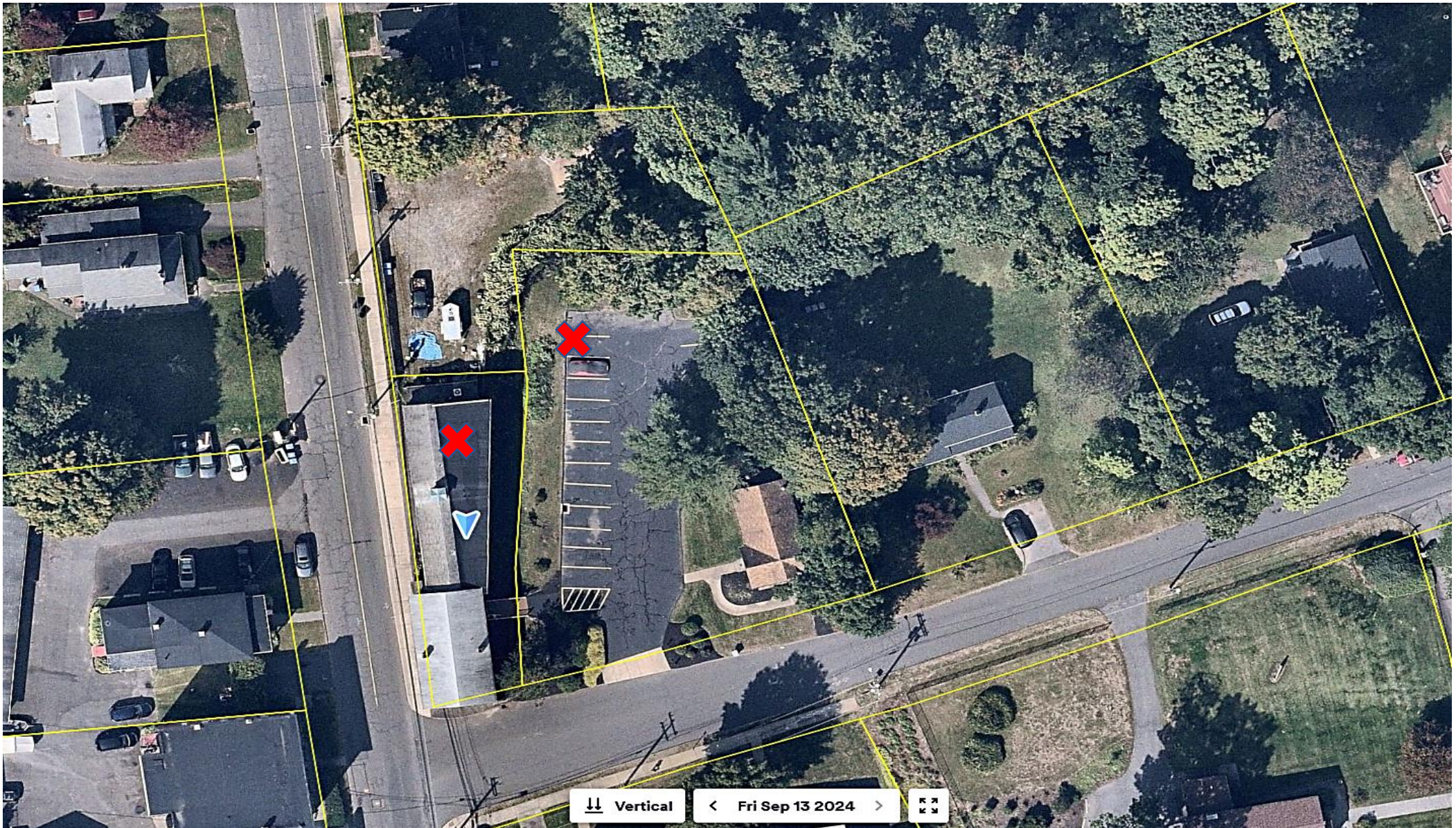
App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Inland Wetlands & Upland Review – Bristol GIS



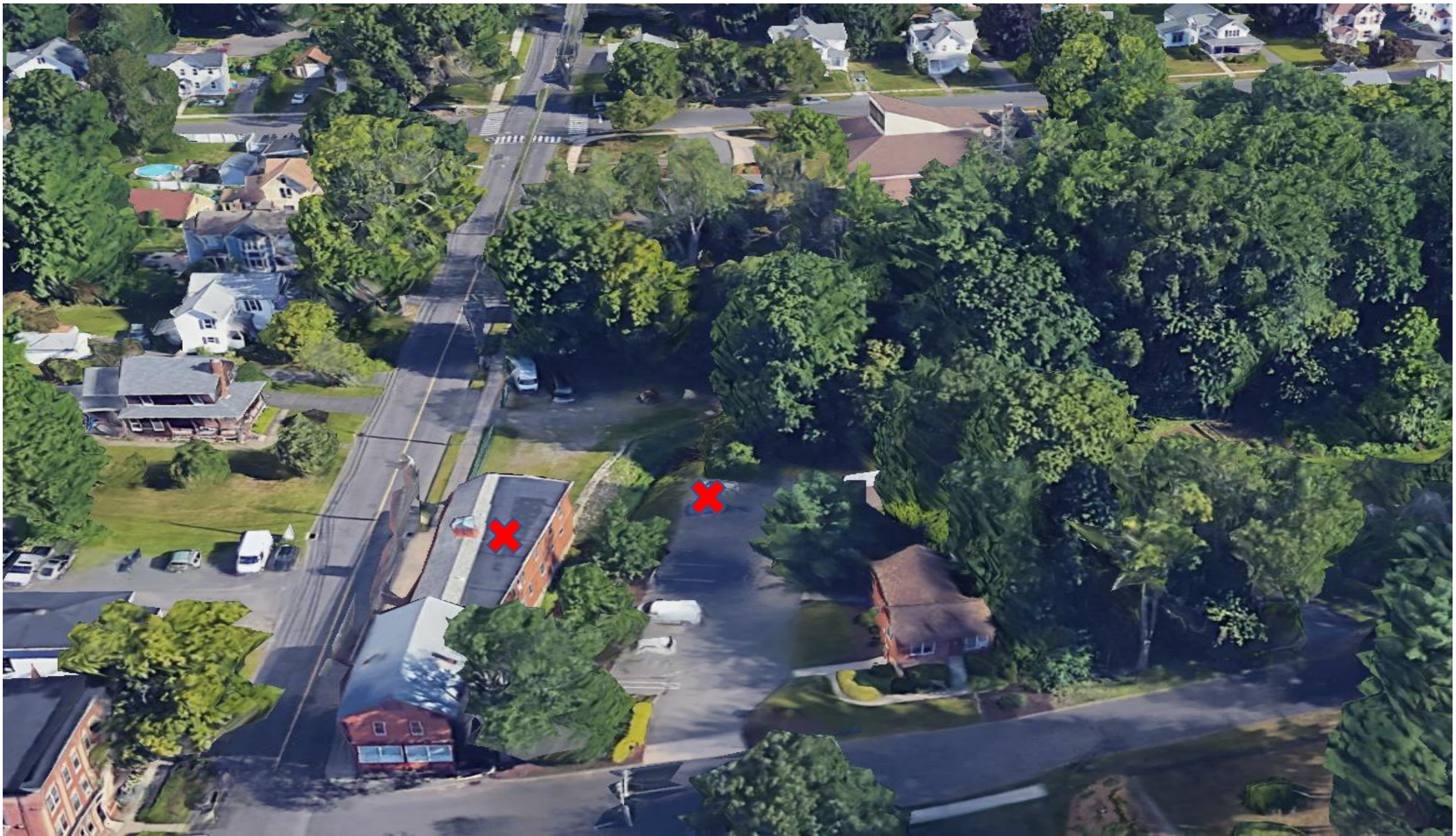
App. 2520 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Topography – Bristol GIS



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



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



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

Site Plan

5/19/25

Parking Chart

Updated

5/12/25

REVISED 5-12-2025

Mixed-use development parking requirements

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

5 existing (1 bed/1 bath) units: 3 units @ 216 Central and 2 units @ 15 Circle	6.25
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Total actual spaces (15 parking spaces + 2 garage spaces)	17

Source: Development Planning Solutions LLC

Proposed Floor Plan Revised: 5/30/25

Original Site Plan circa 1988

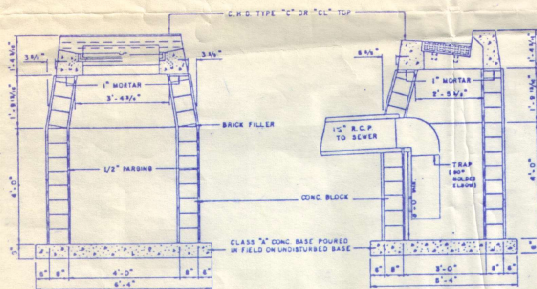
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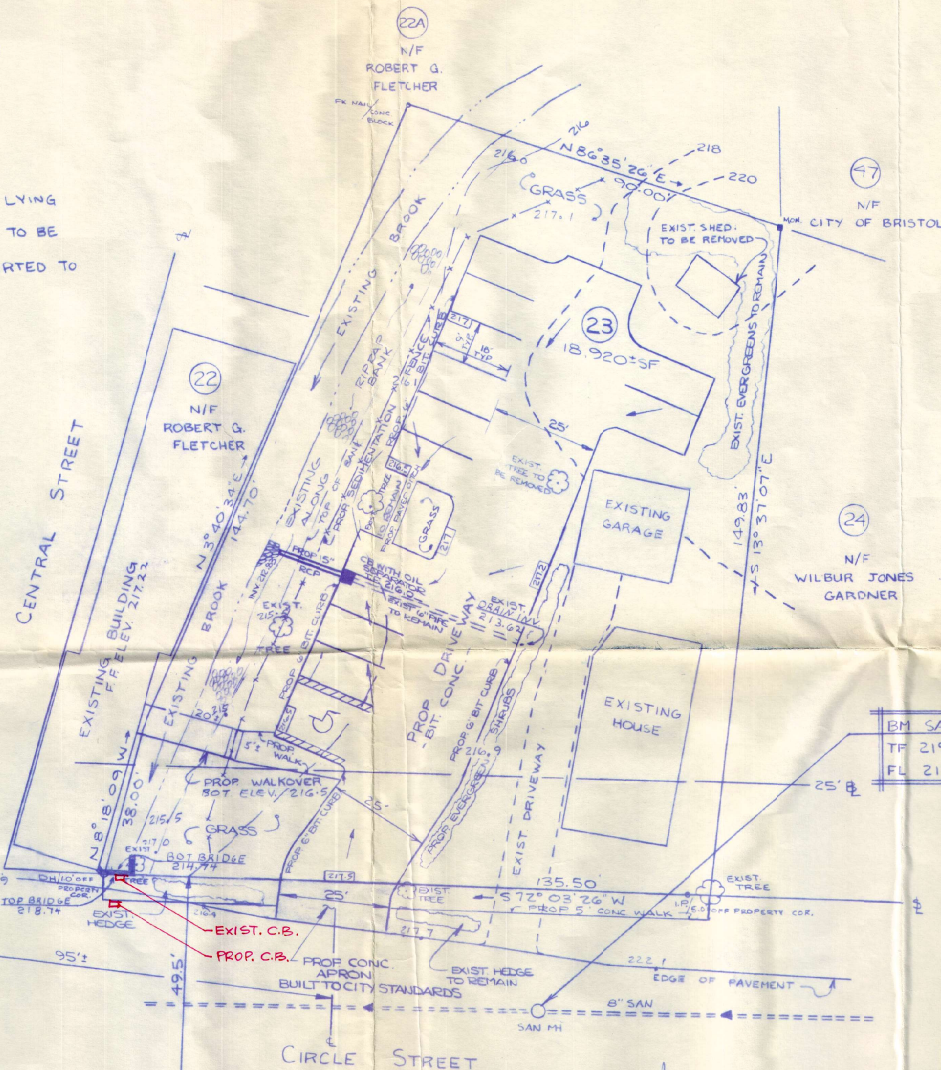
NOTE: DISTRICT - BA
 SIGHT LIGHTING - NONE

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



CATCH BASIN DETAIL

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



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

CITY OF BRISTOL

BRISTOL, CONN.

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

Engineering: *Robert A. Smith*
 Public Works: *Robert A. Smith*
 Building: *Richard Smith*
 Zoning: *Richard Smith*
 Traffic: *Richard Smith*
 Fire: *Richard Smith*
 Water: *Richard Smith*
 Plan: *Denise R. Miller*

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

216 Central

MAP

PREPARED FOR
 ROBERT FLETCHER

LOT 23

CIRCLE STREET

BRISTOL, CONNECTICUT

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

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

I HEREBY CERTIFY THIS MAP AND SURVEY WERE PREPARED
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 OF LAND SURVEYORS, INC.

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



Site Plan

5/19/25

Parking Chart

Updated

5/12/25

REVISED 5-12-2025

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PN# 25-021
5/19/2025



PLANNING & ZONING COMMISSION	_____	_____
APPLICATION # ?????	SIGNED	DATE
INLAND WETLANDS COMMISSION	_____	_____
APPLICATION # ?????	SIGNED	DATE

<u>ZONING DATA</u>			
<u>216 CENTRAL STREET</u>			
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LOT 42-22A			
	REQUIRED	EXISTING	PROPOSED
ZONER R-10			
MIN. LOT AREA (SQ. FT.)	10,000	9,813	NO CHANGE
MIN. LOT WIDTH (FT)	N/A	N/A	NO CHANGE
MIN. FRONTAGE (FT)	85	107.85	NO CHANGE
FRONT SETBACK (FT)	20	N/A	NO CHANGE
REAR SETBACK (FT)	20	N/A	NO CHANGE
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MAX. BUILDING COVERAGE (%)	35	N/A	NO CHANGE
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COVER SHEET

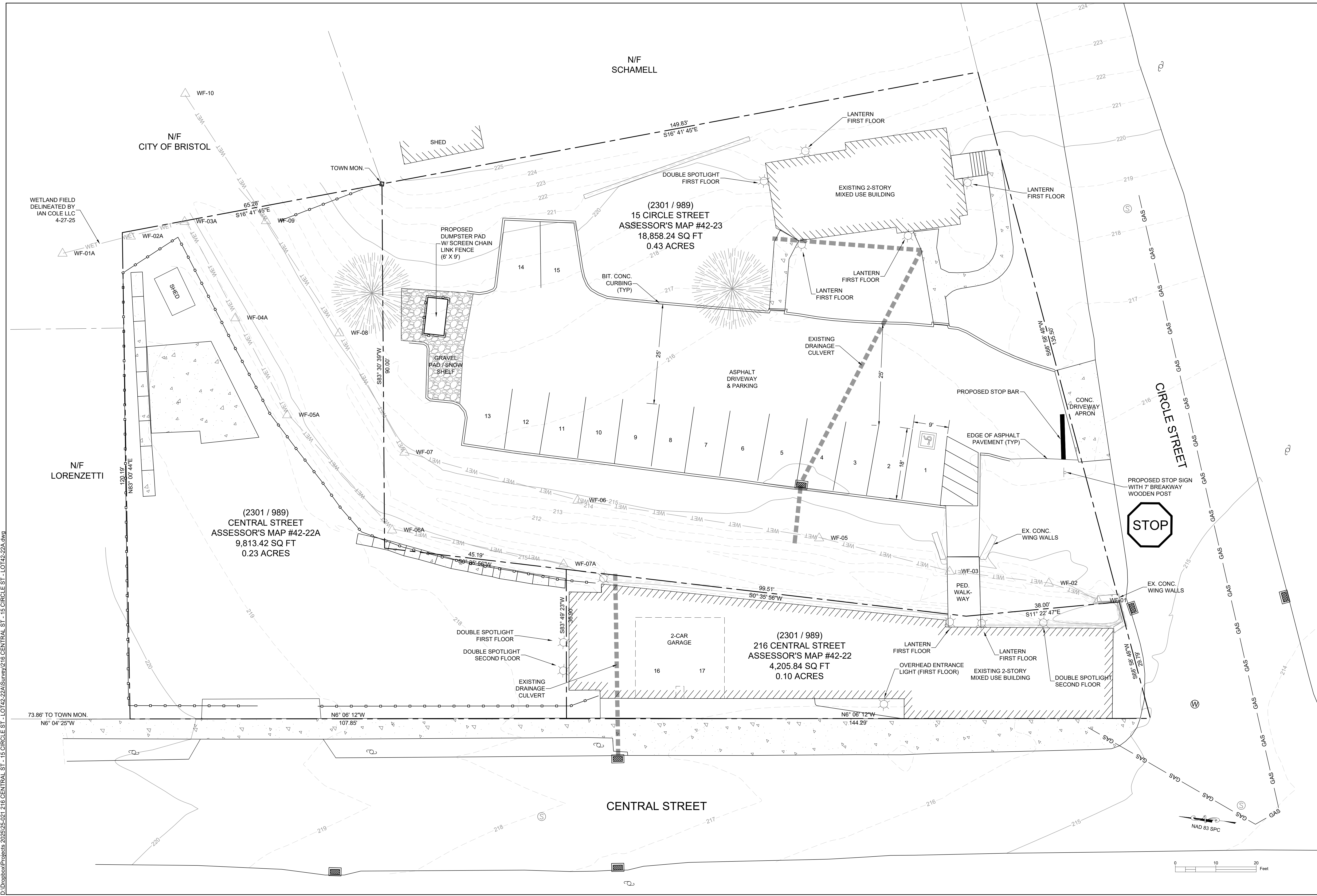
ASSESSOR'S MAPS
#42-22 (216 CENTRAL STREET)
#42-23 (15 CIRCLE STREET)
#42-22A (CENTRAL STREET)
PROPERTIES OF
FORESTVILLE PROPERTIES LLC

**RCL THOMPSON LLC
19 PEPPERBUSH DR.
CLINTON, CT 06413
860-941-7721**



1 OF 2

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



2 OF 2

LEGEND:

CHD - CONN. HIGHWAY MON.

MS - MERE STONE

CM - CONC. MONUMENT

SPIN - IRON PIN

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NAIL - PK OR MAG NAIL

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*WCAP - WITH CAP SET

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SITE PLAN

ASSESSOR'S MAPS
#42-22 (216 CENTRAL STREET)
#42-23 (15 CIRCLE STREET)
#42-22A (CENTRAL STREET)
FORESTVILLE PROPERTIES LLC

DATE

May 19, 2025

DRAWING SCALE

1" = 10'

PREPARED BY:

RCL THOMPSON LLC

ENGINEERING - SURVEYING

800-941-7721

www.rclthompson.com

19 Pepperbush Dr.

Clinton, CT 06413

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

STATE OF CONNECTICUT

PLANNING & CONSERVATION

REGISTERED PROFESSIONAL SURVEYOR

RYAN E. THOMPSON PEL 29817

Page 106

For Office Use Only	
APPLICATION NO.	2533
DATE FILED:	5/12/25
DECISION DATE:	
DECISION:	

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

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

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

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

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

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

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

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

Other comments: _____

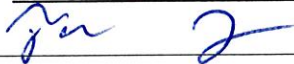
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: Forestville Properties LLC

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

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

Signature:  Signature – (Printed/Typed) Thomas Zipp

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

The following shall be included as part of this application:

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

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

LUO – 01/24

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2533

Address or location of property: 216 Central St and 15 Circle St

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

Converting an existing building to mixed use to add 4 additional residential units and allow parking for the building to be on a separate lot adjacent to the property and also owned by the applicant.

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

Narratives

REVISED 5-12-2025 - Narrative for Mixed Use

216 Central St Mixed Use

This property dates back to around 1900. Historically it was used as retail plumbing and plumbing supply company. In the 80's the upper level was converted into 3 apartments. In order to add the apartments, the town required a site plan for parking since 216 Central St had no parking on that particular parcel. 15 Circle Street was owned by the same owners as 216 Central Street so the area between the two buildings was made into a parking lot. In 1988 a site plan for parking was submitted to the Planning Commission which was approved Nov. 21, 1988. That site plan is still in effect today. The property was recently purchased by the applicant and he is trying to lease the convert the building into 2 commercial spaces, and 7 residential spaces. The City is additional has a need for additional residential unit(s). In order to add additional apartments we need a special permit for mixed use. The property has long had a mixed use but in order to expand the housing units we need s a mixed use special permit.

Site Plan Comments 6-4-25

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

SITE PLAN: Site Plan for a mixed-use development containing two non-residential units (first floor) and four dwelling units (second floor) and parking on a separate lot under the same ownership at 216 Central Street & 15 Circle Street; Forestville Properties, LLC, applicant. Plan Dated: March 31, 2025; Date of Committee Review: April 21, 2025 (first review); June 4, 2025 (second review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Based upon the plan submitted, there is inadequate information provided in relation to grades and dimensions to determine compliance with Zoning and ADA regulations, related to accessible parking, signage, site accessibility and required parking.

5/21/25 Applicant Response: The parking lot is currently existing under an approved site plan. Under Section 1.7.5 of the Zoning Regulations nonconforming features may be continued as long as it remains otherwise lawful and does not increase the non-conformity. To make the site ADA compatible would be unnecessarily burdensome and at a unreasonable cost to the applicant.

6/4/25 City Response: Provide copy of approved site plan if available.

2. This parcel has an active watercourse and is subject to a 100-foot upland review. These should also be shown on the plans, so questions can properly be addressed regarding potential permitting.

5/21/25 Applicant Response: Watercourse is upland review has been added to the plans.

6/4/25 City Response: OK.

3. Plans should also show a table of existing parking and required parking based on the zoning regulations.

5/21/25 Applicant Response: Table has been added to the plans.

6/4/25 City Response: OK.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. Provide a project narrative explaining all aspects of the proposed development, uses and parking.

5/21/25 Applicant Response: Narrative has been submitted.

6/4/25 City Response: Please confirm the narrative reflects the most recent changes. The last narrative we received was dated 5-12-25 proposed 7 units. Provide details of uses for the existing 2 story mixed-use building. It does not appear this information was included.

2. Provide a Zoning Compliance table and include the parking table.

5/21/25 Applicant Response: Zoning Compliance table and parking table have been added to plans.

6/4/25 City Response: The Zoning Compliance chart submitted now shows a new lot that is not part of the application. Additionally, the acreage between the application, site plan and assessor's mapping does not appear to match. Please clarify. The parking shown appears to be for the mixed-use building only (with 7 units) on Central. Parking for the existing 2 story building should be publicly available (not garage spaces).

3. Provide a cover sheet for all Commissions with application numbers and approval dates.

5/21/25 Applicant Response: Cover sheet added.

6/4/25 City Response: Comment addressed.

4. Provide updated floor plans for all buildings and uses reflecting the revised applications.

5/21/25 Applicant Response: Updated floor plans should be submitted shortly.

6/4/25 City Response: Comment addressed.

5. Provide details of commercial use and locations. Identify entrance for commercial uses.

5/21/25 Applicant Response: Rear Commercial tenant is a property management company's office. The Front Commercial space is still unknown as tenants need to be found. Entrances will be shown on floor plans

6/4/25 City Response: Comment addressed.

6. What uses will the two parking spaces shown within a garage be utilized? Are they open to the public?

5/21/25 Applicant Response: Garage spaces will only be utilized by tenant, tenant does not have customers at his facility. The spaces are not open to the public.

6/4/25 City Response: Remaining publicly available parking spaces appear to meet requirement. Comment addressed.

7. Show existing or proposed site and parking lot lighting.

5/21/25 Applicant Response: Existing lighting has been added to the plans.

6/4/25 City Response: It appears that the only lighting on site is on the existing buildings and not within the parking lot. Provide lighting for the parking lot.

8. Provide handicap accessibility to both buildings.

5/21/25 Applicant Response: To make the site ADA compatible would be unnecessarily burdensome and at a unreasonable cost to the applicant. 15 Circle St is a 2-story residential building so ADA is not applicable to that building.

6/4/25 City Response: Comment addressed.

9. Identify rock like area within parking lot and provide details. Is this curbed?

5/21/25 Applicant Response: Rock area off parking area is used as a snow shelf.

6/4/25 City Response: Comment addressed.

10. Where will loading for the commercial use occur?

5/21/25 Applicant Response: Very limited loading planned, trucks can park in lot and deliver to tenants.

6/4/25 City Response: Comment addressed.

11. Will there be assigned parking? Will there be designated visitor parking?

5/21/25 Applicant Response: No assigned parking.

6/4/25 City Response: Comment addressed.

12. Provide some additional landscape screening to parking area and abutting industrial use (although it is a residential zone).

5/21/25 Applicant Response: Landscape screening seems unnecessary as the abutting property is owned by the applicant.

6/4/25 City Response: Comment addressed.

13. Provide stop sign and stop bar.

5/21/25 Applicant Response: Added to the plan.

6/4/25 City Response: Comment addressed.

14. Is there any electric vehicle charging stations planned?

5/21/25 Applicant Response: No

6/4/25 City Response: Comment addressed.

15. Property is located within the Wetlands Upland review area.

5/21/25 Applicant Response: There is no additional excavation planned.

6/4/25 City Response: Comment addressed.

16. Provide dumpster and required dumpster screening.

5/21/25 Applicant Response: Added to the plan.

6/4/25 City Response: Comment addressed.

17. Revise land use applications submitted to reflect recent changes.

5/21/25 Applicant Response: Done.

6/4/25 City Response: Comment addressed.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. What commercial uses are being proposed?

5/21/25 Applicant Response: Unknown at this time.

6/4/25 City Response: Comment acknowledged.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. PD has no issues at this time.

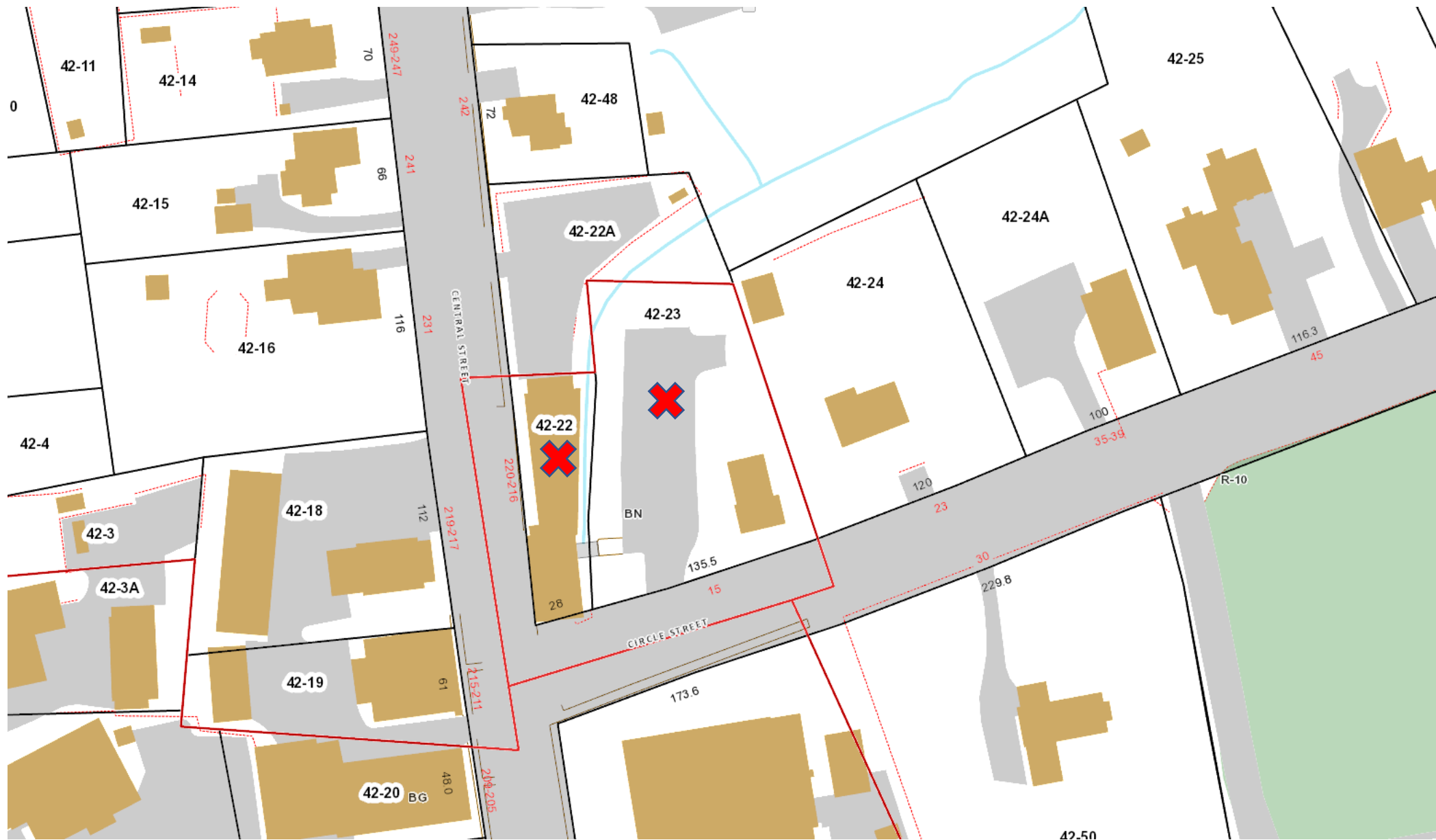
FIRE MARSHAL (Kristopher Lambert):

1. No fire concerns at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

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

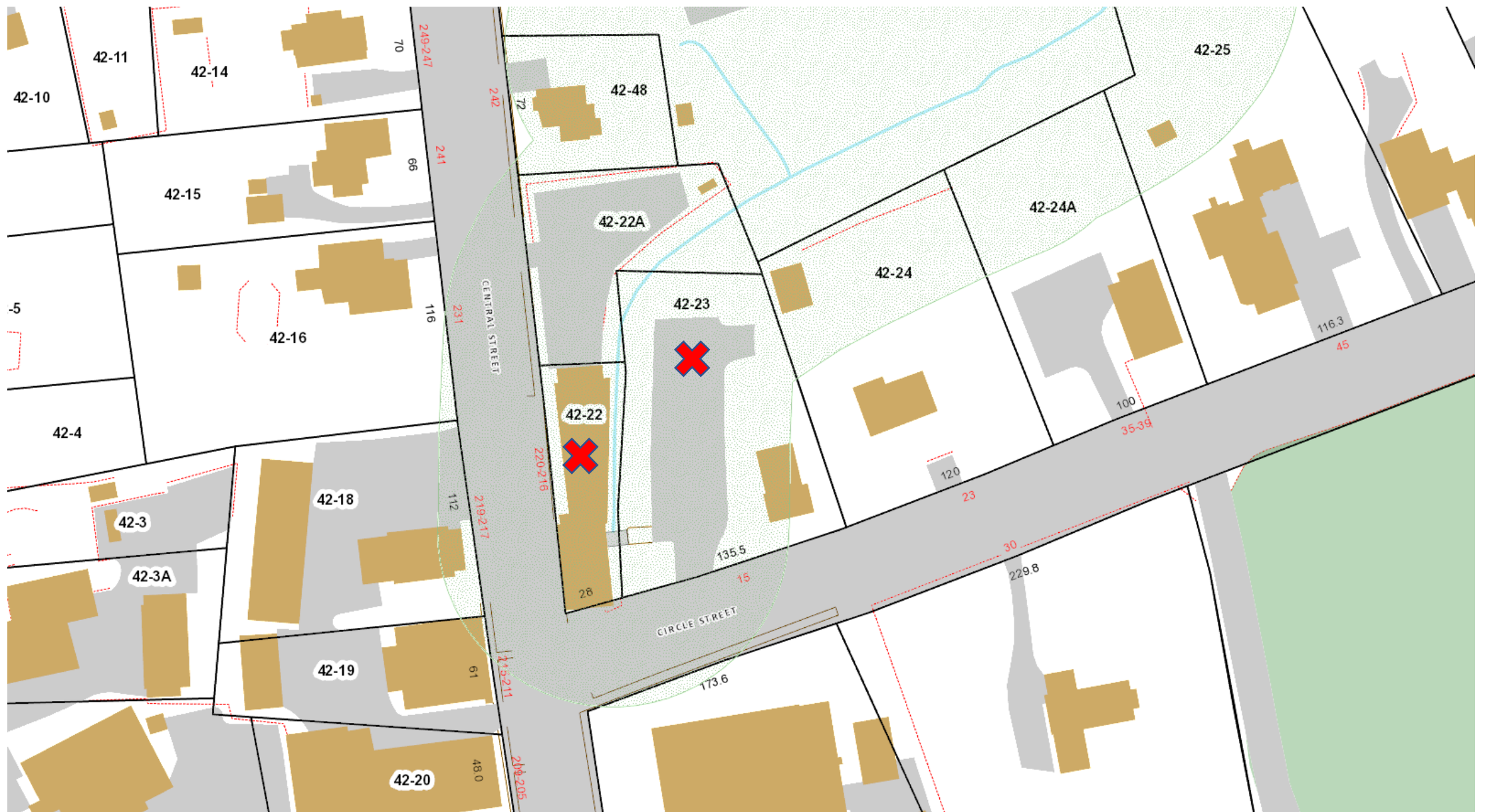
GIS and Google Maps



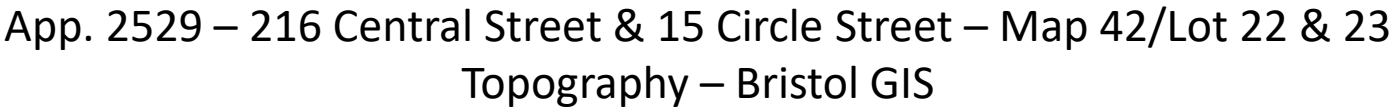
App. 2529 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Location Map – Bristol GIS



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

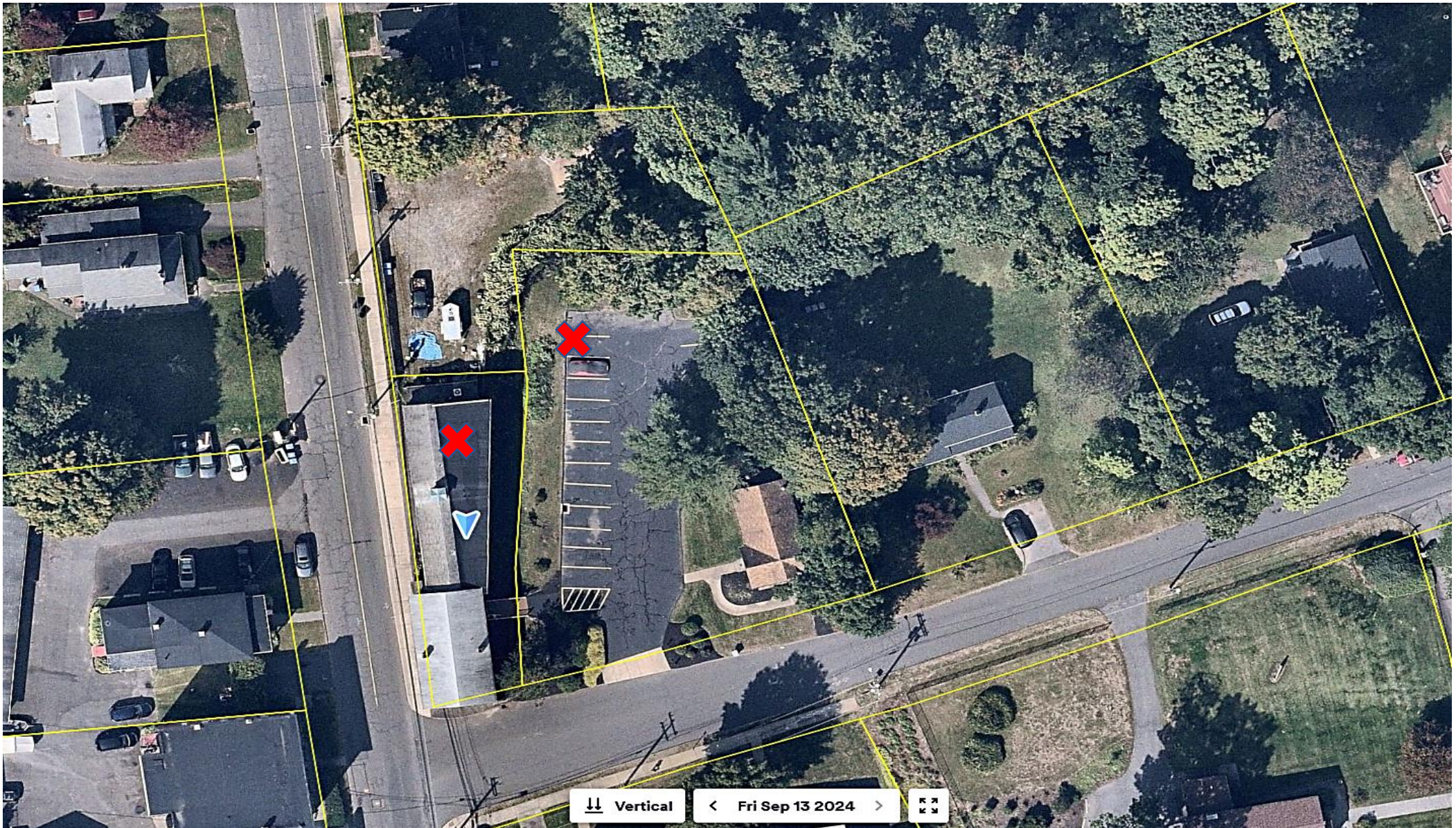


App. 2529 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Inland Wetlands & Upland Review – Bristol GIS

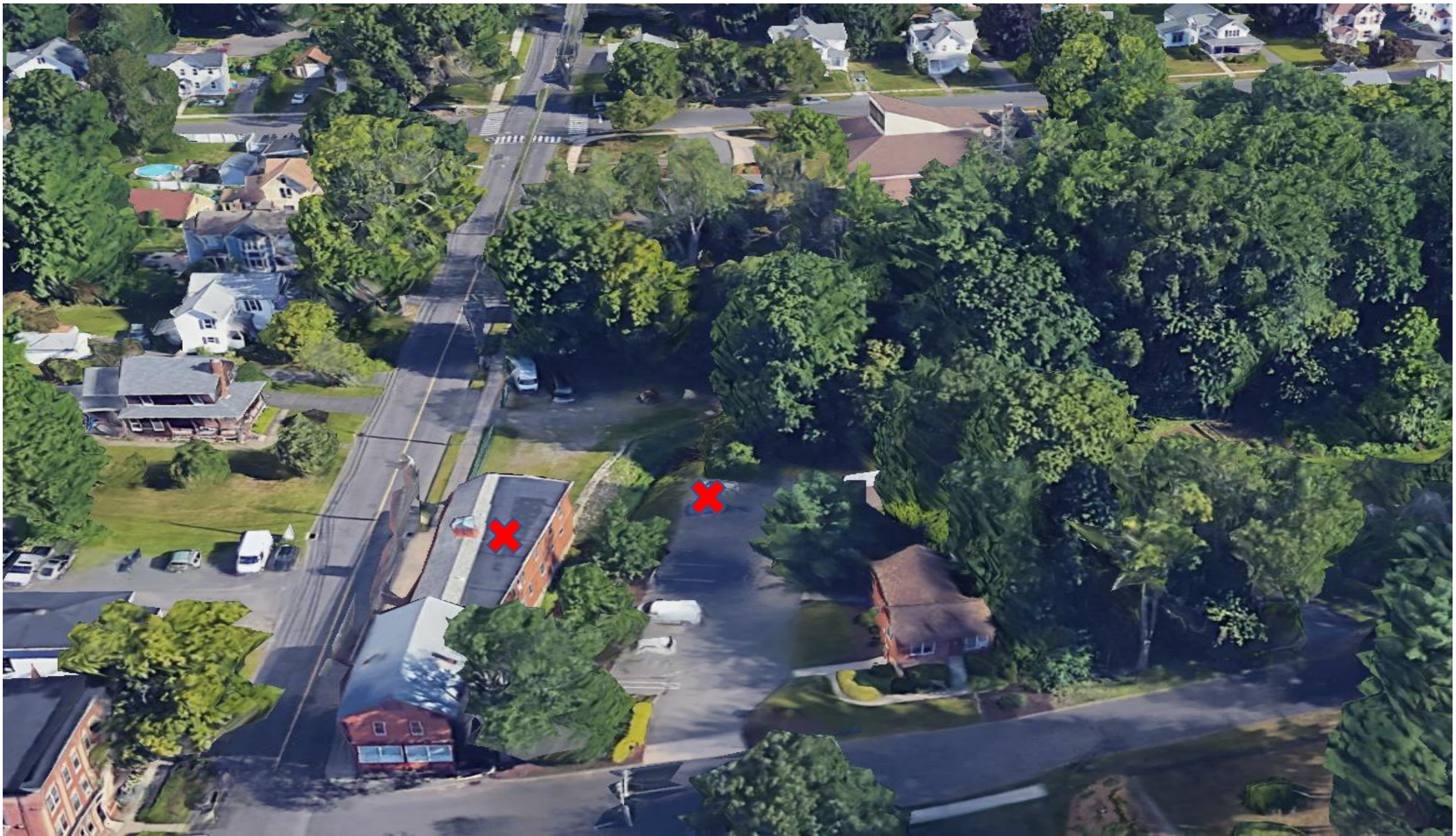




App. 2529 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
Aerial View – Bristol GIS

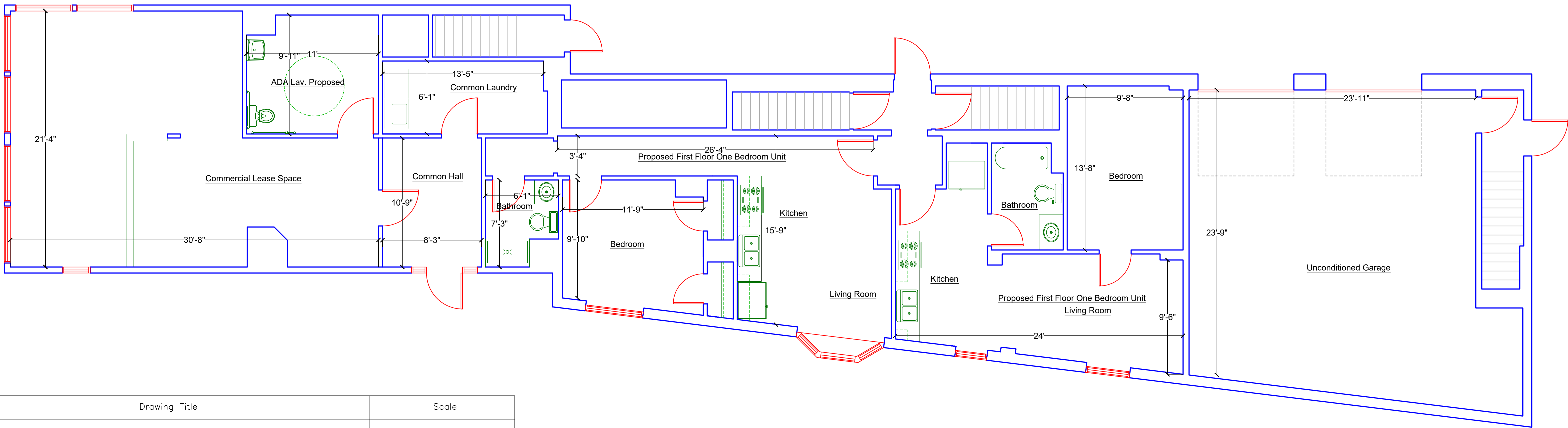
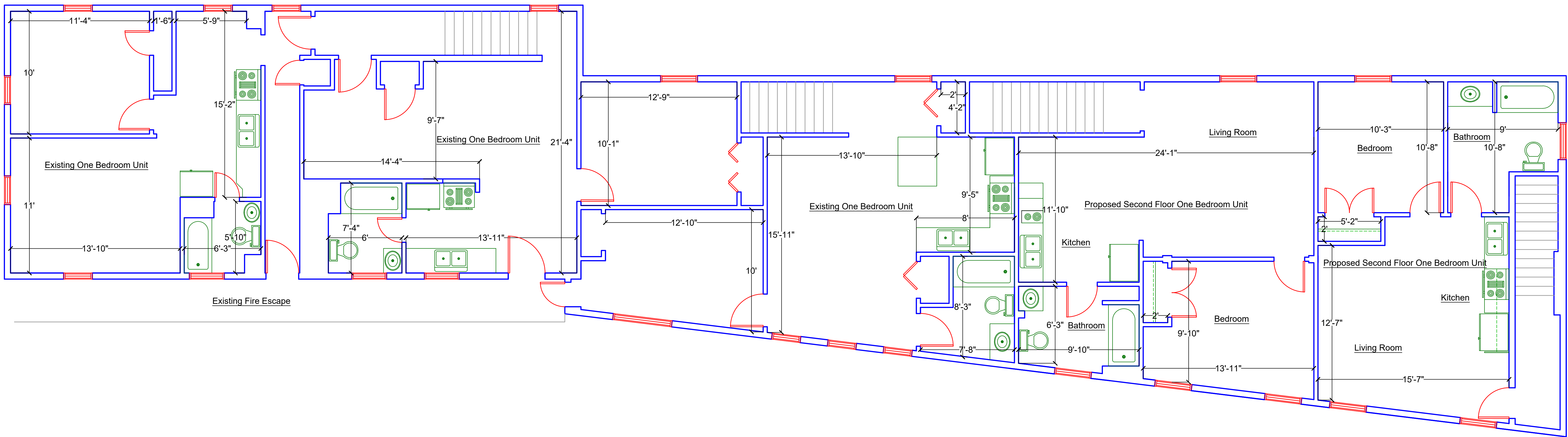


App. 2529 – 216 Central Street & 15 Circle Street – Map 42/Lot 22 & 23
NearMap Aerial – Bristol GIS



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

Proposed Floor Plan Revised: 5/30/25



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

Site Plan

5/19/25

Parking Chart

Updated

5/12/25

REVISED 5-12-2025

Mixed-use development parking requirements

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

5 existing (1 bed/1 bath) units: 3 units @ 216 Central and 2 units @ 15 Circle	6.25
4 proposed new (1 bed/1 bath) units @ 216 Central	5.00
Total residential parking spaces required	11.25

Commerical - 1.5 spaces per 1,000 feet

1st Floor Front Commercial - approx. 700 sq ft	1.50
1st Floor Rear Commercial - garage - approx. 700 sq ft	1.50
Total commercial parking spaces required	3.00

Total required spaces	14.25
Total required spaces rounded	15
Total actual spaces (15 parking spaces + 2 garage spaces)	17

Source: Development Planning Solutions LLC

1. BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY
PERFORMED BY RCL THOMPSON LLC DATED MARCH 13, 2025.
2. HORIZONTAL DATUM: NAD83
3. VERTICAL DATUM: NAVD88
4. HORIZONTAL ACCURACY: A2
5. VERTICAL ACCURACY: V2
6. TOPOGRAPHIC ACCURACY: T2

<u>Mixed-use development parking requirements</u>	
<i>Residential - .75 spaces per unit +.5 spaces per bedroom</i>	
5 existing (1 bed/1 bath) units: 3 units @ 216 Central and 2 units @ 15 Circle	6.25
4 proposed new (1 bed/1 bath) units @ 216 Central	5.00
Total residential parking spaces required	11.25
<i>Commercial - 1.5 spaces per 1,000 feet</i>	
1st Floor Front Commercial - approx. 700 sq ft	1.50
1st Floor Rear Commercial - garage - approx. 700 sq ft	1.50
Total commercial parking spaces required	3.00
Total required spaces	14.25
Total required spaces rounded	15
Total actual spaces (15 parking spaces + 2 garage spaces)	17

PN# 25-021
5/19/2025



PLANNING & ZONING COMMISSION	_____	_____
APPLICATION # ?????	SIGNED	DATE
INLAND WETLANDS COMMISSION	_____	_____
APPLICATION # ?????	SIGNED	DATE

<u>ZONING DATA</u>			
<u>216 CENTRAL STREET</u>			
ZONE BN	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	15,000	4,206	NO CHANGE
MIN. LOT WIDTH (FT)	100	144.29	NO CHANGE
MIN. FRONTAGE (FT)	N/A	N/A	NO CHANGE
FRONT SETBACK (FT)	20	0.0	NO CHANGE
REAR SETBACK (FT)	25 (ABUTS R ZONE)	1.5	NO CHANGE
SIDE LINE SETBACK (FT)	25 (ABUTS R ZONE)	0.6	NO CHANGE
MAX. BUILDING COVERAGE (%)	35	76.1	NO CHANGE
MAX IMPERVIOUS COVERAGE (%)	75	76.5	NO CHANGE

15 CIRCLE STREET			
ZONE BN	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	15,000	18,858	NO CHANGE
MIN. LOT WIDTH (FT)	100	135.50	NO CHANGE
MIN. FRONTAGE (FT)	N/A	N/A	NO CHANGE
FRONT SETBACK (FT)	20	11.1	NO CHANGE
REAR SETBACK (FT)	25 (ABUTS R ZONE)	94.9	NO CHANGE
SIDE LINE SETBACK (FT)	25 (ABUTS R ZONE)	11.1	NO CHANGE
MAX. BUILDING COVERAGE (%)	35	5.4	NO CHANGE
MAX IMPERVIOUS COVERAGE (%)	75	42.5	NO CHANGE

LOT 42-22A			
	REQUIRED	EXISTING	PROPOSED
ZONER R-10			
MIN. LOT AREA (SQ. FT.)	10,000	9,813	NO CHANGE
MIN. LOT WIDTH (FT)	N/A	N/A	NO CHANGE
MIN. FRONTAGE (FT)	85	107.85	NO CHANGE
FRONT SETBACK (FT)	20	N/A	NO CHANGE
REAR SETBACK (FT)	20	N/A	NO CHANGE
SIDE LINE SETBACK (FT)	8	N/A	NO CHANGE
MAX. BUILDING COVERAGE (%)	35	N/A	NO CHANGE
MAX IMPERVIOUS COVERAGE (%)	75	7.6	NO CHANGE

COVER SHEET

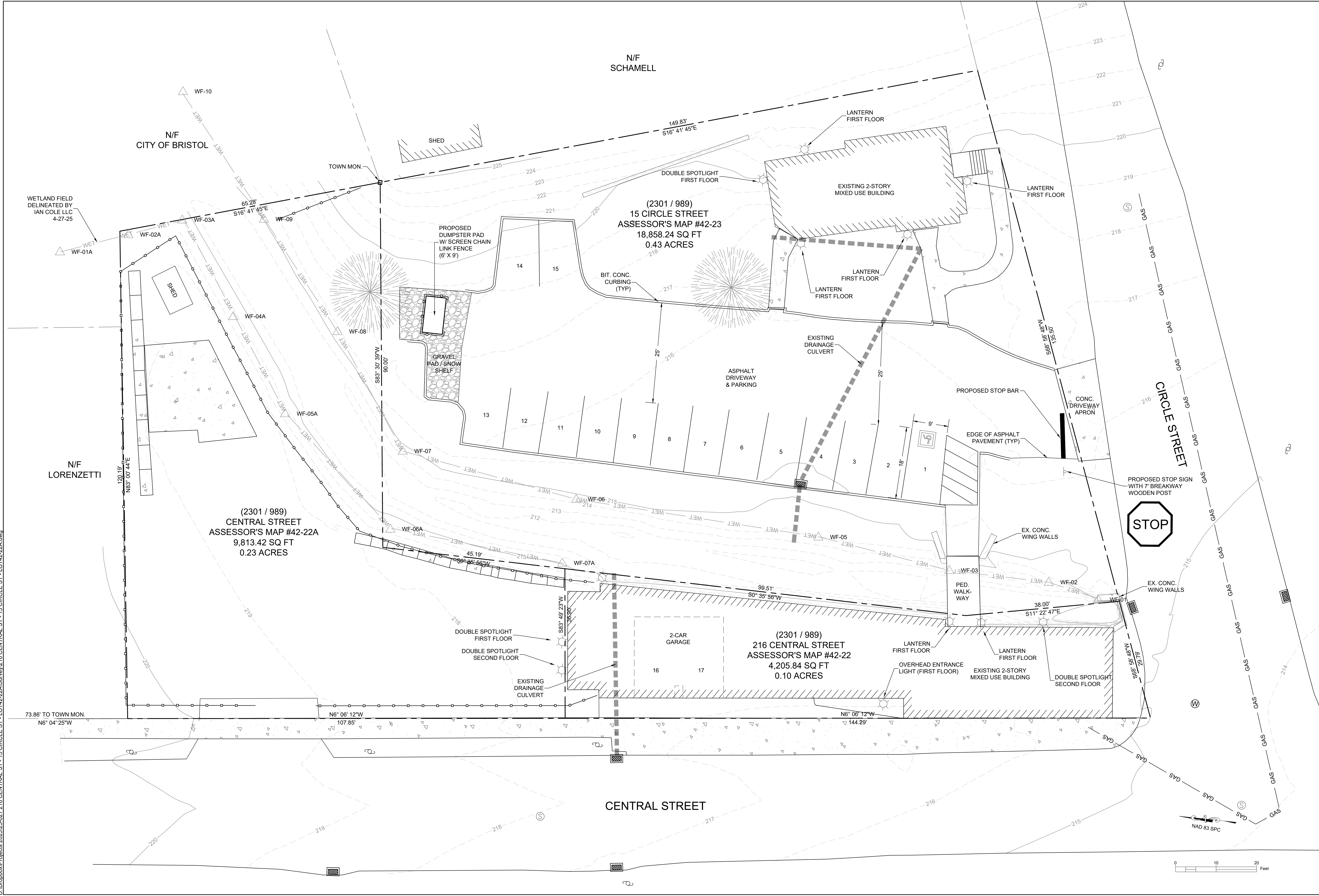
ASSESSOR'S MAPS
#42-22 (216 CENTRAL STREET)
#42-23 (15 CIRCLE STREET)
#42-22A (CENTRAL STREET)
FORESTVILLE PROPERTIES LLC

**RCL THOMPSON LLC
19 PEPPERBUSH DR.
CLINTON, CT 06413
860-941-7721**



1 OF 2

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



2 OF 2

LEGEND:

CHD - CONN. HIGHWAY MON.

MS - MERE STONE

CM - CONC. MONUMENT

SM - STONE MONUMENT

IPIN - IRON PIN

PIPE - IRON PIPE

NAIL - PK OR MAG NAIL

DH - DRILL HOLE

POS - PILE OF STONES

*WCAP - WITH CAP

*S - SET

*F - FOUND

N 90° 00' 00" E

20' SETBACK LINE

EASEMENT

FENCE

OVERHEAD ELECTRICAL LINE

UNDERGROUND ELECTRICAL LINE

W - WATER PIPE

STORM PIPE

MAJOR CONTOUR

MINOR CONTOUR

STONE WALL

POWER POLE

WATER METER

CATCH BASIN

SITE PLAN

ASSESSOR'S MAPS
#42-22 (216 CENTRAL STREET)
#42-23 (15 CIRCLE STREET)
#42-22A (CENTRAL STREET)
FORESTVILLE PROPERTIES LLC

DATE

May 19, 2025

DRAWING SCALE

1" = 10'

PREPARED BY:

RCL THOMPSON LLC

ENGINEERING - SURVEYING

860-941-7721

www.rclthompson.com

19 Pepperbush Dr.

Clinton, CT 06413

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

STATE OF CONNECTICUT

RYAN E. THOMPSON

REGISTERED PROFESSIONAL SURVEYOR

128617

RYAN E. THOMPSON PEL 29817

Page 129

2025 ZONING ENFORCEMENT REPORT

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

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	3	8	4	13	13								
<i>Year (24):</i>	<i>2</i>	<i>2</i>	<i>0</i>	<i>4</i>	<i>8</i>								
Illegal Business:	2	1	5	3	1								
<i>Year (24):</i>	<i>0</i>	<i>1</i>	<i>1</i>	<i>4</i>	<i>2</i>								
Lack of Permit:	11	4	14	17	12								
<i>Year (24):</i>	<i>3</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2</i>								
Accessory Structure:	0	2	0	4	4								
<i>Year (24):</i>	<i>1</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>1</i>								
Illegal Fence:	1	0	6	7	0								
<i>Year (24):</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>2</i>	<i>0</i>								
Illegal Sign:	2	2	11	10	7								
<i>Year (24):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>								
Fowl:	0	0	2	2	2								
<i>Year (24):</i>	<i>0</i>	<i>1</i>	<i>1</i>	<i>1</i>	<i>0</i>								
Blight:	6	10	14	19	14								
<i>Year (24):</i>	<i>2</i>	<i>2</i>	<i>0</i>	<i>6</i>	<i>1</i>								
Lighting:	0	0	0	0	1								
<i>Year (24):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>1</i>								
Site Plan:	2	1	2	1	0								
<i>Year (24):</i>	<i>1</i>	<i>15</i>	<i>7</i>	<i>6</i>	<i>3</i>								
Illegal Rentals:	2	1	4	1	10								
<i>Year (24):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>								
Miscellaneous:	2	0	2	5	5								
<i>Year (24):</i>	<i>3</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>4</i>								
2025 TOTAL:	31	29	64	82	69								
<i>Year (24):</i>	<i>13</i>	<i>21</i>	<i>11</i>	<i>15</i>	<i>18</i>								
ABATEMENTS:	0	1	0	0	0								
<i>Year (24):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>								
CITATIONS:	15	12	10	2	11								
<i>Year (24):</i>	<i>6</i>	<i>2</i>	<i>3</i>	<i>0</i>	<i>3</i>								
PERMITS ISSUED:	240	215	297	320	389								
<i>Year (24):</i>	<i>275</i>	<i>234</i>	<i>250</i>	<i>300</i>	<i>351</i>								

Respectfully submitted,

Brandon Peate

Brandon Peate

Zoning Enforcement Officer

June 5th, 2025