

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

By: Chairman White

Time: 6:00 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