

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY MAY 29, 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	
	Brandon Peate, ZEO	X	

1. Call to Order

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

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

2. Public Participation

There was no public participation.

3. Approval of Minutes

a. Regular Meeting

There were no minutes for approval.

4. Receipt of New Applications

There were no new applications.

5. Public Hearings

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

Chairman White designated himself, along with regular Commissioners Goodwin, Harlow and LaFreniere and alternate Commissioner Mangiafico to vote on Application #AZR 25-01.

Francisco Gomes explained he would give a general overview of each of the Amendment applications by detailing the recommended amendments. The consultant reviewed how the Parking Regulations would be expanded for all uses throughout the City. Mr. Gomes notified the Commission of the new parking requirements of the CT Gen. Assembly acted on yesterday.

Mr. Gomes thought the new parking requirements from the General Assembly would not affect the Commission's amendments for now because the requirements would likely not be effective for 3 months to one year.

Mr. Gomes said the parking Amendment would have a process for the Commission to determine parking from the applicant's traffic engineer. Mr. Gomes indicated the BD zone would have more flexible and shared parking for the downtown area from 500 ft. from a building to 1,000 ft. from a building. The consultant verified all the parking Regulations would be placed in one section. Mr. Gomes reviewed the new pervious pavement Amendment and incentives for the Regulations.

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

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

The consultant reviewed the recommendation for the Aquifer Protection Area Regulations to be referenced in the Regulations. Mr. Gomes noted the recommendation would require Site Plans to show the Aquifer Protection Areas. The consultant indicated the State updated the Stormwater Quality Manual Management Control manual and the Regulations needed a reference correction. Mr. Gomes said the Staff would be adding items to the Stormwater Management Amendments.

The City Planner would work with the Staff and suggested the tree preservation Amendment needed more work. Mr. Flanagan noted a process has to be created for the Riparian Protection Area to show the area on the Zoning Map. The City Planner also noted the Engineering Dept. will review the stormwater management Amendments.

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

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

The consultant reviewed the Use Table with the changes to the Amendment allow more uses in the Commercial, Industrial and Mixed-Use District zones. Mr. Gomes' position was this would reduce the applications for increased economic development. The consultant indicated some of the applications would be reviewed by the Planning Commission versus the Zoning Commission.

Mr. Flanagan said the Amendment would allow more uses in more zones. The City Planner mentioned some of the Regulations were relaxed to encourage development. Mr. Flanagan noted these changes were well received when presented to the Board of Public Works and the Planning Commission.

Mr. Gomes said the URD Regulations would be eliminated from the BD zone because the Regulations were unsuccessful. The consultant pointed out the IP-25 zone would become an IP-5 zone to make the permitted subdivision process easier. Mr. Gomes indicated the BD-1 zone and BD-2 zone would be combined into the BD-zone. The consultant verified 135–150 Center St. would be rezoned to the BD zone. Mr. Gomes explained Regulations were recently drafted for battery energy storage systems.

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

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

Mr. Gomes reviewed the BT overlay zone was renamed to the RT-5 zone that would retain the BT overlay Regulations. The consultant described the A-zone would be removed and the references would be updated. Mr. Gomes said the OSD-zone is being recharacterized to a floating/overlay zone. The consultant said the URD-zone within the BT-zone was unattainable, so the density should have some additional work by Staff. Mr. Gomes indicated the RM-zone would be converted to a base zone of RM-5 zone.

The consultant noted personal services would be added to the Adaptive Reuse projects to expand the permitted uses.

The following person spoke in favor of the application: Normand Laliberte, of 28 Skyline Drive, Middlebury, explained he worked with Mr. Peate, ZEO and Mr. Flanagan these last few months on a project. The speaker gave his reasons of being in favor of personal services for adaptive reuse projects for small business and economic growth.

No one spoke against the application.

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

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

Mr. Gomes pointed out this was an important Amendment because regardless of the RM-5 zone, these Regulations would remain in effect. The consultant mentioned the Regulations would be improved with the density reduced to 9 units per acre similar to the RM zone. Mr. Gomes clarified the parking would be replaced with the parking similar to the URD-Regulations. The consultant indicated the front yard setbacks were reduced and the buildings would be oriented towards the street.

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

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

Mr. Gomes overviewed that there were multiple recommended Amendments discussed this evening that would affect the Zoning Map. Therefore, the consultant suggested the Zoning Map be updated to accommodate the Amendment, if adopted. Mr. Gomes reviewed the new recommended zones and new labels for the Zoning Map.

Mr. Flanagan thanked Mr. Gomes for updating the Zoning Map with the new version of the Graphic Information System. The City Planner indicated when the mapping is finished, the GIS Staff of the City of Bristol would update the software and information.

Mr. Peate noted he made some comments in written form to the Land Use Office. The Zoning Enforcement Officer said the comments are being addressed by a consultant, the Engineering Department and the Land Use Office. Mr. Peate was pleased about the Riparian Corridor Protection Area and recommended that it be placed on the Zoning map for him to be able to enforce.

MOTION: Move to continue the Public Hearings on Applications:

1. #AZR 25-01 – Parking Amendments
2. #AZR 25-02 – Environmental Amendments
3. #AZR 25-03 – Commercial and Industrial Amendments
4. #AZR 25-04 – Residential Zone Amendments
5. #AZR 25-05 – Unified Residential Development (URD) Regulations for the RM Zone
6. #AZR 25-06 – Parking Amendments to a Special Meeting of the Zoning Commission on June 30, 2025.

By: Goodwin

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

8. Staff Reports

There were no staff reports.

9. Communications

There were no communications.

10. Adjournment

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

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

By: Goodwin

Seconded: White.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary