

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JUNE 9, 2025**

1. Call to Order

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

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

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

Mr. Flanagan reminded the Commission the next Special Meeting of the Zoning Commission is Monday, June 30, 2025.

2. Approval of Minutes

a. Special Meeting - April 14, 2025

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

MOTION: Move to approve the minutes of the April 14, 2025, special meeting

By: Goodwin

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

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

b. Regular Meeting - May 12, 2025

MOTION: Move to approve the minutes of the May 12, 2025, regular meeting.

By: Goodwin

Seconded: DeRoehn.

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

Against: None.
Abstained: None.

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.

Chairman White designated himself, regular Commissioners Goodwin and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on Application #2534.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, said there was a Cease and Correct for this property, but the property has been cleaned up significantly. At the request of Mr. Flanagan, Attorney Ziogas would invite the applicant to attend the July 14, 2025, meeting. City Planner said the applicant and the applicant's attorney would be in attendance at the meeting and there may be questions for the property owner.

MOTION: Move that Application #2534 be accepted and scheduled for a Public Hearing for the July 14, 2025, Regular meeting.

By: Goodwin

Seconded: DeRoehn.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.
Against: None.
Abstained: None.

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.

Chairman White designated himself, regular Commissioners Goodwin and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on Application #2523.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, reviewed that a Special Permit was previously approved in May 2025 for the property by the Commission. Attorney Ziogas noted the Site Plan was not approved at that time because the plan was being developed. The attorney said all the comments were addressed except for the additional lighting that was required for the rear of the property.

Mr. Flanagan inquiries: Attorney Ziogas said the building already has a certificate of occupancy but a new tenant would be required to file for a certificate of occupancy. Mr. Flanagan reviewed the documents for the application.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: Goodwin

Seconded: DeRoehn.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.
Against: None.
Abstained: None.

MOTION: Move to approve 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 with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Site Plan Modification Lane Re-Assignment and Drive-up Window, Bristol Commons Assessor's Map 24, Lot 236 45 Farmington Avenue, Bristol, Connecticut October 10, 2024" with a last revision date of May 20, 2025.

2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly. Additionally, there needs to be extra lighting added to the plan, specifically in the area of the drive-thru lane. This item will be resolved with Staff prior to plan sign-off.
3. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Goodwin

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

The application is approved with stipulations.

- 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.

Chairman White explained that Applications #2531, #2532 and #2533 would be heard concurrently but voted on separately.

Chairman White designated himself, regular Commissioners Goodwin and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on Applications #2531, #2532 and #2533.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, reviewed the previous applications that were withdrawn because the State timelines ran out of time. Attorney Ziogas said there are two lots owned by the same property owner with an existing building on Central St. with no parking lot and a vacant lot on Circle St. with a parking lot.

The attorney noted the request was for two commercial units and two residential units on the first floor and to increase the three residential units to five residential units on the second floor. The attorney noted there would be a total of seven residential units and two commercial units with one parking lot. Attorney Ziogas verified the Circle St. building would not change with two residential units. The attorney indicated this was the proposal for the mixed-use development. Attorney Ziogas said there is a property management company for one of the commercial units that was reduced from its original size.

The attorney indicated all the comments were addressed and additional lighting was added to the rear of the property.

Mr. Flanagan reviewed the proposed layout of the building with the Commission.

Charles Talmadge, consultant, Development Planning Solutions, 225 North Main St., reviewed the egresses in the building. Mr. Talmadge explained there are many stairways in the building, but the doors are at the bottom of the stairways. The consultant said the accessways are considered at ground level for the first floor so eliminated the need for two accessways. Mr. Talmadge indicated if the doors were at the top of the stairway, then two accessways would be required. The consultant noted fire escapes are on the east side of the building for the two units.

No one else spoke in favor of the applications.

No one spoke against the applications.

The hearing #2531 is closed.

By: Goodwin

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

The Commission commented this would be a good project for Forestville.

MOTION: Move that move to approve 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 with the following stipulations:

1. The Mixed-Use Development shall be conducted in accordance with the drawings entitled "Site Plan 216 Central Street & 15 Circle Street Lot 42-22, Bristol CT" with a last revision date of May 19, 2025.
2. This Special Permit shall authorize use of the building known as 216 Central Street for a Mixed-Use Development containing a) two non-residential units and two dwelling units (first floor) and b) five dwelling units (second floor). 216 Central Street is also known as Assessor's Map 42, Lot 22.
3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Goodwin

Seconded: White.

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

Against: None.

Abstained: None.

The application #2531 is approved with stipulations.

The hearing #2532 is closed.

By: Goodwin

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

MOTION: Move to approve Special Permit Application #2532 – 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, with the following stipulations:

1. Parking on a different lot under the same ownership use shall be conducted in accordance with the drawings entitled "Site Plan 216 Central Street & 15 Circle Street Lot 42-22, Bristol CT" with a last revision date of May 19, 2025.
2. This Special Permit shall authorize use of the parking area located at 15 Circle Street to support the Mixed-Use Development located at 216 Central Street, which will contain: a) two non-residential units and two dwelling units (first floor) and b) five dwelling units (second floor). 15 Circle Street is also known as Assessor's Map 42, Lot 23.

3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Goodwin

Seconded: White.

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

Against: None.

Abstained: None.

The application #2532 is approved with stipulations.

The hearing #2533 is closed.

By: Goodwin

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

MOTION: Move to approve Site Plan Application #2533 for 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 with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Site Plan 216 Central Street & 15 Circle Street Lot 42-22, Bristol CT" with a last revision date of May 19, 2025.
2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
3. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Goodwin

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

The application #2533 is approved with stipulations.

5. Old Business

There was no old business.

6. New Business

There was no new business.

7. Staff Reports

a. Zoning Report - May 2025

Mr. Flanagan said Mr. Peate was not in attendance this evening, but he had submitted his compliance report.

Commission inquiries: Mr. Flanagan indicated it was his opinion that the numerous illegal occupancies was being caused by the great need for residential units with homeowners converting spaces for residential use.

The City Planner reminded the Commission there have over 250 rental market-rate units approved by the Commission within the past 18-24 months, but none of these specific projects have a shovel in the ground.

8. Communications

There were no communications.

9. Adjournment

Chairman White designated himself, regular Commissioners Goodwin and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on the adjournment.

MOTION: Move to adjourn at 6:45 P.M.

By: Goodwin

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary