

**BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF MONDAY JUNE 30, 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 regular meeting was Monday, July 14, 2025.

Chairman White requested any public audience to speak in favor or against any of the applications for this evening.

Chairman White designated himself, regular Commissioners Harlow, Goodwin and LaFreniere with alternate Commissioner DeRoehn to vote on all the applications this evening.

Chairman inquiries: Mr. Flanagan indicated that under Item #2 the items #13, #15 and #18 may be discussed later this summer.

2. Pledge of Allegiance

3. 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 - PUBLIC HEARING CONTINUED FROM MAY 29, 2025.

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

Mr. Flanagan reviewed the amendment items #1 through #10 for Application #AZR-25-01 for the Parking Regulations Amendment recommendations. 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 # AZR-25-01 is closed.

By: Goodwin

Seconded: Harlow.

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

The Zoning Commission finds that the amendments, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of the Application AZR 25-02 amendments shall be: August 1, 2025.

By: Goodwin

Seconded: Harlow.

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

The application is approved.

- 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 - PUBLIC HEARING CONTINUED FROM MAY 29, 2025.

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

Mr. Flanagan reviewed the proposed amendments for the zone.
The City Planner 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: Harlow.

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

MOTION: Move to approve Application #AZR 25-03 – Review, discussion and adoption of the following Commercial, Industrial and Mixed-Use District Zone Amendments that have been reviewed by the Zoning Commission:

- #19 – Allow a Wider Range of Uses in Commercial and Industrial Zones.
- #20 – Amend Principal Use Permit Requirements.
- #21 – Amend Accessory Use Permit Requirements.
- #22 – Amend BN Zone.
- #23 – Eliminate the Unified Downtown Development Regulations.
- #24 – Amend the IP-25 (Industrial Park) Zone Standards.
- #25 – Amend the BD (Downtown Business) Zone Regulations.
- #26 – Amend the BD (Downtown Business) Zone Boundary.
- #27 – Provide Regulations for Cannabis Cultivation.
- #36 – Allow Battery Energy Storage Systems (BESS) as an accessory use.

The Zoning Commission finds that the amendments, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of the Application AZR 25-03 amendments shall be: August 1, 2025.

By: Goodwin

Seconded: Harlow.

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

The application is approved.

- 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 - PUBLIC HEARING CONTINUED FROM MAY 29, 2025.

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

Mr. Flanagan went over the proposed amendments for the residential zone.
The City Planner 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: Harlow.

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

MOTION: Move to approve Application #AZR 25-04 – Review, discussion and adoption of the following Residential Zone Amendment that have been reviewed by the Zoning Commission:

- #28 – Convert the BT Overlay to a Base Zoning District.
- #29 – Amend the A – Multi-Family Residential Zone Regulations.
- #30 – Update the OSD Zone District Type References.
- #31 – Amend the Unified Residential Development (URD)/Mixed-Use Standards of the BT Zone.
- #33 – Convert the RM Overlay to a Base Zoning District.
- #34 – Revisions to the Accessory Dwelling Unit Regulations.
- #35 – Amend the Adaptive Reuse of Existing Non-Residential Principal Building Regulation to add Personal Service Establishment as an allowed use.

The Zoning Commission finds that the amendments, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of the Application AZR 25-04 amendments shall be: August 1, 2025.

By: Goodwin

Seconded: Harlow.

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

The application is approved.

- 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 - PUBLIC HEARING CONTINUED FROM MAY 29, 2025.

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

Mr. Flanagan outlined the additional recommendation #32 to the Regulations. The City Planner indicated Mr. Gomes added a recommendation for the orientation of front doors. Mr. Flanagan said the density would be reduced from 18 units to 9 units.

The City Planner 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: Harlow.

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

MOTION: Move to approve Application #AZR 25-05 – Review, discussion and adoption of the following Unified Residential Development (URD) Regulations for the RM Zone recommendations that have been reviewed by the Zoning Commission:

#32 – Amend the Unified Residential Development (URD) Regulations for the Zone.

The Zoning Commission finds that the amendments, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of the Application AZR 25-05 amendments shall be: August 1, 2025.

By: Goodwin

Seconded: Harlow.

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

The application is approved.

- 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 Harlow, Goodwin and LaFreniere with alternate Commissioner DeRoehn to vote on Application # AZR 25-06.

Mr. Flanagan thanked Mr. Gomes and his company for updating the Official Zoning Map because the City does not have the updated software yet. The City Planner noted the recommendations have to now be updated on the Zoning Map.

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

The hearing is closed.

By: Goodwin

Seconded: Harlow.

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

MOTION: Move to approve Application #AZR 25-06 – Review, discussion and adoption of the Official Zoning Map of the City of Bristol that have been reviewed by the Zoning Commission:

- a. Per Recommendation 24: Change the name of the IP-25 zone to **IP-5** on the map and in the key.
- b. Per Recommendation 25: Merge the BD-1 and BD-2 zones by removing hatch mark from the BD-2 areas and relabeling the map and key to replace reference to BD-1 and BD-2 with **BD**.
- c. Per Recommendation 26: Expand the BD zone to include 135-153 Center Street (Map Block Lot 26-169), formerly in the R15/BT zone.
- d. Per Recommendation 28: Remove the BT Overlay of the R-15 zone and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-15 in those areas to the **BT-5** as indicated by a unique color on the map and in the key.
- e. Per Recommendation 33: Remove the RM Overlay of the R-10 and R-15 zones and convert to a base residential zoning district which requires removal of the overlay hatching on the map and from the key and the changing of the R-10 and R-15 in those areas to the **RM-5** as indicated by a unique color on the map and in the key.

The Zoning Commission finds that the map amendments, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of the Application AZR 25-05 amendments shall be: August 1, 2025.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved.

Chairman White thanked all the Commissioners for all the time and effort to work on the Regulations. The Chairman thanked Mr. Flanagan and Mr. Gomes for all their help with this effort be a success.

Attorney Franklin Pilicy, 235 Main Street, Watertown, thanked the Commission for their attention for his client's unique situation. Attorney Pilicy thanked Mr. Flanagan for his assistance throughout the process.

4. Staff Reports

There were no staff reports.

5. Communications

There were no communications.

6. Adjournment

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

MOTION: Move to adjourn at 6:35 P.M.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King

Recording Secretary

David White, Chairman

Richard Goodwin, Secretary