

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JULY 14, 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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, August 11, 2025.

2. Approval of Minutes

a. Special Meeting - May 29, 2025

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner Caruso to vote on the minutes of the May 29, 2025, special meeting.

MOTION: Move to approve the minutes of the May 29, 2025, special meeting.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

b. Regular Meeting - June 9, 2025

Chairman White designated himself, regular Commissioners Goodwin, Caruso and LaFreniere with alternate Commissioner DeRoehn to vote minutes of the June 9, 2025, regular meeting.

MOTION: Move to approve the minutes of the June 9, 2025, regular meeting.

By: Goodwin

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

c. Special Meeting - June 30, 2025

Chairman White designated himself, regular Commissioners Goodwin and LaFreniere with alternate Commissioners Caruso and DeRoehn to vote minutes of the June 30, 2025, special meeting.

MOTION: Move to approve the minutes of the June 30, 2025, special meeting.

By: Harlow

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

3. Receipt of New Applications

- a. Application #2535 – Special Permit for Motor Vehicle Service and Repair Facility at 200 Terryville Road – Units C & D; Assessor's Map 67, Lot 7-1; I (General Industrial) zone; Steven P. Merchant Sr./Ray's Carstar Auto Body, applicant.

Chairman White designated himself, regular Commissioners Goodwin, LaFreniere and Harlow with alternate Commissioner Caruso to vote on Application #2535.

Mr. Flanagan explained there was a previously approved application for this property. The City Planner explained there were two industrial condominium working units available for rent on this property. Mr. Flanagan said that Ray's Carstar Auto Body was in one unit. The City Planner noted Mr. Letourneau just finished his other building with two units that he wanted to lease. Mr. Flanagan noted Ray's Carstar Auto Body wanted to put the vehicle diagnostics in the units that were just constructed.

MOTION: Move that Application #2535 be accepted and scheduled for a Public Hearing for the August 11, 2025 Regular meeting.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

The City Planner would have the applicant amend the paperwork corrected to Lot 7-1.

- b. Application #2536 - Proposed amendments to the Zoning Regulations to amend Section 6.3.3.B. - Temporary Structures to: 1) add placement requirements for the front yard; 2) limit the number of temporary structures to one; 3) add requirements for maintenance; Jeffrey Hayden, applicant.

Chairman White designated himself, regular Commissioners Goodwin, LaFreniere and Harlow with alternate Commissioner Caruso to vote on Application #2536.

Jeffrey Hayden, 50 Melinda Lane, explained the proposed amendment would bring the Regulations into alignment with the adjoining towns. Mr. Hayden said if the amendments are approved, the amendments would bring hundreds of properties into compliance as well.

MOTION: Move that Application #2536 be accepted and scheduled for a Public Hearing for the August 11, 2025 Regular meeting.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- c. Application #2537 - Special Permit for Earth Removal in excess of 400 cubic yards at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.
- d. Application #2538 - Site Plan for Earth Removal in excess of 400 cubic yards at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Chairman White designated himself, regular Commissioners Goodwin, LaFreniere and Harlow with alternate Commissioner Caruso to vote on Applications #2537 and #2538.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, indicated the applicant wants to demolish the existing houses on a blighted property. Attorney Ziogas said his clients are cleaning up the property that has steep grades. The attorney noted the property needs more work for the property to be buildable with regrading, reseeding and a re-subdivision.

Attorney Ziogas agreed to the City Planner's suggestion to schedule the public hearing for the September 15, 2025, meeting in order for Staff to address the comments.

MOTION: move that Application #2537 & #2538 be accepted and scheduled for a Public Hearing for the September 15, 2025 Regular meeting.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2537 and #2538 are scheduled for public hearing.

Mr. Flanagan reminded the Commission that the Zoning Commission regular meeting in September was the 3rd Monday in September because of the Labor Day holiday.

4. Public Hearings

- 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, LaFreniere and Harlow with alternate Commissioner Caruso to vote on Application #2534.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reported the public hearing signage was posted properly and requested to open the public hearing. Attorney Ziogas verified the applicant was a tenant for the building. The attorney stated the tenant has been paying rent for 3 months but needs a Special Permit to operate on the property. Attorney Ziogas described how the property owner would not cooperate to bring the property into compliance, so now the Zoning Enforcement Office has issued a cleanup order within 10 days. The attorney requested that the application to be continued to the August meeting.

Commission inquiries: Staff verified the Zoning Enforcement Officer's notice was issued on Friday July 11, 2025.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to continue the Public Hearing on Application #2534 to the August 11, 2025, Regular Meeting of the Commission.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is continued.

6. New Business

- a. Application #2397 – Request for a (5) five-year extension of the expiration date (May 12, 2026 to May 12, 2031) for the Approved Site Plan that included renovations and revisions to buildings and parking area at 10 Main Street; Assessor's Map 30, Lot 96 1; BD-1 (Downtown Business) zone; D'Amato Construction, Inc., applicant.

Chairman White designated himself, regular Commissioners Goodwin, LaFreniere and Harlow with alternate Commissioner Caruso to vote on Application #2397.

The City Planner and Staff were pleased the applicant was renewing the Site Plan. Mr. Flanagan noted there were no concerns about the request.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reviewed the applicant was preparing for new clients for the building but the client cancelled going into the building so the improvements were not being done. The attorney noted the applicant was hoping for a restaurant to go into the front building. Attorney Ziogas indicated the building was 50% renovated and this request would allow the applicant to continue to work on the building.

MOTION: Move to approve a 5-year extension for Application #2397 from May 12, 2026, to May 12, 2031, for the Site Plan which was originally approved on May 12, 2021.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved.

- b. Application #2403 – Request for a (5) five-year extension of the expiration date (May 12, 2026 to May 12, 2031) for the Approved Site Plan (parking) at 71 Horizon Drive, Map 4, Lot 24; IP-1 (Industrial Park) zone; D'Amato Construction, Inc., applicant.

Chairman White designated himself, regular Commissioners Goodwin, LaFreniere and Harlow with alternate Commissioner Caruso to vote on Application #2403.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained this location was supposed to have the Amazon facility.

MOTION: Move to approve a 5-year extension for Application #2403 from May 12, 2026, to May 12, 2031, which was originally approved on May 12, 2021.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved.

7. Staff Reports

- a. Zoning Report

The City Planner indicated he would email Mr. Peate's reports to the Commission.

8. Communications

There were no communications.

9. Adjournment

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

MOTION: Move to adjourn at 6:21 P.M.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary