

**BRISTOL PLANNING COMMISSION  
MINUTES  
REGULAR MEETING OF MONDAY AUGUST 25, 2025**

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall  
Council Chambers  
111 North Main Street  
First Floor

**ROLL CALL:**

| MEMBERS            | NAME                                   | PRESENT | ABSENT |
|--------------------|----------------------------------------|---------|--------|
| REGULAR MEMBERS:   | Chairman William Veits (Chairman)      | X       |        |
|                    | John Soares (Vice Chairman)            | X       |        |
|                    | Jon Pose (Acting Secretary)            | X       |        |
|                    | Tracey Bacchus                         |         | X      |
|                    | Christopher Nardi                      | X       |        |
| ALTERNATE MEMBERS: | Kenneth Rasmussen-Tuller               | X       |        |
|                    | Kiana Small                            | X       |        |
|                    | Greg Klimek                            | X       |        |
| STAFF:             | Robert M. Flanagan, AICP, City Planner | X       |        |

## 1. Call to Order

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

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, September 22, 2025

## 2. Pledge of Allegiance

## 3. Public Participation

There was no public participation.

## 4. Approval of Minutes

## a. Regular Meeting - July 28, 2025

Chairman Veits designated himself, regular Commissioners Nardi, Pose and Soares with alternate Commissioner Klimek to vote on the July 28, 2025, regular meeting minutes.

**MOTION:** Move to approve the minutes of the July 28, 2025, regular meeting.

By: Pose

Seconded: Klimek.

For: Nardi, Klimek, Pose, Soares and Veits.

Against: None.

Abstain: None.

Chairman Veits designated himself, regular Commissioners Nardi, Pose and Soares with alternate Commissioner Rasmussen-Tuller as voting members this evening.

## 5. Receipt of New Applications

- a. Application #440 - Site Plan for Multi-Family Residential Dwellings (30 Units) at Wolcott Street and Old Wolcott Road; Assessor's Map 7, Lot 45; A (Multi-Family Residential) zone; Charlie Talmadge, applicant.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant. Attorney Furey reminded the Commission that the applicant received a positive referral for a zone change application last year from a residential zone to an A-zone.

Attorney Furey indicated the potential layout plans was revised slightly to place a shallow drainage basin in the front yard for storm water. The attorney specified also a future parking area that would be shown on the plans. Attorney Furey's view was a public hearing was not necessary.

Commission inquiries: Attorney Furey stated these would not be affordable housing units because Bristol met the Affordable Housing standards. Attorney Furey noted there were no inland wetlands on the property.

Mr. Flanagan indicated that Staff is recommending a public hearing be scheduled for the application in order to provide an opportunity for neighbors to offer comment on the proposal.

**MOTION:** Move that move to schedule a Public Hearing on Application #440 for the next meeting of the Bristol Planning Commission on September 22, 2025, at 6:00 PM, here in the Council Chambers.

By: Pose

Seconded: Soares.

For: Nardi, Rasmussen-Tuller, Pose, Soares and Veits.

Against: None.

Abstain: None.

## 6. Staff Reports

- a. Subdivision Status Report - August 2025

The City Planner reported there were no updates to the Subdivision Status report.

## 7. Adjournment

Motion was made by Commissioner Pose to adjourn.

Motion seconded by Commissioner Soares.

Motion carried 5-0.

The meeting adjourned at 6:15 P.M.

These minutes represent the proceedings of the meeting.

This meeting was recorded.

Respectfully submitted,

Nancy King

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William Veits  
Chairman  
City Planning Commission