



City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, OCTOBER 20, 2025
CITY HALL — MEETING ROOM 3-1 (THIRD FLOOR)
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/85824020767?pwd=OhvPf0CUivGoUH3X8Zgljuu5KKglUV.1>

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Meeting ID:

858 2402 0767

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. Regular Meeting - September 15, 2025
4. Receipt of New Applications
 - a. Application 2547 - Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units 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.
 - b. Application 2548 - Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units 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.

- c. Application #AZR 25-08 – 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: August 1, 2025, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

5. Public Hearings

- a. Application #2539 - Special Permit for a Commercial Kennel at 135 Cross Street; Assessor's Map 3, Lot 15; I (General Industrial) zone; Jon Rondeau, applicant - PUBLIC HEARING CONTINUED FROM SEPTEMBER 15, 2025.
- b. Application # 2540 - Special Permit for the Adaptive Re-Use of an existing non-residential building for a) business or professional offices, including medical and dental offices; b) personal service establishments at 291 Queen Street; Assessor's Map 30A, Lot 2-6; R-15 (Single-Family Residential) zone; Focus Spaces, LLC, applicant - PUBLIC HEARING CONTINUED FROM SEPTEMBER 15, 2025.
- c. Application #2541 - Special Permit for For-Profit School at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant - PUBLIC HEARING CONTINUED FROM SEPTEMBER 15, 2025.
- d. Application #2542 - Site Plan for For-Profit School at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant - PUBLIC HEARING CONTINUED FROM SEPTEMBER 15, 2025.
- e. Application 2545 - Special Permit for the Adaptive Re-Use of an existing non-residential building to allow for the conversion of a mixed-use building to a residential dwelling unit (first floor) at 116 Central Street; Assessor's Map 41, Lot 63; BG (General Business) zone; Steve F. Lavoie and Diane J. Lavoie-Pelletier, Trustees of the Norman Donata Lavoie Irrevocable Trust, applicant.
- f. Application #2546 — Modification of Special Permit #1413 from (1) Automotive repair and service facility and (2) The display or sale of operable used automobiles to (1) Motor Vehicle Repair or Service Facility and (2) Motor Vehicle Sales and (3) To modify the number of vehicles displayed for sale at 237 East Main Street; Assessor's Map 41, Lot 20; BG (General Business) zone; CJ PD, LLC dba CJ Auto Mall, applicant.
- g. Application AZR 25-07 - Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:
 - 1. Recommendation #27 – Cannabis Cultivation
 - 2. Recommendation #37 – A Zone Bulk Requirements
 - 3. Recommendation #38 – Amend Mixed Use/Street Wall Requirements: (BD) Zone
 - 4. Recommendation #39 – Update Sign Regulations
 - 5. Recommendation #40 – Expand Outdoor Lighting Requirements
 - 6. Recommendation #41 – Overhaul Access Management Regulations

- 7. Recommendation #42 – Update Landscaping Standards
 - 8. Recommendation #43 – Update Fence Requirements
 - 9. Recommendation #44 – Amend Definition of Average Finished Grade
 - 10. Recommendation #45 – Add Animal Grooming as a Permitted Use
 - 11. Recommendation #46 – Add Data Centers as a Permitted Use
 - 12. Recommendation #47 – Amend Requirements for Posting of Properties
 - 13. Recommendation #48 – Minor Text and Formatting Amendments
- Initiated by: Bristol Zoning Commission.

6. Old Business

7. New Business

- a. Application #2262 – Discussion with the Applicant on the Approved Site Plan for an Open Space Development (OSD) on the north side of Allentown Rd (Saddlebrook Condominiums); Assessor's Map 9, Lot 14; R-25/OSD (Single-Family Residential/Open Space Development) zone; Fragola Enterprises, LLC, applicant.

8. Staff Reports

- a. Zoning - September 2025

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, November 10, 2025