



City of Bristol
Zoning Board of Appeals

REGULAR MEETING OF WEDNESDAY, NOVEMBER 5, 2025
MEETING ONLINE VIA ZOOM AND
BRISTOL CITY HALL – CITY COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/87885362147?pwd=nXIDnksNHQP7m3z1L3Az7IEYsSOyAJ.1>

Meeting I.D. Number:

878 8536 2147

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Regular Meeting - July 1, 2025
3. Public Hearings
 - a. Application #3824 – Request for a Variance for construction standards for parking and loading at 314 Business Park Drive, Lots 10 & 11; Assessor's Map 3, Lot 10 & 11; IP-1; Industrial Park zone; Allstate Commercial Driver Training School, applicant.
 - b. Application #3825 – Request for a Variance for the minimum rear yard required at 91 Buckboard Lane; Assessor's Map 57, Lot 29; R-15; Single-Family Residential zone; Tim Wollman, Wollman Building & Remodeling, applicant.
4. Communications
 - a. 2026 Meeting Schedule

5. Election of Officers

6. Adjournment

NOTE: This meeting will be held in-person and online (Via Zoom).
Please contact the Land Use Office at 860-584-6225 for further information.

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, December 2, 2025

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF TUESDAY JULY 1, 2025
DRAFT MINUTES**

By: Chairman Rafaniello

Time: 6:00 P.M.

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

Chairman Rafaniello called the meeting to order at 6:02 P.M.

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)		X
	Richard Raymond (Secretary)	X	
	Alfred Radke, III	X	
	Vacant		
	Rory Ghio	X	
ALTERNATE MEMBERS:	Jonathan Lukasiewicz	X	
	Liza Salgado-Sirko	X	
	Vacant		
STAFF:	Andrew Armstrong, Assistant City Planner	X	

Chairman Rafaniello seated alternate Commissioner Liza Salgado-Sirko in place of the regular vacancy.

1. Call to Order

Per the order of Chairman Rafaniello the meeting was called to order at 6:02 P.M.

2. Public Hearings

- a. Application #3823 – Request for Variance for a reduction of the minimum required front yard for a new addition at 200 Perkins Street; Assessor's Map 60, Lot 13-4; R-25 (single-Family Residential) zone; Adam Boguski, applicant.

Adam Boguski, 200 Perkins Street, applicant, explained the request for a Variance was related to the plan for a new demolition and addition of a single-family home that would be located within the front yard. He further explained the surveyor originally had the wrong zone and setback requirements which caused confusion and ultimately required a Variance due to the large 40-foot front yard which was not anticipated.

Commissioner Raymond inquired about the demolition of the existing home. Mr. Boguski confirmed the new home would be rebuilt on the existing foundation.

Chairman Rafaniello confirmed with Mr. Boguski that the existing shed, garage and driveway would remain in place.

There was discussion regarding the proposed brick driveway. Mr. Boguski stated the plan may be over the property line but it would be straightened out.

Commissioner Ghio clarified if there would be a walk-out basement. Mr. Boguski clarified there was an existing exit from the basement and the proposed elevation indicated a new exit from the basement.

There was discussion about the purpose of the driveway and how it would be utilized.

Mr. Armstrong reiterated for the record that this application came from the building Department after the surveyor error was discovered.

There was clarification of the existing septic system and location.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Ghio

Seconded: Raymond

For: Raymond, Salgado-Sirko, Ghio, Radke and Rafaniello.

Against: None.

Abstain: None.

Commissioner Radke stated the applicant had hardships with the undersized lot, existing placement of the home and the zoning. The existing garage and shed had an impact.

Commissioner Ghio stated this was a tough property that was undersized for this zone. There was no opposition.

Commissioner Salgado-Sirko agreed with the previous Commissioners.

Commissioner Raymond stated the existing home already encroached in the front yard and the addition was not encroaching only minutely more. The applicant was limited from the start because of the front yard and placement of the home.

Chairman Rafaniello stated the size of the lot did not allow for much development; the steep topography of the rear pushes the plan forward into the front yard. All the other regulations were met and it was well thought-out and would be a good plan.

MOTION: Move to approve Application #3823 – Request for Variance for a reduction of the minimum required front yard for a new addition at 200 Perkins Street; Assessor's Map 60, Lot 13-4; R-25 (single-Family Residential) zone; Adam Boguski, applicant, in accordance with the plot plan and information submitted with the following stipulation:

1. The proposed brick driveway shown extending beyond the property line on the plan submitted, with a revision date of May 20, 2025, is not part of the Variance request and is not being approved through any action of the Zoning Board of Appeals.

By: Raymond

Seconded: Ghio

For: Raymond, Salgado-Sirko, Radke, Ghio and Rafaniello.

Against: None.

Abstain: None.

The application is approved.

3. Approval of Minutes – June 3, 2025

Chairman Rafaniello designated himself, regular Commissioners Pecevich, Raymond, Radke and alternate Commissioner Lukasiewicz to vote on the Approval of Minutes – June 3, 2025.

Chairman Rafaniello had a change to be corrected for the June meeting minutes.

MOTION: Move to approve the minutes of the June 3, 2025, regular meeting, as amended.

By: Rafaniello

Seconded: Raymond

For: Raymond, Ghio, Radke, Salgado-Sirko and Rafaniello.

Against: None.

Abstain: None.

4. Communications

a. City Council Appointment – Commissioner Ghio

5. Election of Officers – Postponed to the September regular meeting.

6. Adjournment

MOTION: Move to adjourn at 6:20 P.M.

By: Raymond

Seconded: Ghio

For: Raymond, Balsam, Radke, Pecevich and Rafaniello.

Against: None.

Abstain: None.

Mr. Armstrong reminded the Commissioners there is an August recess and the next regular meeting will be held on September 2nd.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

Jerald A. Rafaniello, Chairman

Richard Raymond, Secretary

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

For Office Use Only
APPLICATION NO. _____
DATE FILED: _____
DECISION DATE: _____
DECISION: _____

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: _____ Lots 10 & 11 Business Park Drive

Assessor's Map No.: 3 Assessor's Lot No.(s): 10 & 11 Zone of the Property: IP-1

*Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.*

Type of Variance

Section of the Zoning Regulations

Construction Standards for parking and loading a

13.12 a,

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): _____
to build a training field to teach students how to operate tractor trailer vehicles.

Briefly state the specific hardship which causes the need for the proposed variance: _____
the area in question is not a typical parking area, it will be used for training purposes only as part of the
school's educational program

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: none

Other comments: _____

APPLICANT (If more than one, list on Page 2)

Name: Allstate Commercial Driver Training School

Address: 249 Pearl Street City: Seymour State: CT Zip: 06483

Telephone No.: 203 922 8252 E-Mail: chris@allstatetraining.com

Signature: [Signature] Signature - (Printed/Typed) _____

CHECK ONE: ☐ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: City of Bristol

Address: 111 North Main St City: Bristol State: CT Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: [Signature] Signature - (Printed/Typed) Jeffrey Caggiano

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION - NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. _____

Address or location of property: _____

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: J ZIOGAS @ ZIOGAS LAW . COM

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

NARRATIVE

The applicant, All State Commercial Training School, respectfully submits this narrative in support of a zoning variance request pertaining to Section 13.12.a of the current Zoning Regulations. The request seeks relief from the paving standard applicable to certain site improvements, specifically to allow the use of recycled asphalt millings in lieu of bituminous paving for a designated training field.

The proposed development involves the construction of a commercial driver training facility. The site plan includes a standard parking area that fully complies with the city's zoning and construction standards. In addition to the parking area, the applicant intends to construct a training field located to the rear of the parking lot. This training field will serve as a controlled environment for hands-on driver education prior to instruction on public roadways.

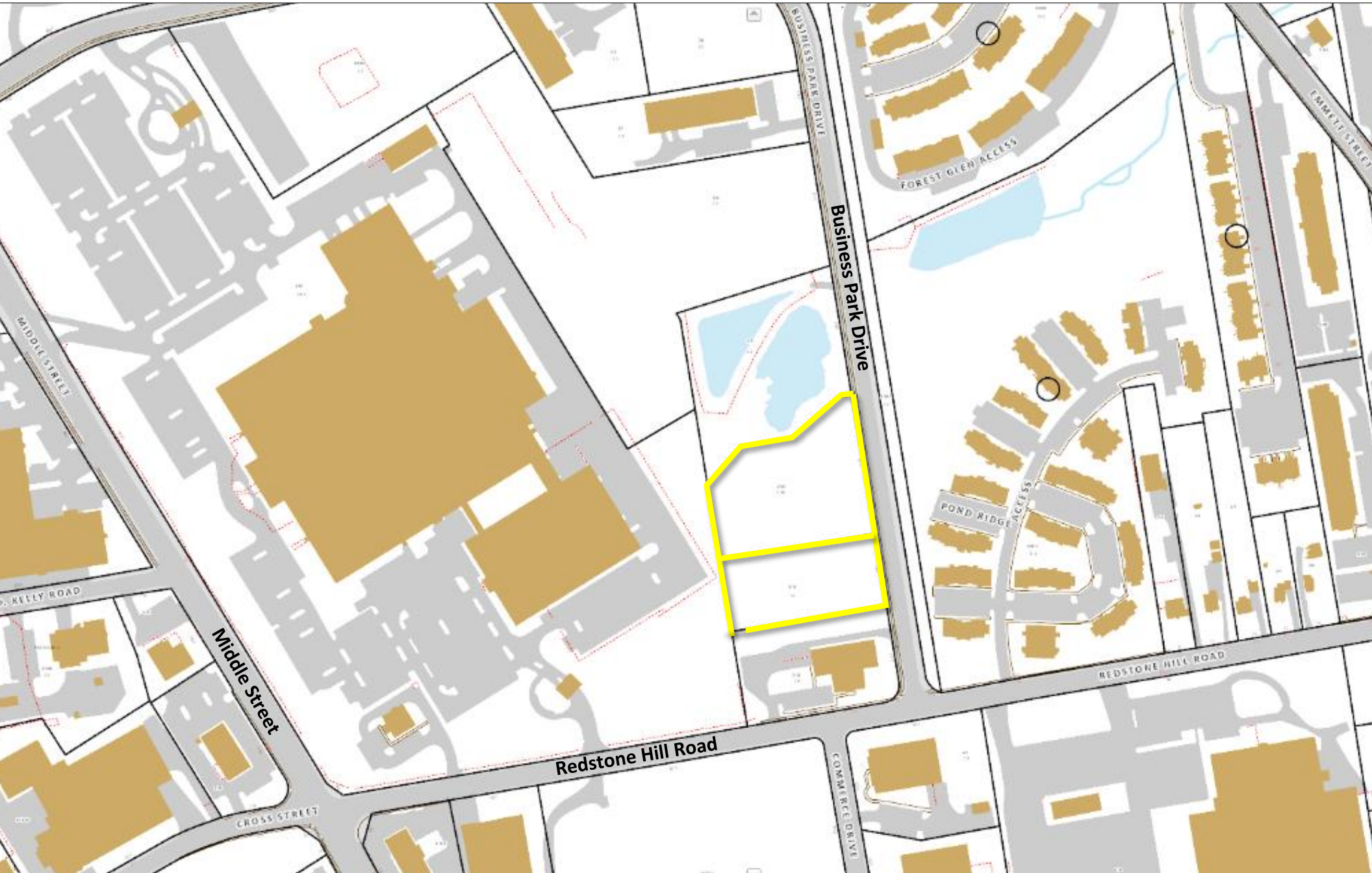
The applicant notes that the current zoning regulations do not clearly differentiate between a parking lot and a training field. While both may involve vehicular use, the functional and operational distinctions are significant. The training field is not intended for vehicle storage or public parking, but rather for instructional maneuvers and operational training exercises.

To support the practical and instructional goals of the facility, the applicant proposes the use of recycled asphalt millings for the training field surface. This material offers several advantages: it can be placed and compacted with a heavy roller, cures quickly, and provides a durable surface capable of withstanding the repeated stress of tractor-trailer training. In contrast to traditional bituminous paving, millings offer a more resilient and cost-effective solution tailored to the unique demands of commercial driver education.

For these reasons, the applicant requests a variance from the paving requirement in Section 13.12.a to permit the use of recycled asphalt millings in the training field area. This request is grounded in practical necessity, operational suitability, and a commitment to maintaining compliance with all other applicable zoning and construction standards.

Location Map

Business Park Drive, Lots 10 & 11

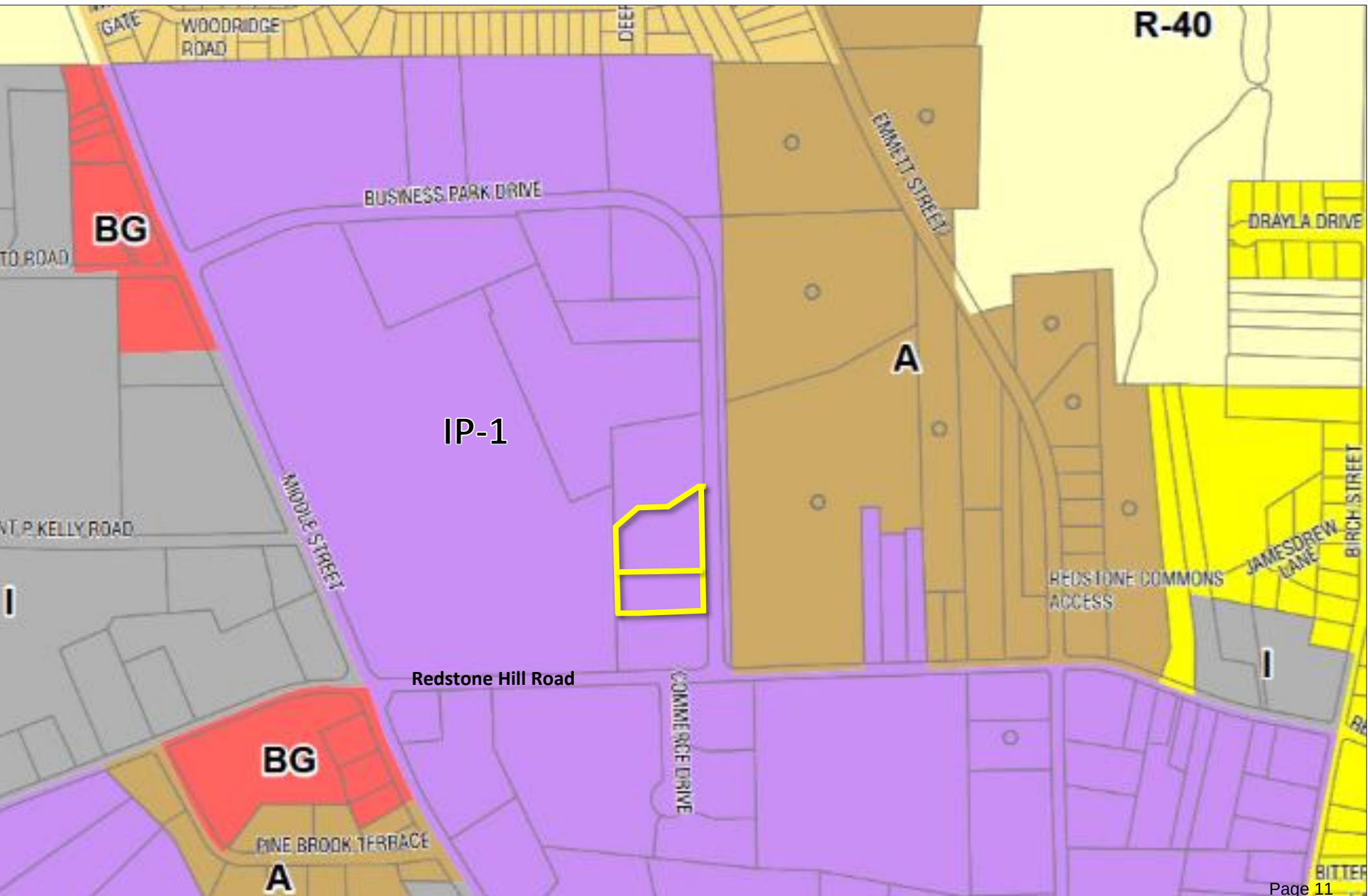


Aerial Map
Business Park Drive, Lots 10 & 11



Zoning Map

Business Park Drive, Lots 10 & 11



For Office Use Only	
APPLICATION NO.	<u>3825</u>
DATE FILED:	<u>10/15/2025</u>
DECISION DATE:	_____
DECISION:	_____

**ZONING BOARD OF APPEALS
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR VARIANCE**

The undersigned Applicant hereby applies to the Bristol Zoning Board of Appeals for a variance of the Bristol Zoning Regulations.

Address or Location of the Property: 91 Buckboard Lane

Assessor's Map No.: 57 Assessor's Lot No.(s): 29 Zone of the Property: R-15

Indicate the type of variance requested (e.g., lot area, side yard) and the Section of the Zoning Regulations being varied.
If more than one variance, list each separately.

<u>Type of Variance</u>	<u>Section of the Zoning Regulations</u>
<u>Minimum Rear Yard</u>	<u>Article II, Section 7.1(F)</u>
_____	_____
_____	_____

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): _____
To constrcut a new in-law addition.

Briefly state the specific hardship which causes the need for the proposed variance: _____
Please see attached letter.

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: N/A

Other comments: _____

APPLICANT (If more than one, list on Page 2)

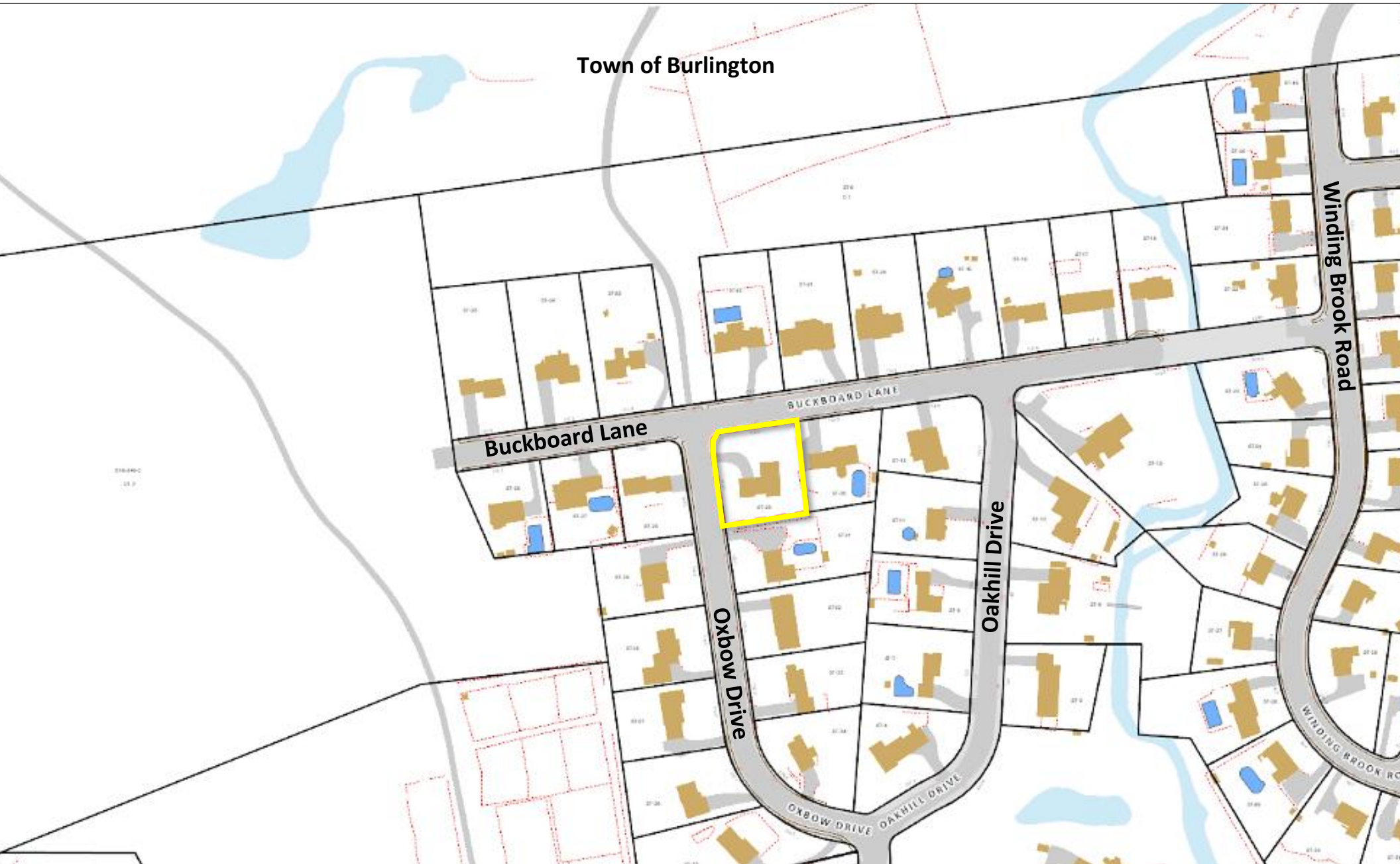
Name: Tim Wollman, Wollman Building & Remodeling
Address: 33 Miller Road City: Burlington State: CT Zip: 06013
Telephone No.: (860) 307-9870 E-Mail: wollmanbuilders@yahoo.com
Signature: T. WOLL Signature – (Printed/Typed) Tim Wollman
CHECK ONE: [] owner [] other (specify): Contractor

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Kara Jandreau
Address: 91 Buckboard Lane City: Bristol State: CT Zip: 06010
Telephone No.: (860) 384-9870 E-Mail: chefmcnugget995@gmail.com
Signature: Kara Jandreau Signature – (Printed/Typed) Kara Jandreau

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

Location Map
91 Buckboard Lane

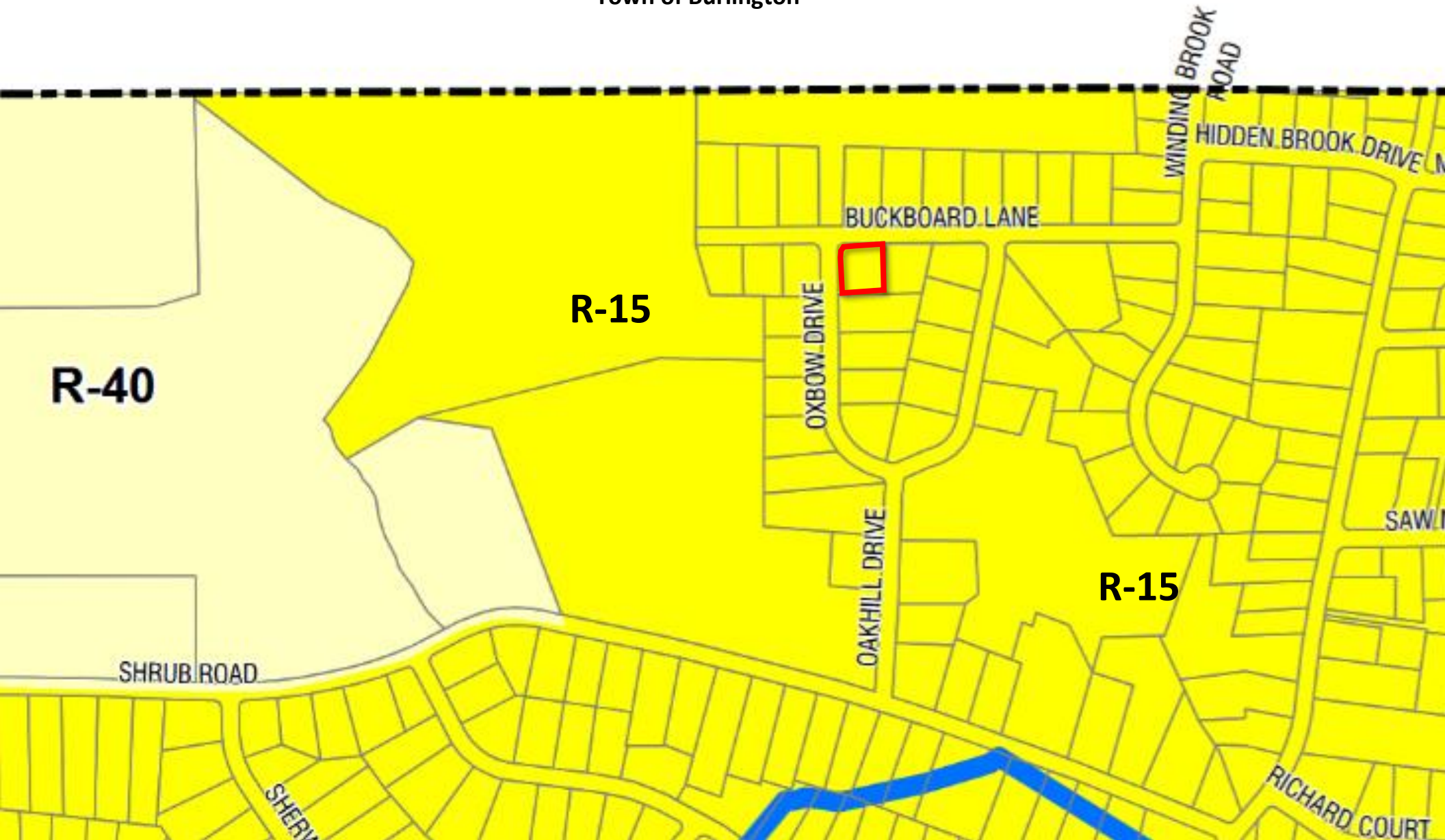


Aerial Map
91 Buckboard Lane



Zoning Map
91 Buckboard Lane

Town of Burlington



Hardship for variance

We believe there are five issues that should be considered for a hardship for variance at 91 Buckboard Ln. Corner lot, driveway location, hatchway location, septic system location and slope of the yard

Corner lot

The fact that the lot is a corner lot makes it unique to most lots in the area , and difficult to locate the addition on either side of the house. On the Oxbow side of the house a 25' distance is required and the house is located 30' from the line, leaving only a 5' wide area for the addition.

Driveway

The existing driveway location on the Oxbow side is further detrimental, limiting the area for the addition. The driveway affects both the side yard and front yard.

Hatchway

On the east side there is 33' distance from the house to the line. That side requires 10' to the line leaving 23' but the basement hatchway, AC compressor, brick chimney and propane tank are all located on that side of the house.

Septic System and slope of lot

The front yard is the largest area available, but the septic system, underground wires, waterline and leach fields are located in the front lawn. The lot is pitched from the higher backyard to the lower front yard. The system can't really be relocated to the sides of the house or the backyard. The two side yards don't provide enough room and the backyard is graded downhill towards the house. Not ideal for a septic system location.

The only location that is available is in the backyard directly behind the garage. That side requires a 25' distance and we are seeking 12.4'. We have spoken with the neighbors most closely affected and they have no issue with it. We thank you for your time on this and we would ask that you approve our variance request.

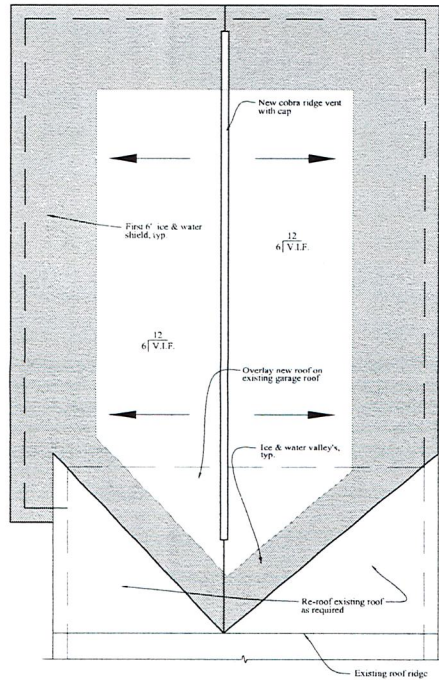
Sent from my iPhone







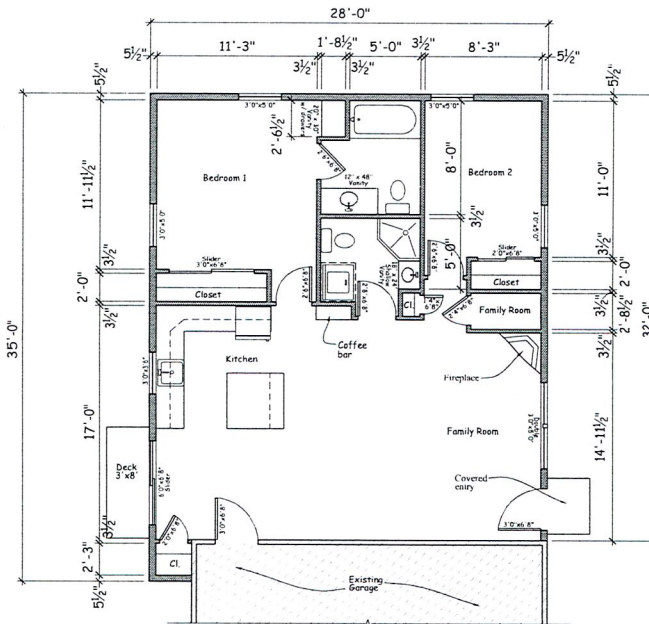




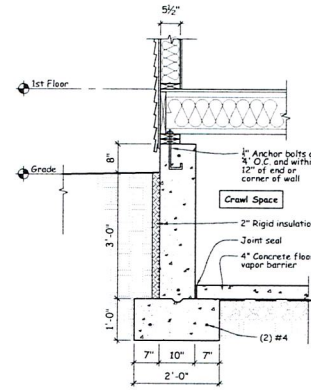
3 ROOF PLAN
SCALE: 1/4"=1'-0"

Roof Notes:

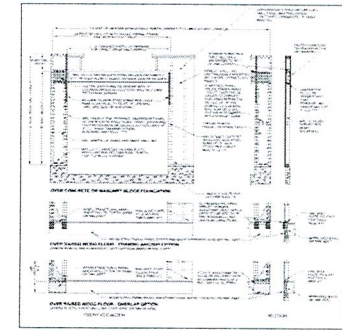
- Contractor to verify all roof pitches & make field adjustments as necessary.



2 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



4 TYPICAL FOUNDATION WALL SECTION
SCALE: 1/4"=1'-0"



1 FOUNDATION PLAN/ CRAWL SPACE
SCALE: 1/4"=1'-0"

Concrete Notes:

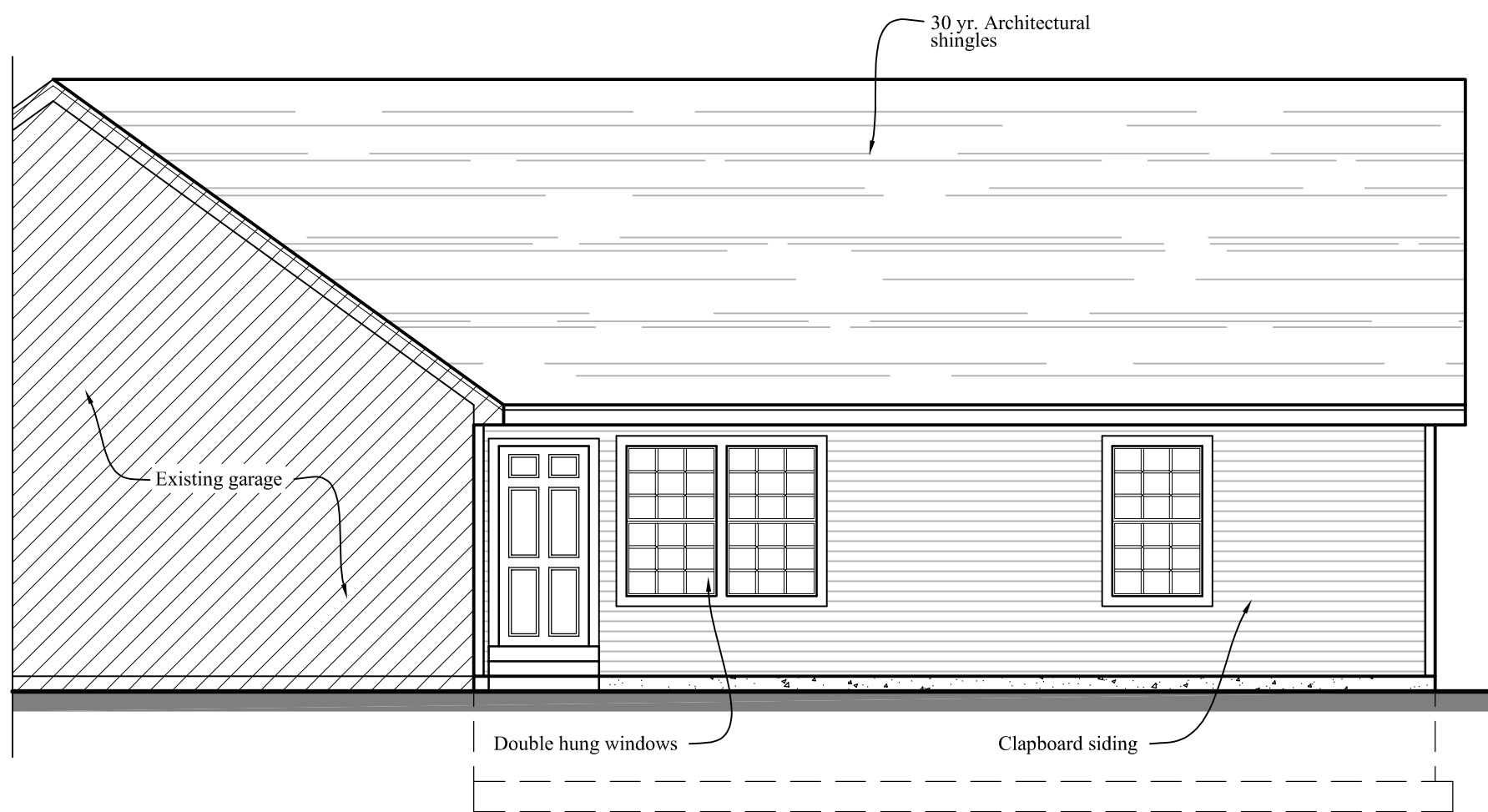
- Foundation and floor slabs to be Min. 3,000 psi concrete after 28 days.

home owner:
Residence Addition
91 Buckboard Lane
Bristol, Connecticut

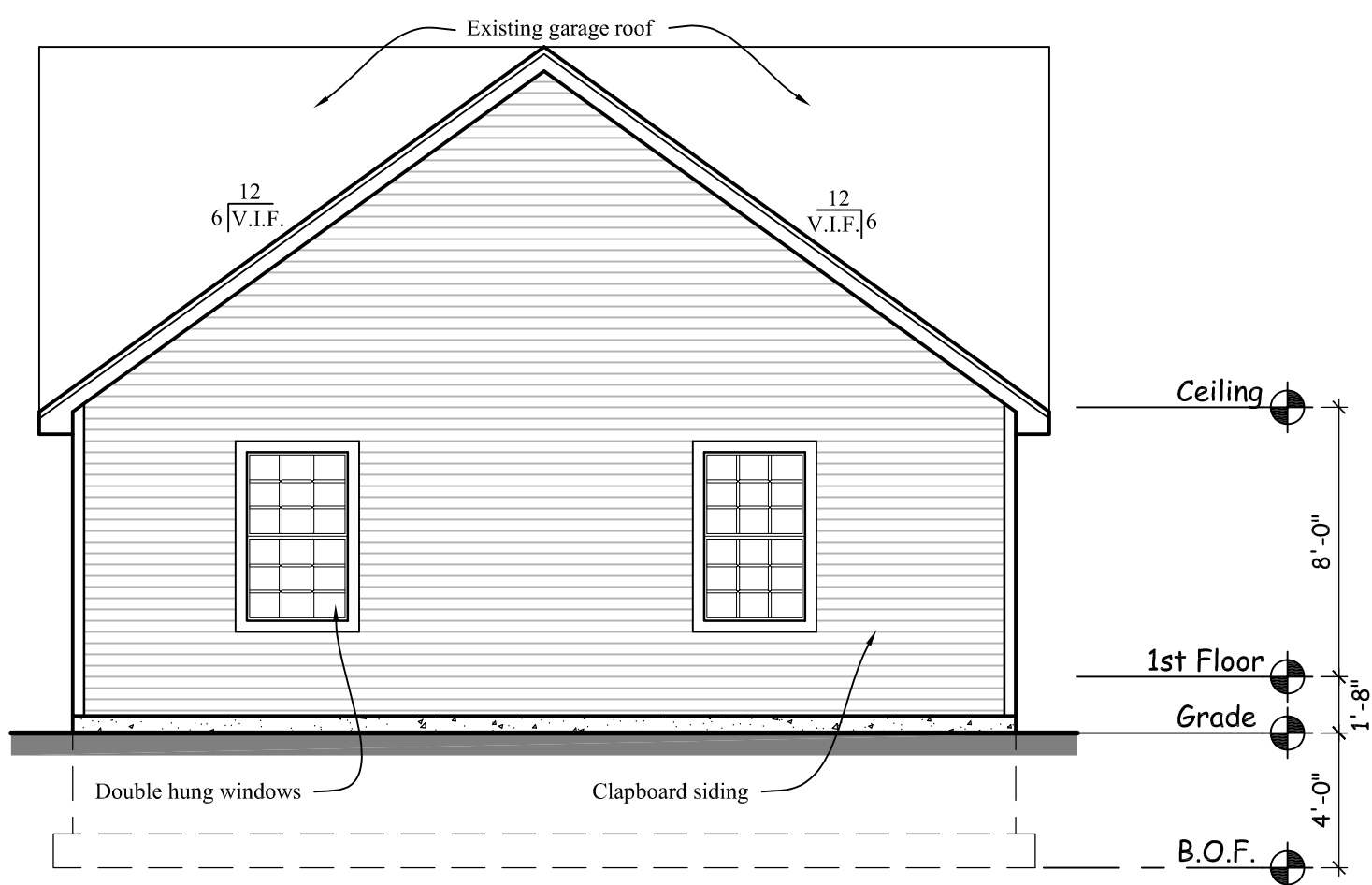
drawn by:
CHK
checked by:
RAC
approved by:
RAC
revision:
date:
7-10-2024
scale:
as noted
drawing number:

Plans & Details

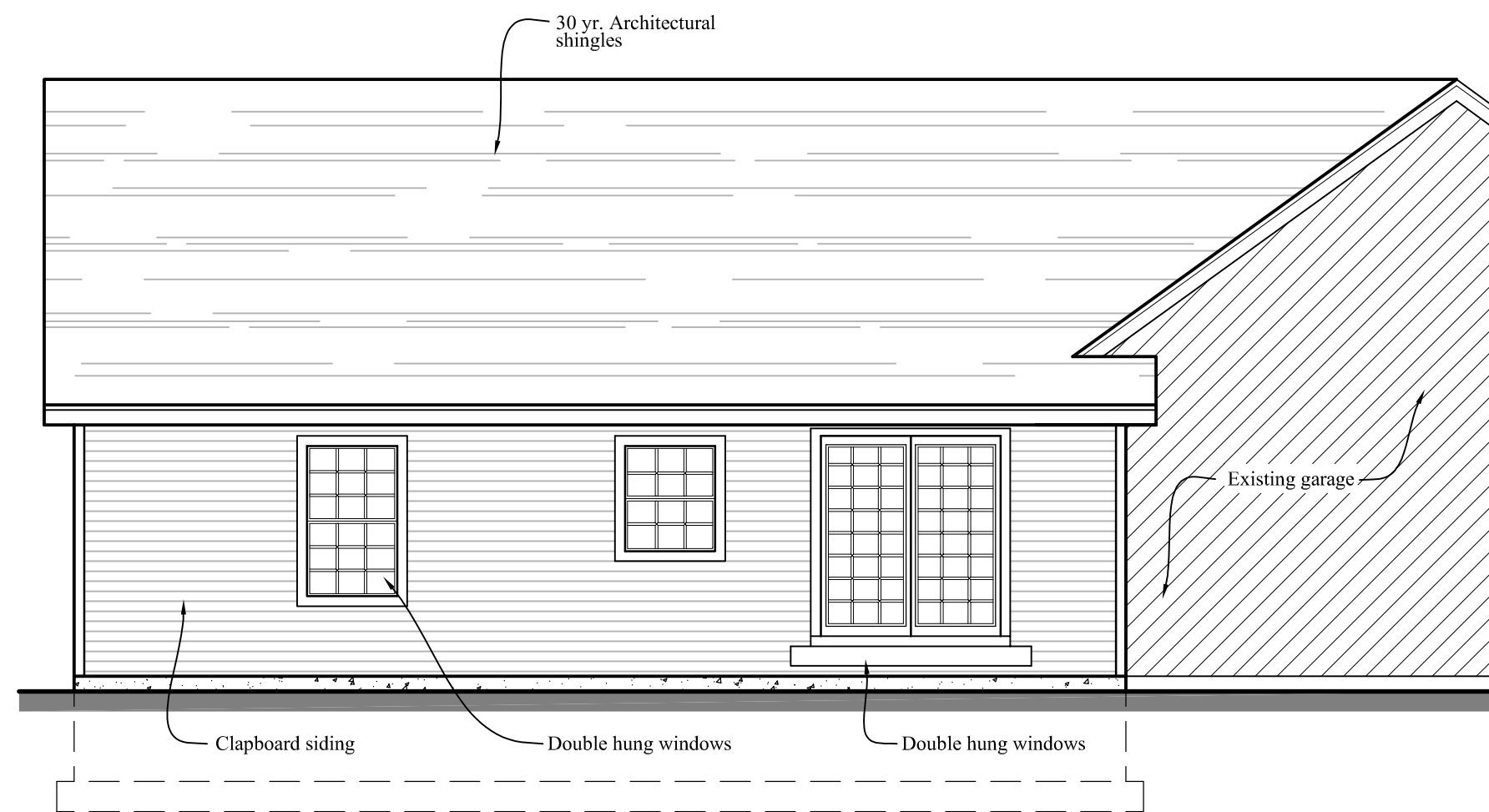
A-1.0



3 LEFT ELEVATION
SCALE: 1/4"=1'-0"



2 REAR ELEVATION
SCALE: 1/4"=1'-0"



1 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

home owner:

Residence Addition

91 Buckboard Lane
Bristol, Connecticut

drawn by:

DM

approved by:

Revisions:

number:	date:	issued for:

keyplan:

Elevations

date:

7.10.2024

scale:

as noted

drawing number:

A-1.1

LINE AND CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	S 49°30'52" W	90°00'00"
C2	20.00'	31.42'	28.28'	S 40°29'08" E	90°00'00"
C3	20.00'	31.42'	28.28'	N 49°30'52" E	90°00'00"
C4	20.00'	31.42'	28.28'	N 40°29'08" W	90°00'00"

OXBOW DRIVE

BUCKBOARD LANE

ASSESSORS LOT 57-31
#52 OXBOW DRIVE
N/F ATHORN LIVING TRUST
DATED MAY 1, 2017
VOL 2304 P 790

EXIST
1/2"PIPE
ON LINE
0.45' EAST OF
LOT CORNER

S 85°29'08" E
98.97'

ASSESSORS LOT 57-30
#79 BUCKBOARD LANE
N/F DANA N. &
PATRICIA T. JANDREAU
VOL 692 P 796

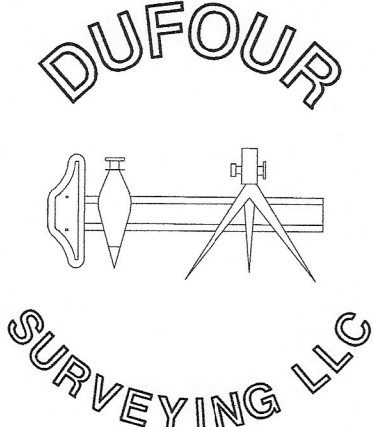
EXISTING HOUSE
ASSESSORS LOT 57-29
#91 BUCKBOARD LANE
KARA L. JANDREAU
VOL 1971 P 1201



REVISED 10/14/2025 : PER CITY STAFF COMMENTS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE
PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS
A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR
STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED
SEPT. 26, 1998 AS AMENDED BY THE CONNECTICUT
ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

Carmine J. Matrascia
CARMINE J. MATRASCIA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL



IMPROVEMENT LOCATION SURVEY		
PREPARED FOR: KARA L. JANDREAU		
ASSESSORS LOT 57-29 #91 BUCKBOARD LANE BRISTOL, CONNECTICUT		
SCALE: 1"=10'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 7-12-2025	JOB NO.: 25-29	FILE NO.: \25-29
DUFOUR SURVEYING LLC 575 NORTH MAIN STREET BRISTOL, CT 860-314-0502 860-738-0222		

GENERAL NOTES :

1. LOT AREA = 18,664 S.F. or 0.428 Ac.
2. ZONE = R-15
3. ASSESSORS REFERENCE = MAP 57 LOT 29
4. DEED REFERENCE = VOL. 1971 PG. 1201
5. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
6. TYPE OF SURVEY = IMPROVEMENT LOCATION SURVEY
7. BOUNDARY DETERMINATION CATEGORY = DEPENDANT RE-SURVEY
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCES :

1. "SUBDIVISION PLAN FOR OLD FARM ESTATES DEVELOPED BY JAMES CLEVELAND, OAK HILL DRIVE BRISTOL, CONNECTICUT SCALE: 1"=40', NOVEMBER 1969, SHEETS 1 & 2 OF 2." KRAZERT & JONES - C.E. & L.S.

ZONING INFORMATION TABLE

ITEM	R-15 ZONE		
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 SF	18,664 SF	18,664 SF
MIN. LOT FRONTAGE	100'	266.42'	266.42'
MIN. YARD SETBACKS			
FRONT	25'	28.7'	26.1'
REAR	25'	39.1'	*12.6'
SIDE	10'	24.6'	24.6'
MAX. BUILDING COVERAGE	30% (ALLOWED)	2,317 +/- SF 12.4%+/-	3,213 +/- SF 17.2%+/-
MAX. HEIGHT	35'	<35'+/-	<35'+/-
MAX. IMPERVIOUS COVERAGE	70% (ALLOWED)	4,418 +/- SF 23.7%+/-	5,314 +/- SF 28.5%+/-

*REAR YARD VARIANCE REQUIRED

PROPOSED PLOT PLAN



City of Bristol
Land Use Office
111 North Main Street
Bristol, Connecticut 06010

TO: Erica Cabiya, CCTC, Town & City Clerk

FROM: Zoning Board of Appeals

CONTACT PERSON: Robert M. Flanagan, City Planner

TEL. #: 860-584-6225

DATE: November 2, 2025

In compliance with Section 1-225 of the Connecticut General Statutes the following is a listing of dates of the regular meetings of the Bristol Zoning Board of Appeals for 2026.

MONTH	DATE/DATES	TIME & PLACE OF MEETING
JANUARY 2026	Tuesday, January 6	6:00 PM – Council Chambers City Hall– 111 North Main Street
FEBRUARY	Tuesday, February 3	6:00 PM – Council Chambers City Hall– 111 North Main Street
MARCH	Tuesday, March 3	6:00 PM – Council Chambers City Hall– 111 North Main Street
APRIL	Tuesday, April 7	6:00 PM – Council Chambers City Hall– 111 North Main Street
MAY	Tuesday, May 5	6:00 PM – Council Chambers City Hall– 111 North Main Street
JUNE	Tuesday, June 2	6:00 PM – Council Chambers City Hall– 111 North Main Street
JULY	Tuesday, July 7	6:00 PM – Council Chambers City Hall– 111 North Main Street
AUGUST	No Meeting	
SEPTEMBER	Tuesday, September 1	6:00 PM – Council Chambers City Hall– 111 North Main Street
OCTOBER	Tuesday, October 6	6:00 PM – Council Chambers City Hall– 111 North Main Street
NOVEMBER	Wednesday, November 4	6:00 PM – Council Chambers City Hall– 111 North Main Street
DECEMBER	Tuesday, December 1	6:00 PM – Council Chambers City Hall– 111 North Main Street
JANUARY 2027	Tuesday, January 5	6:00 PM – Council Chambers City Hall– 111 North Main Street

Gerald A. Rafaniello Chairman
(Signature)

September 19, 2025 Date