



City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, NOVEMBER 10, 2025
BRISTOL CITY HALL — CITY COUNCIL CHAMBERS
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/87588396329?pwd=FrXZMJtpqBaaaYjjocxYmAeZr3PnCZ.](https://bristolct-gov.zoom.us/j/87588396329?pwd=FrXZMJtpqBaaaYjjocxYmAeZr3PnCZ.1)

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Meeting ID:

875 8839 6329

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 — October 20, 2025
4. Receipt of New Applications
 - a. Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant.
 - b. Application 2550 – Special Permit for a motor vehicle filling station at 180 Riverside Avenue; Assessor's Map 30, Lot 117B; BHC (Route 72 Corridor Business) zone; ESHAA, LLC c/o Khalid Mahmood, applicant.
 - c. Application 2551 – Site Plan for a motor vehicle filling station and convenience store at 180 Riverside Avenue; Assessor's Map 30, Lot 117B; BHC (Route 72 Corridor Business) zone; ESHAA, LLC c/o Khalid Mahmood, applicant.

5. Public Hearings

- a. 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 OCTOBER 20, 2025.
- b. 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 - PUBLIC HEARING CONTINUED FROM OCTOBER 20, 2025.
- c. 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 AmendmentsInitiated by: Bristol Zoning Commission.
- d. 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.

6. Old Business

7. New Business

- a. Application #2503 – 2025 Annual Report for Special Permit for removal and processing of earth materials at south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, and north of Farrell Avenue; Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development Overlay) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants.

- b. Application #2507 - 2025 Annual Report for Special Permit for earth removal and processing of earth materials between south of Barnum Road, north of Farrell Avenue and east of Arcadia Rd. ; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant.

8. Staff Reports

- a. Zoning - October 2025

9. Adjournment