

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY OCTOBER 20, 2025**

By: Chairman White

Time: 6:00 P.M.

Place: Room 3-1
111 North Main St.
City Hall
Third Floor

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Sara Mangiafico	X	
	Richard Harlow	X	
	Richard Goodwin (Secretary)	X	
	John LaFreniere	X	
ALTERNATE MEMBERS:	Michael DeRoehn		X
	Peter Caruso		X
MR. FLANAGAN:	Robert M. Flanagan, AICP City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	
	Brandon Peate, ZEO	X	
	Anthony Lorenzetti, P.E.	X	

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, November 10, 2025.

1. Call to Order

2. Approval of Minutes

a. Regular Meeting - September 15, 2025

Chairman White designated himself, regular Commissioners Mangiafico, Goodwin, Harlow and LaFreniere to vote on the September 15, 2025, regular meeting minutes.

MOTION: Move to approve the minutes of the September 15, 2025, regular meeting.

By: Harlow

Seconded: Mangiafico

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

Against: None.

Abstained: None.

3. 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.

Attorney James Ziogas, 104 Bellevue Avenue representing the applicant, described there is a pending Wetlands application that will be heard next month and also a Wetlands site walk on October 25th. Attorney Ziogas explained the site was a mess including old cars and debris.

Mr. Flanagan stated that the Zoning Commissioners should not attend the Wetlands Agency site walk as it is a separate Agency and that arrangements will be made for each Zoning Commissioner to visit the site with Mr. Flanagan.

Mr. Flanagan also reviewed that the Planning Commission will receive a referral for the scenic resources found on the site according to the Plan of Conservation and Development (POCD), in November, and that the requested traffic evaluation submitted by the applicant will be sent for a peer review and an estimate will be prepared for the applicant to review. Mr. Flanagan recommends the public hearing be scheduled for December 8, 2025.

MOTION: Move to schedule Applications #2457 & #2458 for public hearing at the December 8, 2025, regular meeting of the Commission.

By: Goodwin

Seconded: Mangiafico

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

Against: None.

Abstained: None.

The application is scheduled for public hearing. Additionally, the Commission makes a referral to the Planning Commission for a review of the POCD and scenic resources. Additionally, a referral for a peer review of the traffic evaluation report.

- 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.

Mr. Flanagan explained the zoning map goes hand-in-hand with amendments to the zoning regulations and asked for the public hearing to be scheduled for November 10th.

MOTION: Move to schedule Application #AZR 25-08 for a public hearing for the November 10, 2025, regular meeting of the Commission.

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

The application scheduled for public hearing on November 10th.

3. 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.

Jon Rondeau, applicant, reviewed the Mr. Flanagan review comments and responses and explained the current proposal was limited to the subject property and not occur on any adjoining properties.

A discussion ensued regarding future plans and locations for dogs to recreate or relive themselves. It was stated that the dogs would relieve themselves in front, sides and rear yard. It was conformed by Mr. Rondeau that up to 40 dogs could be at this location, which is dictated by the State of Connecticut Agriculture Department. The building is heated and air conditioned and the kennels would be within a portion of the overall building. Dogs would not be let outside to run free but would be one at a time.

Mr. Flanagan suggested stipulations of approval to the Commission and that the remaining Mr. Flanagan comments could be worked through administratively. Commissioner Goodwin had some concerns about potential use of dogs within the wetlands area that had been discussed by the applicant.

A discussion ensued regarding the areas of grass and wetlands. The Wetland's Agency timetable was discussed. Commissioner Harlow had concerns with 40 dogs in the building. Commissioner Goodwin felt that because the kennel is a commercial operation and not a shelter, that it would be a business decision and dictated by the market.

Mr. Flanagan reiterated the permit would not be issued until all comments were addressed.

John Hicks spoke in favor of the application and a new business in Bristol.
No one spoke against the application.

The hearing is closed.

By: Goodwin

Seconded: Mangiafico

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

Against: None.

Abstained: None.

Anthony Lorenzetti discussed with Chairman White remaining Mr. Flanagan comments and felt it could be addressed with Mr. Flanagan.

MOTION: Move that 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, be approved.

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

The application is approved with the following stipulations:

1. The Special Permit will not be issued until all remaining Mr. Flanagan comments have been addressed satisfactorily and the plans/information submitted are revised accordingly.
2. This Special Permit shall authorize the use of the property located at 135 Cross Street, Map 3, Lot 15 as a Commercial Kennel.
3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
4. The Zoning Commission shall conduct a review of the Special Permit within 1 year from the date of approval.
5. This permit does not authorize any Commercial Kennel use activity for Map 3, Lot 31A-1, the adjacent parcel to the immediate east of Map 3, Lot 15, 135 Cross Street.
6. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

7. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

The application is approved with stipulations.

- d. 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.

The following items were in the application packet: application, authorization, narrative, Mr. Flanagan comments (5 pages), Mr. Flanagan maps (6 pages), street views (2 pages), leasing and marketing information (16 pages), site photos (3 pages), floor plan and 1994 survey.

Attorney Franklin Pilicy, representing the applicant, addressed the Commission and reiterated he had previously explained and discussed the overall objective of this application and asked if there were any further questions.

J.R. Laliberte further reviewed the details and an overview of the business operations, existing building, hours and uses.

Mr. Flanagan inquired about the associated site plan requested. Mr. Laliberte stated the plan was still in development by Bob Green's office. A discussion ensued regarding outside changes, use of dumpsters, parking spaces and ADA spaces. Anthony Lorenzetti, P.E. noted the plan does not match what is actually on the site today. Additionally, the drainage is not according to plans.

Andrew Armstrong, Assistant City Planner, reviewed his Mr. Flanagan review comments. He noted all trees were recently cut on the site and does not now conform to screening and landscape requirements. A discussion ensued about the applicant planting since the trees were cut but Mr. Flanagan has no landscape plan.

Mr. Flanagan felt there was a good comfort level at this stage in conjunction with some proposed stipulations as safeguards to allow for an approval this evening.

No one else spoke in favor of the application.

No one spoke against the application.

Commissioner Goodwin inquired if a site plan should be submitted. Attorney Pilicy stated initially they did not plan to have a new site plan submitted because they did not expect outside changes. They have ordered a new site plan but it is not yet completed. Commissioner Harlow inquired about lighting.

The Commission discussed a stipulation for a site plan in order to address Mr. Flanagan comments and concerns. Chairman White confirmed that the site plan would be reviewed and approved as a condition of approval.

The hearing is closed.

MOTION: To close the public hearing.

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

MOTION: Move that 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, be approved with stipulations.

By: Goodwin
 For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
 Against: None.
 Abstained: None.

The application is approved with the following stipulations:

1. The Special Permit will not be issued until all remaining Mr. Flanagan comments have been addressed satisfactorily and the plans/information submitted are revised accordingly.
2. This Special Permit shall authorize the use of the property located at 291 Queen Street; Assessor's Map 30A, Lot 2-6 as an Adaptive Re-Use of an existing non-residential building for:
 - a. Business or professional offices
 - b. Personal services establishment
3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
4. The Zoning Commission shall conduct a review of the Special Permit within 1 year from the date of approval.
5. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
6. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.
7. Applicant will submit a site plan application to be reviewed and approved by the Planning Commission.

The application is approved with stipulations.

- e. 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.

The following items were included in the application packet: application, narrative (2 pages), link to stormwater report, Mr. Flanagan maps and google earth views, Mr. Flanagan review comments (5 pages), aerial image of property line buffer, site plan set (7 pages), elevations and floor plan.

Attorney James Ziogas, representing the applicant reviewed the application and proposed for-profit driving training school. Attorney Ziogas stated they addressed the Mr. Flanagan comments with the exception of 3 areas: millings are proposed within the training field and after discussions decided the best course of action would be to apply for a Variance for the construction standards to allow millings. That Variance application has been filed for the November meeting. Secondly, was lighting for the site. Two lighting plans have been submitted.

With new lighting regulations forthcoming, the applicant will make a revision to take advantage of the newer regulations. Attorney Ziogas did not feel light poles were necessary and would be obstacles for driving training within the driving field. The third item is landscaping. Attorney Ziogas did not feel landscaping was necessary or required in his opinion. Further, he stated the adjacent property did not have landscaping in the rear as part of the approved expansion. He did not feel a buffer was necessary in this location within the Industrial zone.

Andrew Armstrong, Assistant City Planner clarified it was not a buffer that is required but rather landscape screening. He reviewed the current and proposed conditions at the southern and western property boundaries including the areas that were objectionable due to light, sound and visual conditions of the training field, parking and property lighting.

In general, the site was not landscaped properly in his opinion and the site appeared bare in some areas. There were three Commission decisions to make in his opinion. The clearing of trees for the site, general and overall landscaping as part of an approved site plan and screening of objectionable areas that can be seen from the street.

Mr. Armstrong reviewed aerials and perspective views to demonstrate to the Commission what was being proposed to be built and how the landscaping would layout. The property at the corner of Redstone Hill Road and Business Park Drive provided some landscaping but not in the side yard bordering this property and without the new landscaping to screen semi-trucks and other areas would be visible. As the plan is now, there is not sufficient general landscaping or screening in his opinion. Andrew Armstrong reiterated that it was not sufficient and not the same scenario as other areas in the Business Park and ultimately it would be up to the Commission to make a decision.

Steve Giudice, Cole Civil & Survey Company reviewed the grade changes and berm between the two properties. A discussion ensued regarding the possibility of a line of trees. Mr. Giudice continued to review the elevations and proposed berm. Mr. Armstrong stated he felt the semi-truck would sit at essentially similar elevation and would still be seen from the road.

Attorney Ziogas stated this was an Industrial Park and screening for the sake of screening does not make sense because they are both industrial uses. Mr. Armstrong stated he understands this is an Industrial use, though there is a difference between Industrial zones and Industrial Park zones.

Mr. Flanagan stated he felt Mr. Flanagan and the applicant could continue the conversations to seek a resolution and return to the Commission.

A discussion between Attorney Ziogas and the Commission ensued regarding continuing the application to give time for those discussion as well as the Variance application decision.

Mr. Michael J. Dudko, 116 Lewis Road reviewed his opinion that the trees were 100 years old and a natural resource. He felt cutting them was an environmental concern and loss for the city.

No one else spoke in favor of the application.
No one spoke against the application.

Mr. Flanagan inquired about the unknown tenant footprint and use. Attorney Ziogas stated they did not have one at this time and the tenant and use was unknown. A discussion ensued regarding docks, loading, the overall business operations and potential for future conflicts with a future tenant or use.

MOTION: To close the public hearing for the Special Permit, Application #2541.

By: Goodwin

Seconded: Mangiafico

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

Against: None.

Abstained: None.

The public hearing is closed.

Commissioner Goodwin felt this was appropriate considering the site plan still had some work to be completed. Chairman White agreed.

MOTION: Move that 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, applicant, be approved with the following stipulations:

1. This Special Permit shall authorize the use of the property located at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive - as a For Profit School (Commercial Driver Training School)
2. The Zoning Commission shall conduct a review of the Special Permit in one-year from the date of approval.
3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
4. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission

By: Goodwin

Seconded: Mangiafico

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

Against: None.

Abstained: None.

The application for a Special Permit is approved.

- f. 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.

Robert Flanagan reminded the applicant and Commission the applicant needs to grant an extension and asked for it in writing.

MOTION: To continue the public hearing for Application #2542

No one else spoke in favor of the application.

No one spoke against the application.

By: Goodwin

Seconded: Mangiafico

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

Against: None.

Abstained: None.

The public hearing application for a site plan is continued to the next regular meeting on November 10th.

- g. 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.

Attorney James Ziogas, Bellevue Avenue, representing the applicant explained the request to convert a small flower shop into a two-family residential building. The building operated as a two-family home and was appropriate for an existing site. Attorney Ziogas reviewed the existing conditions survey with the Commission. It was noted that the recent conversion was done without permits. A discussion ensued regarding the existing ramp and/or stairs which appear to have a slight encroach into the right-of-way that has been an existing condition for an unknown period of time.

No one else spoke in favor of the application.

No one spoke against the application.

The following items were included Application packet: (2 pages), narrative, Mr. Flanagan maps and street/perspective views and an existing conditions survey.

MOTION: To close the public hearing for Application #2545

By: Goodwin

Seconded: Mangiafico

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

Against: None.

Abstained: None.

The public hearing is closed.

MOTION: 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, be approved with the following stipulations:

1. The Special Permit will not be issued until all remaining Mr. Flanagan comments have been addressed satisfactorily and the plans/information submitted are revised accordingly.
2. This Special Permit shall authorize the adaptive reuse of the property located at 116 Central Street; Assessor's Map 41, to add a residential dwelling unit on the first floor.
3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
4. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

The application for a Special Permit is approved.

- h. 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 Auto Mall, applicant.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant explained the history of the property and the current request to modify the Special Permit. The City previously brought enforcement actions against the property which ended in litigation and a settlement that would limit the number of cars. The current owner and applicant has been in enforcement action for number of vehicles and parking on the grass. He has also been trying to clean up the vehicles left on site from the previous owner.

The property has a Floodway, Floodplain and Wetlands designations which limit the improvements that can be done without additional land use Commission approvals. He reviewed the existing conditions survey and features. He explained the curbing was

not completed and may have been broken apart or washed away over the years. He further reviewed photographs of the current parking areas and site overall. He reviewed some potential improvements that could be done without affecting the floodway and/or floodplain. He explained he was not seeking an approval tonight as they continue to work through some of the issues with Mr. Flanagan. His client would like to establish a certain number of cars that can be on the property and displayed for sale.

The Commission reviewed the citation that the owner received on September 25th. Brandon Peate, ZEO, reviewed the compliance to date. He stated he noticed 38 cars on the site at his latest visit which is more than allowed or in the current proposal.

Anthony Lorenzetti, P.E. reviewed the existing conditions plan and photographs to explain the curbing which he felt could have been in place but may have broken up and washed away over many years. Andrew Armstrong reiterated the 2013 settlement and plan is what governed the site now.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: To continue the public hearing for Application #2546 to the next regular meeting on November 10th.

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

The public hearing and application for a Special Permit modification was continued to the November 10th regular meeting.

- i. 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 - PUBLIC HEARING CONTINUED FROM SEPTEMBER 15, 2025.

MOTION: To open the public hearing for Application #AZR-25-07.

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

The public hearing is open for Application #2507.

MOTION: To pause the public hearing for Application #AZR-25-07.

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

The public hearing is paused for Application #2507.

4. Old Business – None.

5. 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.

Mr. Flanagan reviewed the development and compliance of the site to the approved site plan and landscape plans. He has been working with the applicant to complete the final items.

Brian Meccariello, represents the developer and applicant, thanked the City Planner for his hard work and attention to this matter. He further explained they are working towards seeking the final approvals and the bond to be released. He further reviewed the site plan and field conditions. Some of the issues arose for this site when permission to modify the previous quads units and replaced them with duplexes in 2019. At this time, there are 72 completed units. There is some missing landscaping and lighting. The trees and additional plantings have been ordered. He did not want to plant them without seeking the Commission's input this evening.

Mr. Flanagan reviewed the existing and missing landscaping. Brian Meccariello confirmed if the weather permits the plantings should be installed by next week. During the last site plan revision, the landscape plan was not updated. The as-built checklist of items completed and missing which includes landscaping, grading and lighting. Mr. Flanagan explained that the new upcoming lighting zoning regulations, when approved, would help the applicant with a better lighting plan solution. He then reviewed the separation requirements of 30 feet minimum which had affected a few units on the site after residents had decks that were not on the approved Site Plan.

Anthony Lorenzetti, P.E. reviewed some engineering features on the site. He noted concerns. There was a discussion of the land dedication shown in the previous plans which includes open space and a walking trail and property corners located by the surveyor.

Mr. Flanagan reviewed a letter from Attorney Jonathan Chappell representing the Saddlebrook Unit Owners Association. Karina Smith, Saddlebrook Unit Owners Association spoke about the Association's various details and concerns regarding the development and discussion including failing concrete, lighting, slopes, stormwater and detention basins. She further reviewed decks constructed larger than anticipated. A discussion ensued about the property owners who obtained building permit approval for decks. Mr. Flanagan explained they would continue to work on this with the applicants and residents.

6. Mr. Flanagan Reports

- a. Zoning – September 2025

Brandon Peate, ZEO reviewed his Zoning Report for September 2025 with the Commission.

MOTION: To re-open the public hearing for Application #AZR-25-07.

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

The public hearing is for Application #2507 is re-opened.

Robert Flanagan reviewed each of the various proposed zoning regulations amendment details and comparison to the existing regulations. He reviewed a letter of support from Renew" related to the proposed changes for data centers.

Application #AZR-25-07 - Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

14. Recommendation #27 – Cannabis Cultivation
15. Recommendation #37 – A Zone Bulk Requirements
16. Recommendation #38 – Amend Mixed Use/Street Wall Requirements: (BD) Zone
17. Recommendation #39 – Update Sign Regulations
18. Recommendation #40 – Expand Outdoor Lighting Requirements
19. Recommendation #41 – Overhaul Access Management Regulations
20. Recommendation #42 – Update Landscaping Standards
21. Recommendation #43 – Update Fence Requirements
22. Recommendation #44 – Amend Definition of Average Finished Grade
23. Recommendation #45 – Add Animal Grooming as a Permitted Use
24. Recommendation #46 – Add Data Centers as a Permitted Use
25. Recommendation #47 – Amend Requirements for Posting of Properties
26. Recommendation #48 – Minor Text and Formatting Amendments

MOTION: To continue the public hearing for Application #AZR-25-07 to the November 10, 2025 regular meeting.

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

The public hearing for #AZR-25-07 is continued.

7. Adjournment

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the adjournment. He also designated alternate Commissioners DeRoehn and Caruso to vote on the adjournment.

MOTION: Move to adjourn at 9:36 P.M.

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Andrew Armstrong
Assistant City Planner

David White, Chairman

Richard Goodwin, Secretary