



City of Bristol
Zoning Board of Appeals

REGULAR MEETING - TUESDAY, DECEMBER 2, 2025
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/85941228849?pwd=ryoPFzMNPwjafiXU91TTQiOfewbxKE.](https://bristolct-gov.zoom.us/j/85941228849?pwd=ryoPFzMNPwjafiXU91TTQiOfewbxKE.1)

1

Meeting I.D. Number:

859 4122 8849

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Regular Meeting - November 5, 2025
3. Public Hearings
 - a. Application #3826 – Request for Variances of 1) minimum front yard on a State highway to erect a new fueling canopy; 2) maximum height of an accessory structure to erect a new fueling canopy at 180 Riverside Avenue; Assessor's Map 30, Lot 117-B; BHC (Route 72 Corridor Business) zone; ESHAA, LLC c/o Khalid Mahmood, applicant.
4. Adjournment

REMINDER: The next Regular Meeting of the Zoning Board of Appeals is: Tuesday, January 6, 2026

**BRISTOL ZONING BOARD OF APPEALS
MINUTES
REGULAR MEETING OF MONDAY NOVEMBER 5, 2025
DRAFT MINUTES**

CALL TO ORDER:

By: Chairman Rafaniello

Time: 6:00 P.M.

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

ROLL CALL:

MEMBERS		PRESENT	ABSENT
REGULAR MEMBERS:			
	Jerald Rafaniello (Chairman)	X	
	David Pecevich (Vice Chairman)	X	
	Rory Ghio (Acting Secretary)	X	
	Alfred Radke, III	X	
	Liza Salgado-Sirko	X	
ALTERNATE MEMBERS:			
	Joseph Kelaita	X	
	Jonathan Lukasiewicz	X	
	Mathew Biadun	X	
STAFF:			
	Brandon Peate, Zoning Enforcement Officer		X
	Robert Flanagan, AICP, City Planner		X
	Andrew Armstrong, Assistant City Planner	X	

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

Chairman Rafaniello introduced new Commissioners Kelaita and Biadun, then the remaining Commissioners and staff.

1. Call to Order**2. 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.

Chairman Rafaniello designated regular Commissioners Pecevich, Ghio, Radke, Salgado-Sirko and to vote on Application #3824 this evening.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, gave an overview of the truck driving training school. The school would occupy a portion of the proposed building. He gave an overview of the training field area located in the rear that is subject of this request. Millings are not currently permitted by the regulations. The millings would provide a compacted hard surface that would be better suited than bituminous pavement. The millings are easier to repair and have less gnawing and recess and more rigid than pavement for driving tractor trailers.

A questions and discussion regarding drainage for millings ensued. The use of millings was approved by the Wetlands Commission.

Commissioner Radke inquired about trucks using the surface and also entering the road after training. The trucks will eventually use the road after training on the property. All trucks are owned and maintained by the school.

Chairman Rafaniello inquired about days and hours of operation. Christopher Mariano of Allstate Commercial Driver Training School, 249 Pearl Street, Seymour, representing the applicant, stated there were approximately 3 training fields for maneuvers to meet the test for federal training regulations. There is currently a satellite site in Meriden he is planning to move to Bristol. He expects 2-3 trucks at going at a time. 2-3 fields would consist of 2-3 students and 2-3 instructors. 4 trucks would be on site permanently. The remaining space in the building would be leased to a future tenant, which use is unknown at this time. There was a question about the affect of hot weather on the millings, which can be re-pressed. Mr. Mariano explained the heat related issues they have had with pavement in the past and is hoping to avoid those issues by using millings.

Mr. Michael J. Dudko, 116 Lewis Road, spoke about the existing trees on the property and believed there was evidence they were 100 years old. He feared the destruction of the trees and felt they were a resource to the City of Bristol. He reviewed various photographs and aerials of the trees. He further explained the Pondview condominium complex would be affected by tractor trailer truck fumes.

Andrew Armstrong, Assistant City Planner, thanked Mr. Dudko and reminded him that the ZBA is focused solely on the request before them for a Variance and not the removal of trees or proposed use. The determination for tree removal and the site plan will be decided upon by a different land use Commission. Attorney Ziogas responded that agreed with Andrew and its limited scope this evening. The issue described has been discussed at length and this is an Industrial Park.

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

The hearing is closed.

By: Ghio

Seconded: Pecevich

For: Ghio, Salgado-Sirko, Radke, Pecevich and Rafaniello.
Against: None.
Abstain: None.

Commissioner Ghio did not see any issue with the request and could understand the need for this request based on the need for consistent truck driving.

Commissioner Salgado-Sirko did not have any issues with the request.

Commissioner Radke stated he was focused solely on the millings. He was satisfied the millings would be appropriate, equipment serviced and the parking area should not cause a concern.

Commissioner Pecevich stated pavement and millings both had their pros and cons. In this case, the applicant was trying to choose the lesser of the two evils. He was concerned with the drainage but Wetlands has approved the drainage and plan to alleviate his concerns.

Chairman Rafaniello agreed with the comments of the other Commissioners.

MOTION: Move to approve Application #3824, Variance for construction standards for parking and loading at 314 Business Park Drive in accordance with the plot plan and information submitted.

By: Pecevich

Seconded: Ghio

For: Ghio, Salgado-Sirko, Radke, Pecevich and Rafaniello.
Against: None.
Abstain: None.

The application is approved.

2. 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

Chairman Rafaniello designated regular Commissioners Pecevich, Ghio, Radke, Salgado-Sirko and Rafaniello to vote on Application #3824.

Tim Wollman, 33 Miller Road, Burlington, representing the applicant, explained the request for an in-law addition to the existing house at 91 Buckboard Lane. The homeowners and new homeowners are looking to stay in Bristol and downsize. He explained the location of the proposed addition with a 12.5-foot setback in what functions as a side yard but technically is a 25-foot rear yard. He looked at alternative locations for placement on the property but they were not feasible due to a septic system, other utilities, and not enough room for an addition on the Oxbow Road side. The existing fence would remain. They are seeking only a one floor addition.

Commissioner Pecevich inquired about a different configuration within the parameters of the yards. A discussion ensued regarding possible placement in the rear near the patio. Mr. Wollman stated he was at the minimum dimension needed and also would lose the kitchen and dining room area. Due to the corner lot, it was his position that the corner lot yard requirements were hindering the development.

Mr. Armstrong stated an in-law apartment use is permitted after checking with the ZEO. He further explained the yard requirements on the property.

Dana Jandreau, 95 Buckboard Lane stated they had a deck built in the rear yard and there were stairs leading up to it. He spoke with the neighbors who would be most affected and they were OK with the request.

Commissioner Pecevich inquired about the entry. Mr. Wollman stated the main entry was in the front.

There was a discussion about parking. Mr. Wollman stated there was a large driveway and a garage for parking. The existing homeowner has only one vehicle.

Mr. Armstrong reiterated staff would not want an addition located closer to the corner as it would infringe upon the sight visibility triangle and potentially cause a sightline safety issue.

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

MOTION: Move to close the public hearing on 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.

By: Pecevich

Seconded: Ghio

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

Against: None.

Abstain: None.

The hearing is closed.

Commissioner Ghio stated he had no issues with the request. It was a corner lot, if it had been a normal lot, they would actually have 2 feet left on their side yard requirement.

Commissioner Salgado-Sirko agreed with Commissioner Ghio and she also had no concerns.

Commissioner Radke agreed the corner lot and septic system were hardships. He agreed placement within the sight visibility triangle was not an option.

Commissioner Pecevich stated he was partly torn on his decision, because of the development pattern in the neighborhood. He stated if this were a normal lot it would not need a Variance. Ultimately, he felt it was well planned and would not have an issue with the request.

Chairman Rafaniello agreed with the Commissioners. He felt the applicant looked at every other alternative and this was a plan that made sense and satisfies safety concerns.

MOTION: Move to approve Application #3825, Variance of minimum side yard to construct a deck at 227 Fern Hill Road, in accordance with the plot plan and information submitted.

By: Pecevich

Seconded: Ghio

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

Against: None.

Abstain: None.

The application is approved.

Mr. Armstrong explained it was important to file the letter with the City Clerk for the Variance to become effective.

APPROVAL OF MINUTES

3. Approval of Minutes – July 1, 2025

Commissioner Radke stated there was an extra line item for Commissioner attendance that may be an error. Mr. Armstrong stated Rick Raymond may have been confused with a vacancy. He would correct the minutes.

MOTION: Move to approve the minutes of the July 1, 2025, regular meeting, as amended.

By: Ghio

Seconded: Salgado-Sirko

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

Against: None.

Abstain: None.

The minutes are approved as amended.

4. Election of Officers

MOTION: To nominate Rory Ghio as Secretary.

By: Rafaniello

Seconded: Pecevich

For: Salgado-Sirko, Radke, Pecevich, Rafaniello, Biadun, Lukasiewicz and Kelaita.

Against: None.

Abstain: None.

Rory Ghio is elected Secretary.

MOTION: To nominate Dave Pecevich as Vice Chairman.

By: Rafaniello

Seconded: Ghio

For: Ghio, Salgado-Sirko, Radke, Rafaniello, Biadun, Lukasiewicz and Kelaita.

Against: None.

Abstain: None.

Dave Pecevich is re-elected Vice Chairman.

MOTION: To nominate Jerry Rafaniello as Chairman.

By: Pecevich

Seconded: Ghio

For: Ghio, Salgado-Sirko, Radke, Pecevich, Biadun, Lukasiewicz and Kelaita.

Against: None.

Abstain: None.

Jerry Rafaniello is re-elected as Chairman.

ADJOURNMENT

MOTION: Move to adjourn at 6:50 P.M.

By: Ghio

Seconded: Pecevich

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

Against: None.

Abstain: None.

This meeting was recorded.

Respectfully submitted,

Andrew Armstrong
Acting Recording Secretary

Jerald A. Rafaniello, Chairman

Rory Ghio, Secretary

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

For Office Use Only
APPLICATION NO: 3826
DATE FILED: 11-13-25
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: 180 Riverside Avenue

Assessor's Map No.: 30 Assessor's Lot No.(s): 117B Zone of the Property: BHC

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
<u>minimum front yard on a state highway</u>	<u>Article II Section 8.1.D.</u>
<u>accessory building or structures (height)</u>	<u>Article II Section 5.4.2.</u>
_____	_____

Briefly state the purpose of the proposed variance (e.g., "to build a two-car garage"): _____
to erect a new canopy over pump island.

Briefly state the specific hardship which causes the need for the proposed variance: Existing lot of record on which
the shape of the lot and the topography prevent compliance with zoning regulations (see page 2)

If any variances for this Property have previously been requested, indicate the application number, the date of ZBA action and the action taken: App. 3106; November 1, 1994; Approved

Other comments: _____

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

Name: ESHAA, LLC c/o Khalid Mahmood

Address: 180 Riverside Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 862-348-7358 E-Mail: khalidm466@yahoo.com

Signature: KHALID MAHMOOD Signature – (Printed/Typed) Khalid Mahmood

CHECK ONE: ☒ owner [] other (specify): _____

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

Name: same as above

Address: same as above City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: KHALID MAHMOOD Signature – (Printed/Typed) Khalid Mahmood

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. 3826

Address or location of property: _____ 180 Riverside Avenue

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

The existing building predates current zoning regulations; the steep slope to the river prevents use of the rear yard; and the building location limits compliance with front yard setbacks.
The proposed canopy height conforms to industry standards for safety and structural integrity.

ADDITIONAL APPLICANT

Name: Robert B. Hurd, AIA CHECK ONE: ☐ owner ☒ other: Architect
Address: 56 Arbor Street, Suite 403 City: Hartford State: CT Zip: 06106
Telephone No.: 860-402-6375 E-Mail: rbhurd@thearchitects.comcastbiz.net
Signature:  Signature – (Printed/Typed) Robert B. Hurd

ADDITIONAL OWNER(S) OF RECORD

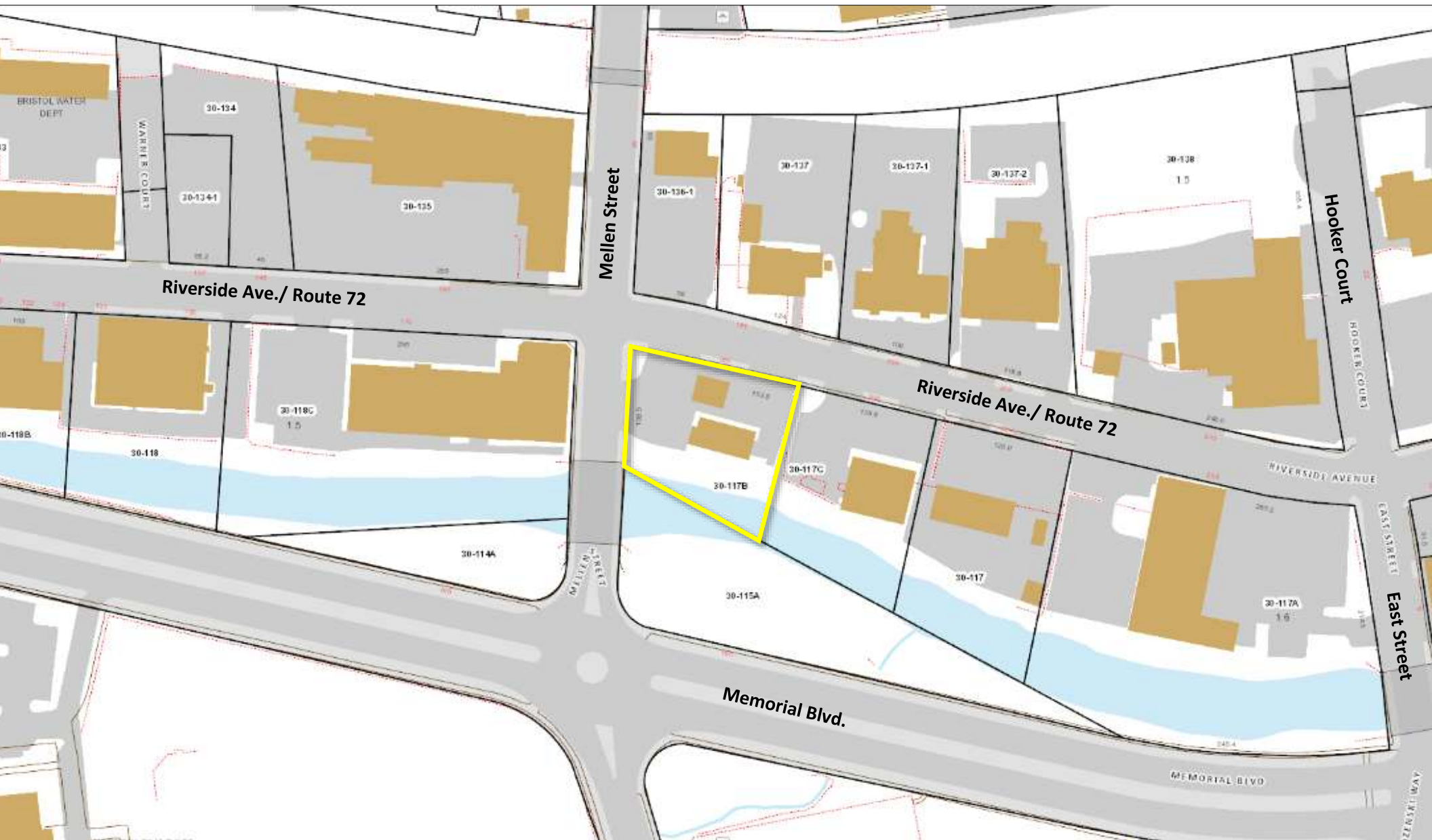
Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____
Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____

08/17 - LUO

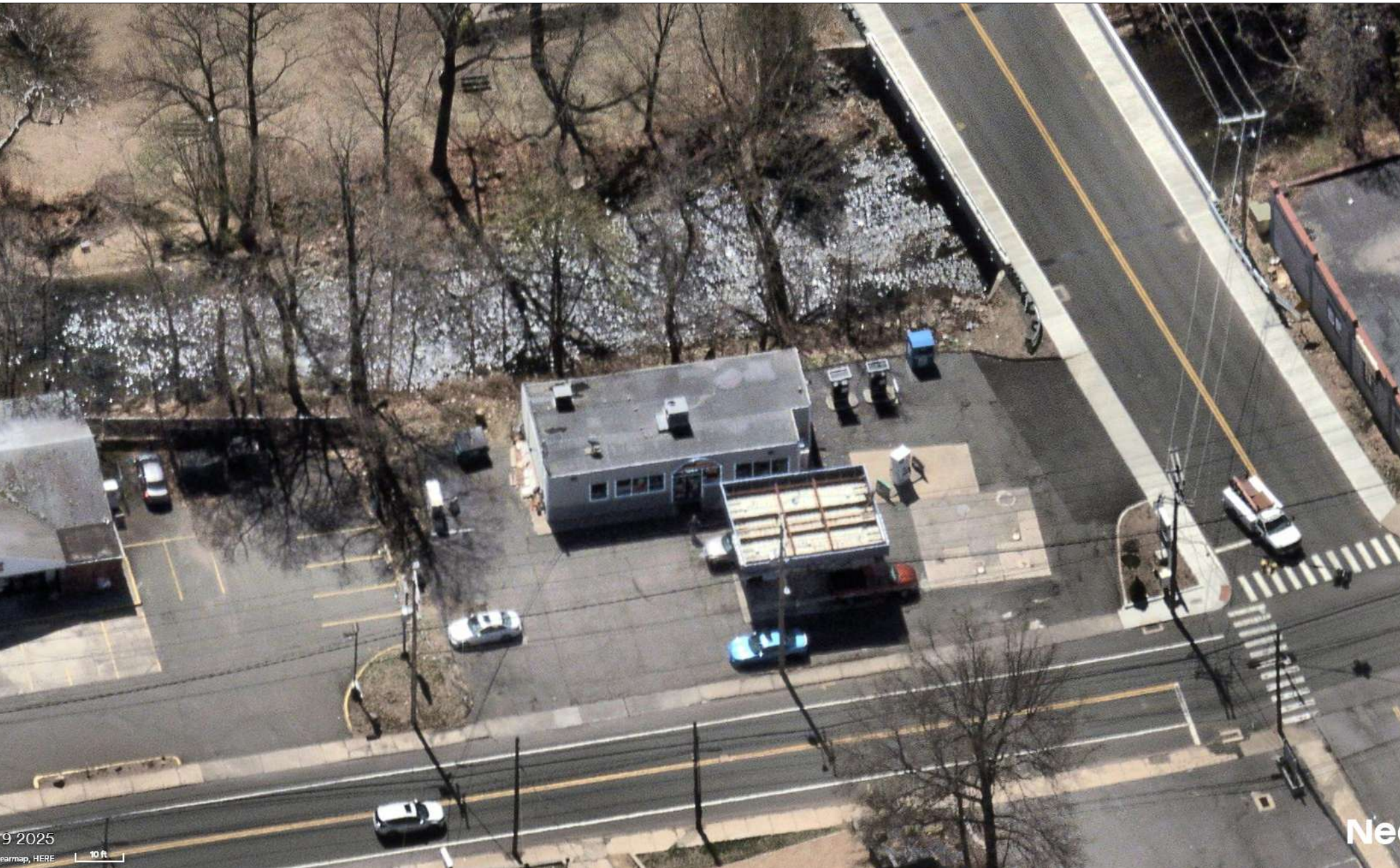
Location Map
180 Riverside Avenue



Aerial Map
180 Riverside Avenue



Oblique Perspective Map (April 2025)
180 Riverside Avenue



FUEL STORAGE TANK AND CANOPY REPLACEMENT AT 180 RIVERSIDE AVENUE 180 RIVERSIDE AVENUE (ROUTE 72) BRISTOL, CONNECTICUT FOR KHALID MAHMOOD

ARCHITECT:
THE ARCHITECTS - ROBERT B. HURD, AIA
56 ARBOR STREET, SUITE 403, HARTFORD, CT 06106

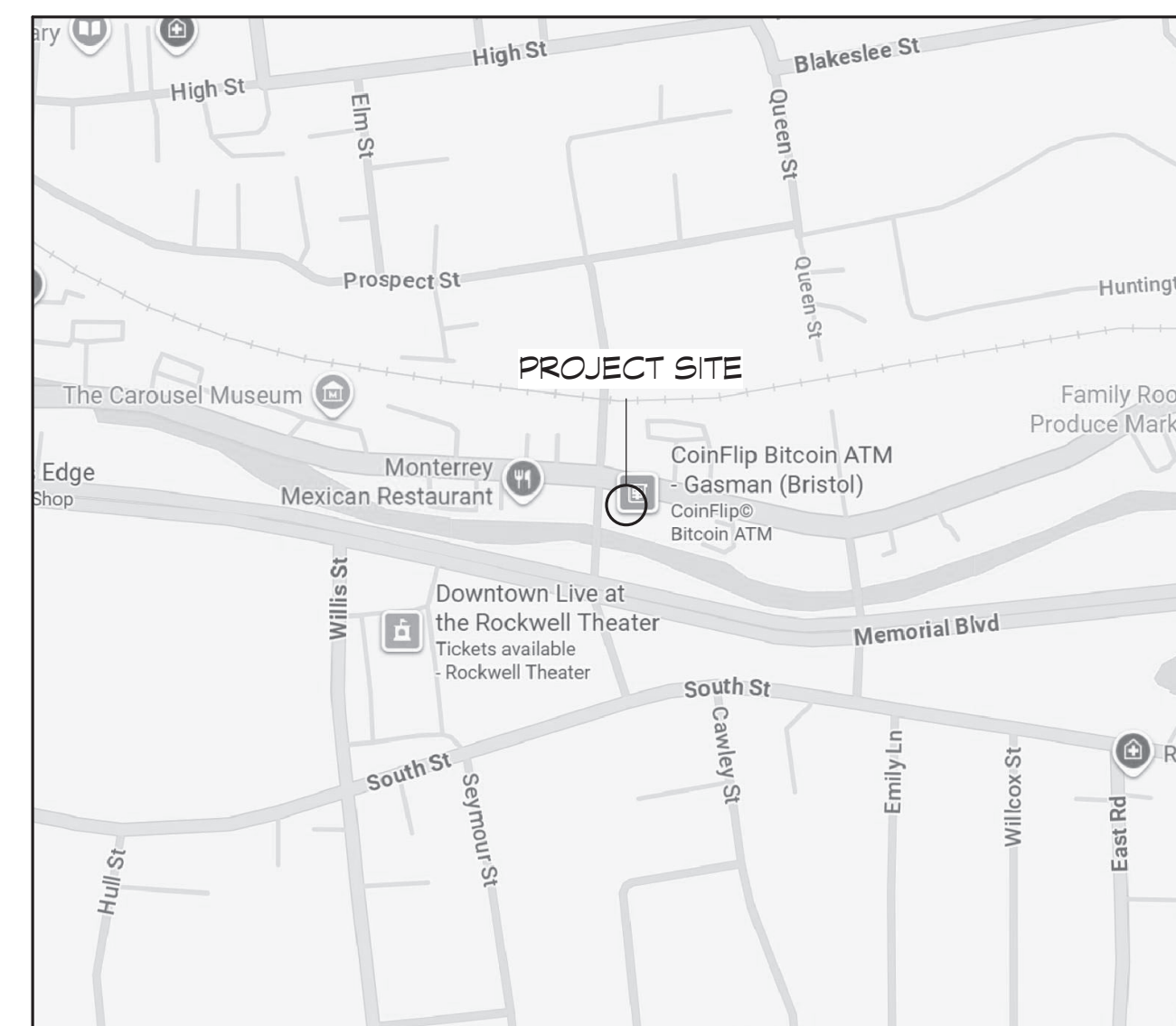
LIST OF DRAWINGS

NO SCALE

- A-0.1 - COVER SHEET, LIST OF DRAWINGS, AND LOCATION MAP
- EXISTING CONDITIONS - SITE SURVEY BY GARY B LECLAIR, LLC; DATED 10-06-2025
- PROPOSED SITE LAYOUT - SITE PLAN BY INGA CONSULTING ENGINEERS; DATED 11-11-2025
- A-1.3 - NEW PUMP ISLAND(S) AND CANOPY FLOOR PLAN AND ELEVATIONS

LOCATION MAP

1"=500'



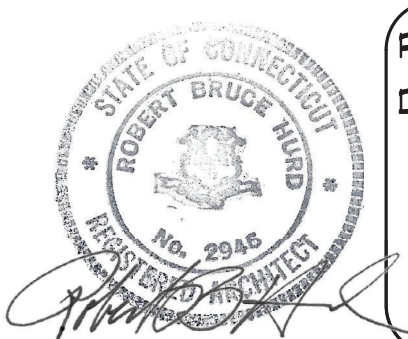
DATE: OCTOBER 6, 2025

PERMIT SET

REVISION DATE: OCTOBER 20, 2025

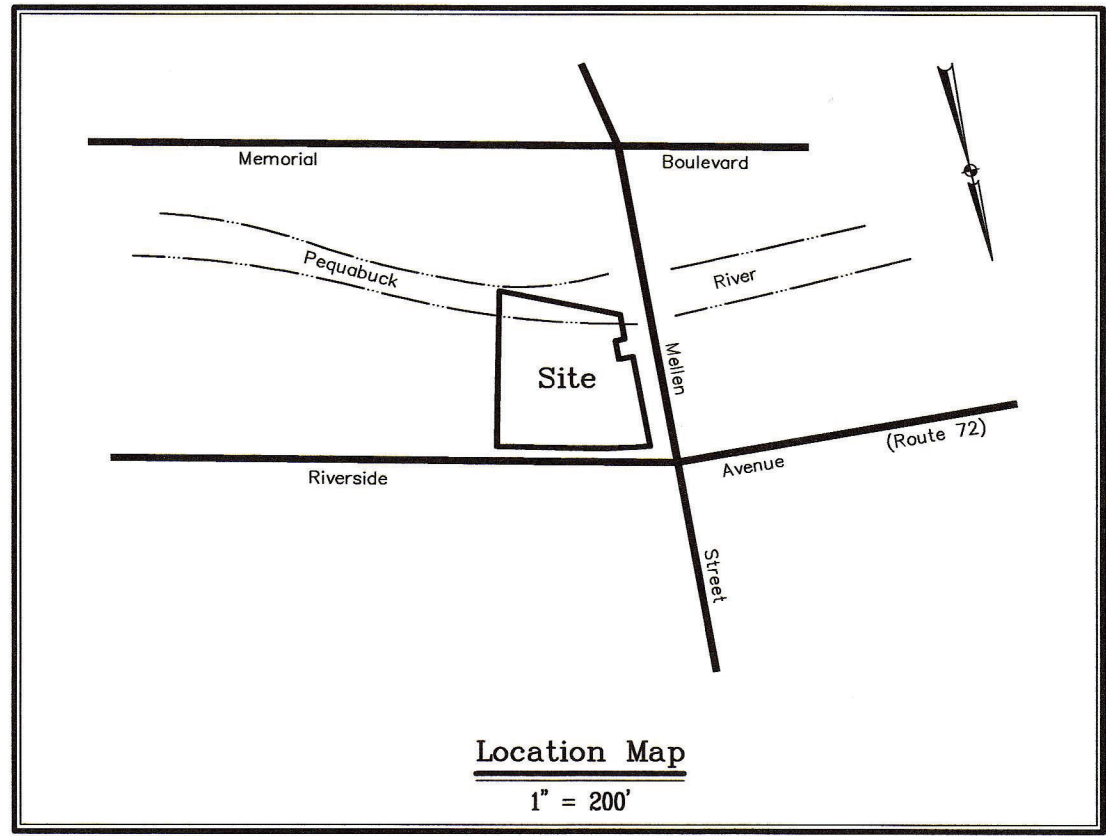
GENERAL REVISIONS 1

REVISION DATE: NOVEMBER 11 2025
SITE PLAN FOR ZONING VARIANCE(S)



PROJ. NO.: 25115
DWG. NO.:

A-0.1

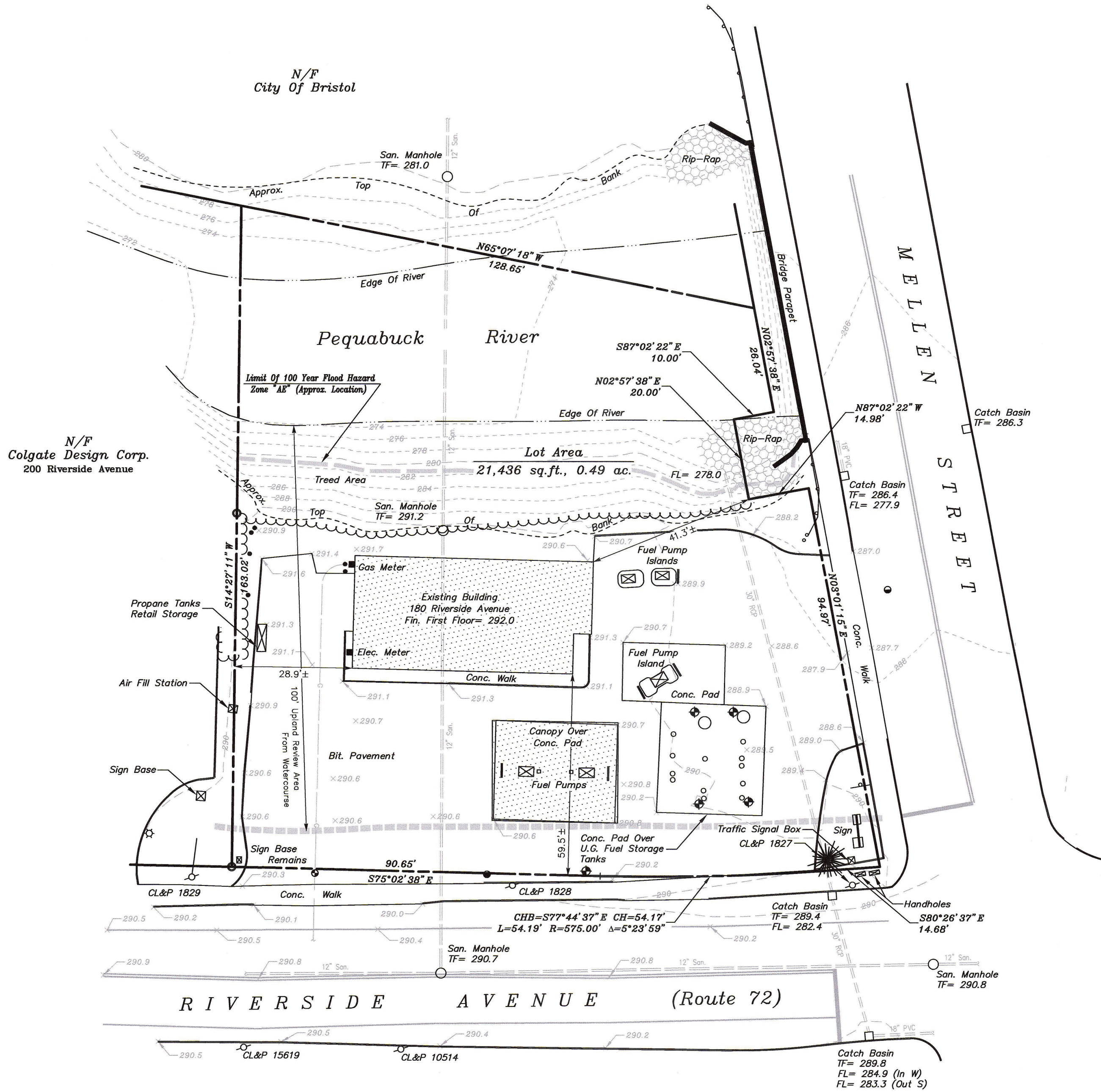
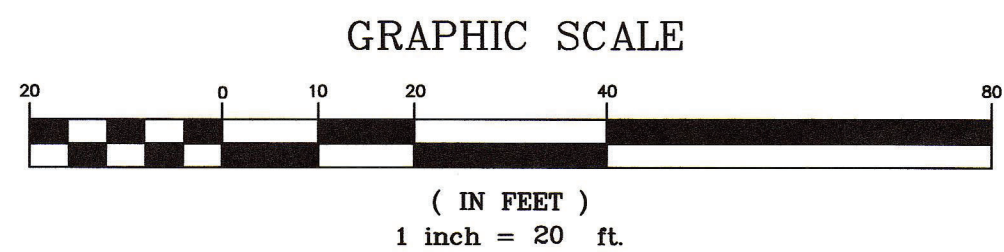


Legend:

- Existing IP
- IP (To Be Set)
- Existing Monument
- Monument (To Be Set)
- Drill Hole
- Utility Pole
- Wire On Ground
- Water Gate
- Gas Gate
- Signs
- Wood Post
- Hydrant
- Light
- Handhole
- Mail Box
- Monitor Well
- Existing Trees
- Stonewall
- Fence
- Guide Rail
- Tree Line
- Existing Contour Line
- Existing Spot Elevation
- Approx. Location Of Water Main
- Approx. Location Of U.G. Telephone Line
- Approx. Location Of U.G. Electric Line
- Approx. Location Of U.G. Communications Line
- Approx. Location Of Gas Main

These drawings are the property of the Surveyor and have been prepared specifically for the owner of the Project at this site. They are not to be used for any other purpose, location, or person without the written consent of the Surveyor.

No declaration is expressed or implied unless these plans bear the live signature and embossed seal of the Surveyor whose name appears hereon.



Map References:

- "Connecticut State Highway Department Right Of Way Map Town Of Bristol Riverside Avenue From The Boulevard Westerly To Main St. Route U.S. 6 Scale 1" = 40' Date Mar. 31, 1939 No. 17-05".
- "Map Of Property Of Hefbern Incorporated Bristol, Conn. August 1951 Scale 1" = 50' By W.C. Lefevre, C.E.".
- "Colgate Design Corp. Riverside Ave. Bristol, Conn. Scale 1" = 20' October 1972 By Kratzert & Jones, Milldale, Connecticut".
- "Right Of Way Survey Town Of Bristol Map Showing Land Acquired From ESHA, LLC Successor To 570 Main Street, LLC By The State Of Connecticut Department Of Transportation Rehabilitation Of Bridge No. 04488 Mellem Street Over Pequabuck River Scale 1" = 20' June 2022 Revised 4-06-23".
- "Map Showing Storm Water Easement Over Land Of Hefbern, Inc. Riverside Ave. Bristol, Conn. Dec. 1962 Scale 1" = 100' Bristol Connecticut Richard Salmon City Engineer".

General Notes:

- Bearings based on North American Datum 1983 (NAD 83).
- Elevations based on North American Vertical Datum 1988 (NAVD 88).
- Parcel subject to a perpetual easement to the State Of Connecticut, see vol. 2250 pg. 836 of the City Of Bristol land records.
- Parcel subject to a Sewer Right Of Way to the City Of Bristol, see vol. 48 pg. 589 of the City Of Bristol land records.
- Parcel subject to a Storm Water Easement, see reference map #5.
- Parcel granted a variance of minimum 50' front yard on a state highway, to erect a canopy, see vol. 1143 pg. 386 of the City Of Bristol land records.
- Parcel not located in inland wetlands per City wetlands map.
- Portion of parcel is located in flood hazard zone "AE", see panel no. 09003C0466F Effective Date: September 26, 2008.
- Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this surveyor. 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 (811).
- This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Limited Property Survey based on a Resurvey conforming to Horizontal and Vertical Accuracy Class A-2 & T-2.

Revised: 10-06-25 Added Flood Zone & Upward Review Area

Existing Conditions

Prepared For

ESHA LLC

180 Riverside Avenue (Route 72)
Bristol, Connecticut

Map: 30

Lot: 117-B

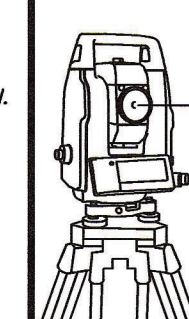
Zone: BHC

Gary B. LeClair, LLC

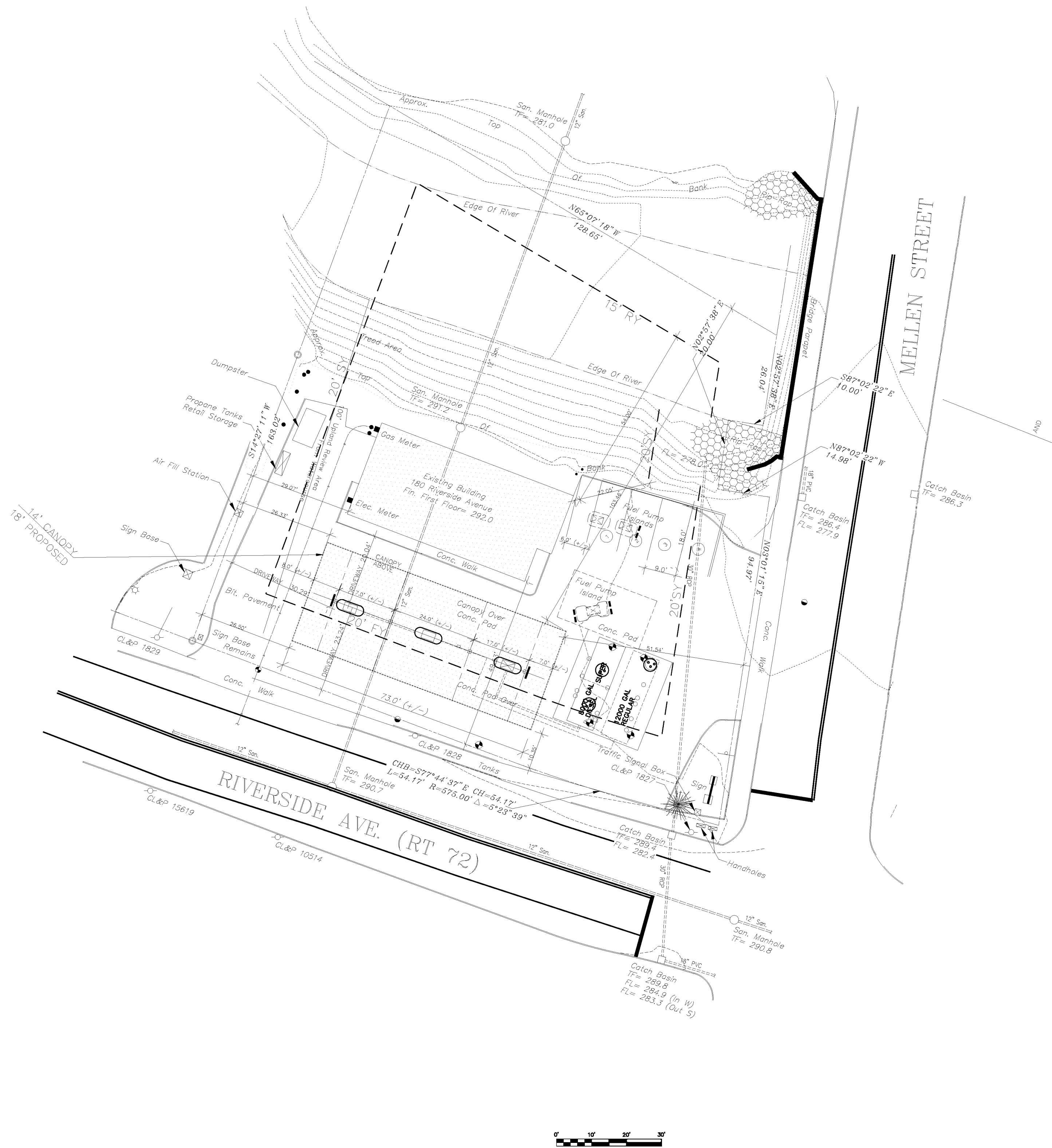
Licensed Land Surveyors

57 ACORN DRIVE
WINDSOR LOCKS, CONNECTICUT 06096
(860) 627-8200

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS
MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

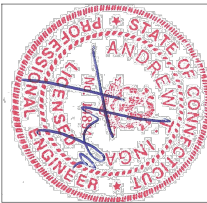


BY	SCALE	DATE	SHEET	CHECKED	NO.
G.B.L.	1" = 20'	2-25-25	1 OF 1	G.B.L.	224042



CANOPY ZONING INFORMATION			
ZONE	BHC	REQUIRED	PROPOSED
USE		CONVENIENT STORE	GAS STATION
MIN. FRONT YD STATE HWY FT	20	10.35*	
MIN. FRONT YD CITY ST. FT	20	51.54	
MIN. SIDE YD FT	N/A	N/A	
MIN. FRONT YD OPP R ZONE FT	N/A	N/A	
MIN. SIDE YD FT	N/A	26.33	
MIN. SIDE YD ADJ R ZONE FT	N/A	N/A	
MIN. REAR YD FT	N/A	103.46	
MIN. REAR YD ADJ R ZONE FT	N/A	N/A	
MAX. HEIGHT FT	14	18*	
* DENOTES VARIANCE REQUEST			

ZONING INFORMATION		
ZONE	BHC	REQUIRED
USE		CONVENIENT STORE
MIN. LOT AREA SF		15000
MIN. LOT FRONTAGE FT		N/A
MIN. LOT WIDTH FT		100
MIN. FRONT YD STATE HWY FT		20
MIN. FRONT YD CITY ST. FT		20
MAX. FRONT YD FT		N/A
MIN. FRONT YD OPP R ZONE FT		25
MIN. SIDE YD FT		15
MIN. SIDE YD ADJ R ZONE FT		25
MIN. REAR YD FT		15
MIN. REAR YD ADJ R ZONE FT		25
MAX. BLDG HT FT		40
MAX. BLDG COVER %		50
MAX. IMPERVIOUS %		90
* DENOTES VARIANCE REQUEST		

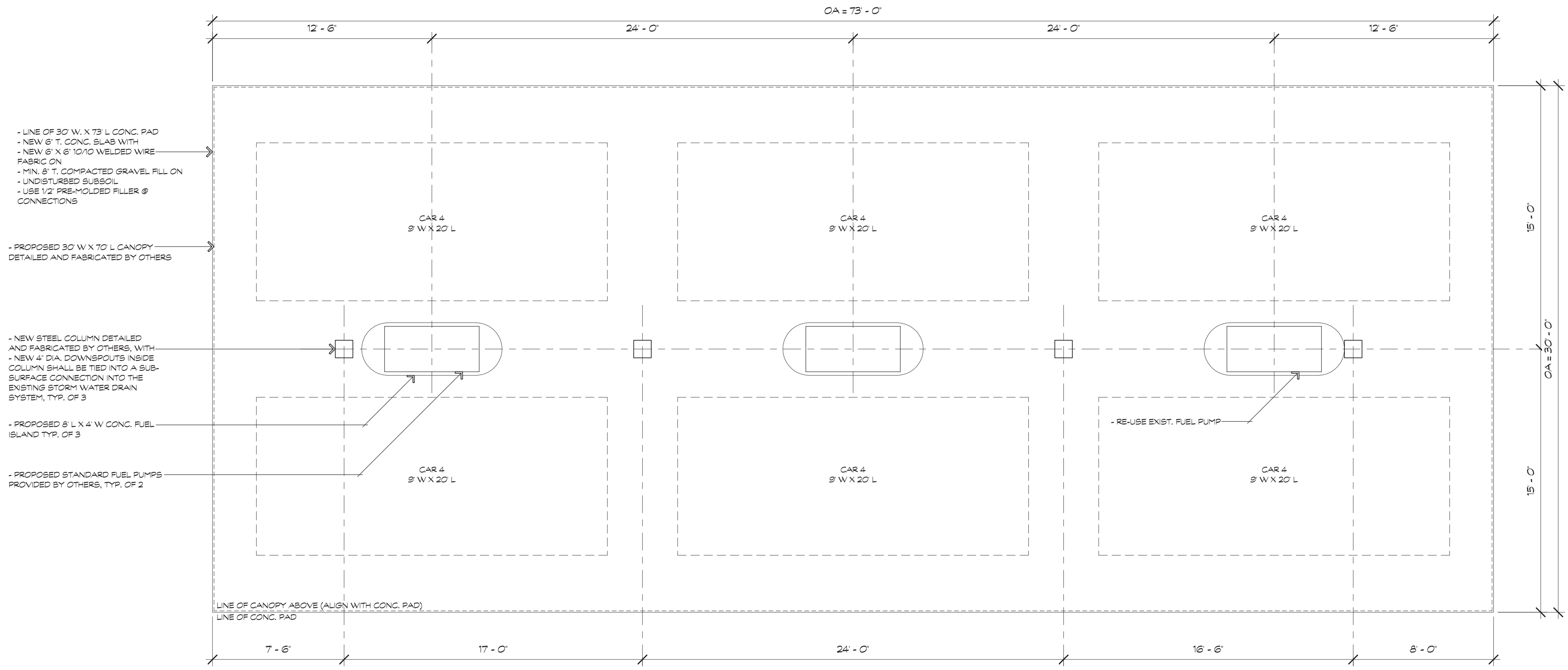


SITE PLAN
180 RIVERSIDE DRIVE
BRISTOL, CT

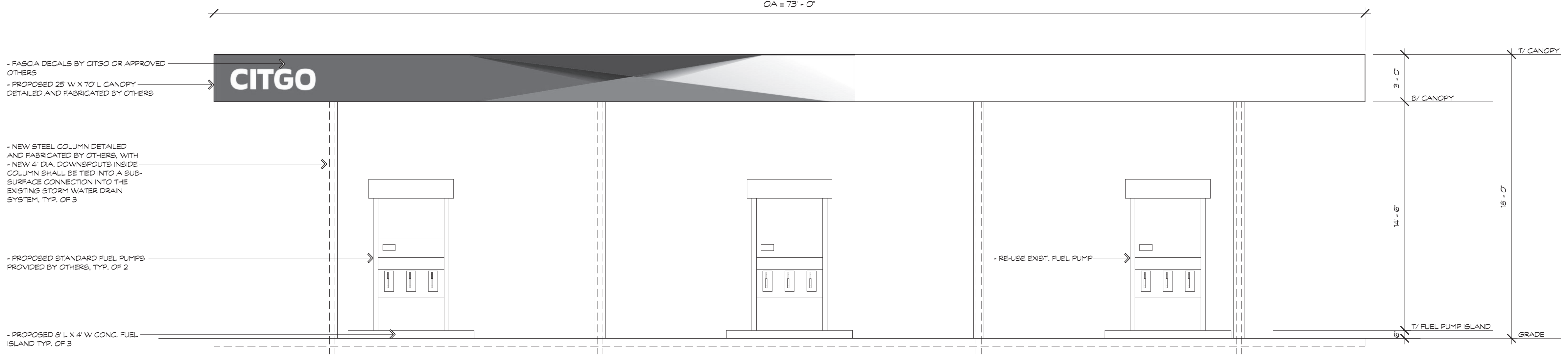
PROPOSED SITE LAYOUT
PREPARED FOR MOHAMED MALIK
180 RIVERSIDE DRIVE

JOB NO: -
DRAWN BY: T.I.
DESIGNED BY: T.I.
CHECKED BY: T.I.
DATE: NOV 14, 2025
SCALE = 1:20
DRAWING NO:

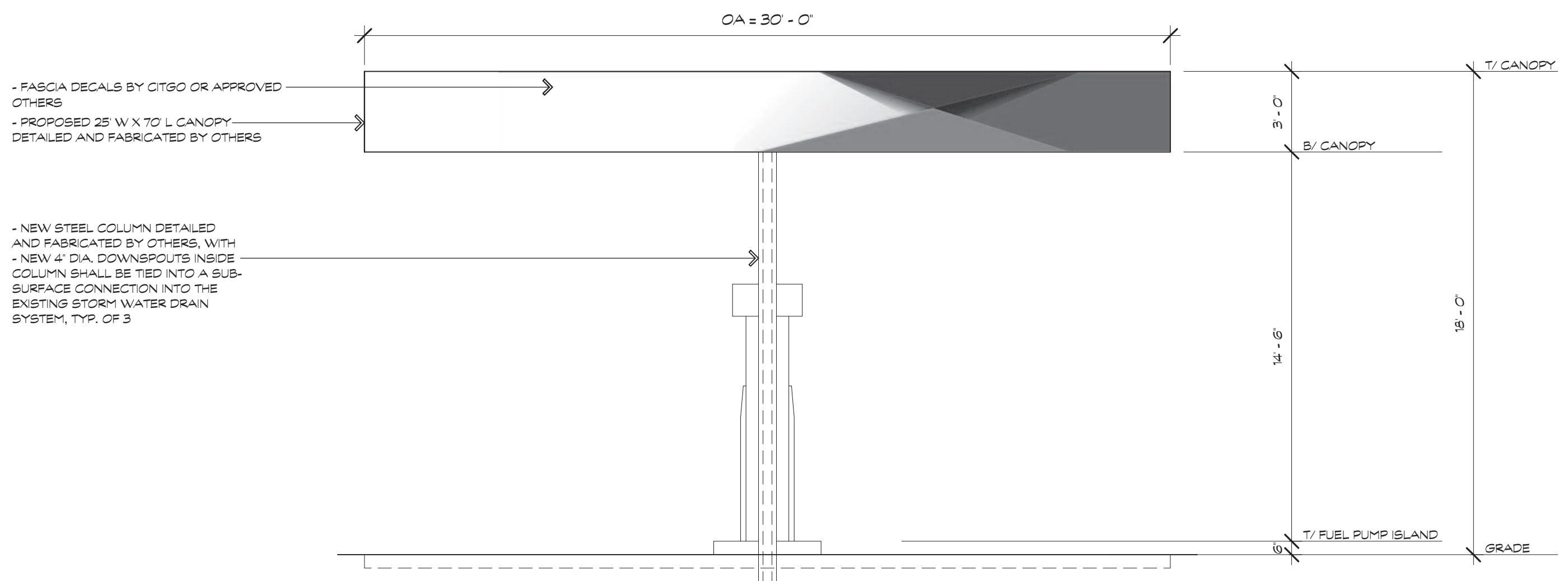
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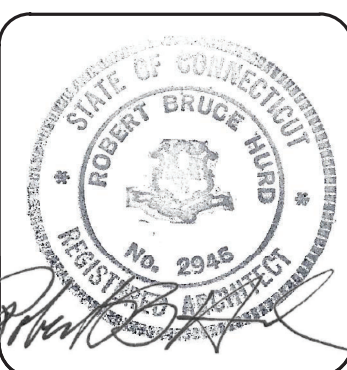
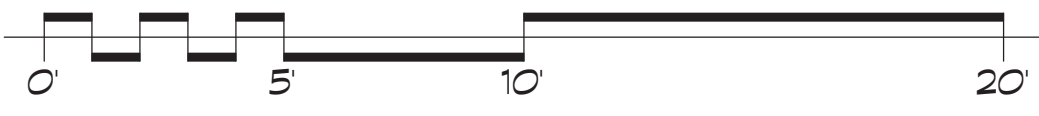
1 STANDARD FUEL PUMP CANOPY FLOOR PLAN 1/4" = 1' - 0"



2 STANDARD FUEL PUMP CANOPY STREET ELEVATION 1/4" = 1' - 0"

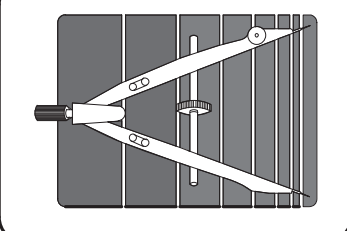


3 STANDARD FUEL PUMP CANOPY SECONDARY ELEVATION 1/4" = 1' - 0"



THE ARCHITECTS
ROBERT S. HUBB, AIA
66 ARBON STREET
HARTFORD, CT 06106
TEL: (860) 253-2707
LICENSED IN CONNECTICUT
NEW YORK AND RHODE ISLAND

FUEL STORAGE TANK AND CANOPY REPLACEMENT AT 180 RIVERSIDE AVENUE
180 RIVERSIDE AVENUE (ROUTE 72) BRISTOL, CONNECTICUT
FOR: KHALID MAHMOOD



NEW CANOPY PLAN AND ELEVATIONS

SCALE: AS NOTED REVISIONS: OCTOBER 20, 2025
GENERAL REVISIONS

DATE: OCTOBER 6, 2025

PROJ. NO: 25115
DWG. NO:
A-1.3