



City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, DECEMBER 8, 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/83519190833?pwd=Vacf2ofX82Se7xTfBupL5qdxK2ehZ.1>

Meeting ID:

835 1919 0833

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 — November 10, 2025
4. Receipt of New Applications
5. Public Hearings
 - 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 - THE APPLICANT HAS REQUESTED A POSTPONEMENT OF THE PUBLIC HEARING ON THIS APPLICATION UNTIL JANUARY 12, 2026. THE COMMISSION WILL ACT ON THIS REQUEST AT THE DECEMBER MEETING.

- 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 - THE APPLICANT HAS REQUESTED A POSTPONEMENT OF THE PUBLIC HEARING ON THIS APPLICATION UNTIL JANUARY 12, 2026. THE COMMISSION WILL ACT ON THIS REQUEST AT THE DECEMBER MEETING.
 - c. 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 NOVEMBER 10, 2025.
 - d. 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.
 - e. 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
- 6. Old Business
 - 7. New Business
 - a. 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 - ITEM CONTINUED FROM NOVEMBER 10, 2025; ANNUAL REPORT IS PAST DUE.
 - 8. Staff Reports
 - a. November 2025
 - 9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, January 12, 2026