

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

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