

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY NOVEMBER 10, 2025**

By: Chairman White

Time: 6:00 P.M.

Place: City Hall
111 North Main St.
Council Chambers
First Floor

ROLL CALL:

	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Richard Harlow	X	
	Richard Goodwin (Secretary)		X
	John LaFreniere	X	
	Sara Mangiafico	X	
ALTERNATE MEMBERS:	Peter Caruso	X	
	Michael DeRoehn		X
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

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 was December 8, 2025.

2. Pledge of Allegiance

3. Approval of Minutes

a. Regular Meeting — October 20, 2025

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White to vote on the October 20, 2025, minutes.

MOTION: Move to approve the minutes of the October 20, 2025, regular meeting.

By: Harlow

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

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 east of Old Wolcott Road; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2549.

Attorney James Ziogas, 271 Farmington Avenue, representing the applicant, gave a brief overview of the goals of the project. Attorney Ziogas indicated the existing property has two IP-3 zones on the property and the goal was to change the zone in the middle of the property to an IP-3 zone to make it consistent with the remaining of the property. The attorney said the application would be reviewed by the Planning Commission and referred back to the Zoning Commission. Attorney Ziogas noted this request would be an extension of a like zone. The attorney verified there was an Eversource easement on the property.

Commission inquiries: Staff would verify if the property was in effect like this since 1975.

MOTION: Move to accept and schedule Application #2549 for a public hearing for the January 12, 2026, regular meeting of the Zoning Commission.

By: Mangiafico

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- 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.

Chairman White explained Applications #2550 and #2551 would be heard concurrently but voted on separately.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2550 and #2551.

Staff pointed out the applicant required a Variance from the Zoning Board of Appeals at the December 2, 2025, meeting and the Zoning Commission meeting was on December 8, 2025.

MOTION: Move to accept and schedule Applications #2550 and #2551 for a public hearing for the December 8, 2025, regular meeting of the Commission.

By: Mangiafico

Seconded: Harlow.

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

Against: None.

Abstained: None.

The applications #2550 and #2551 are scheduled for public hearing.

1. 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.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2542.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, gave an overview of the project for the Allstate Commercial Driver Training School. Attorney Ziogas noted the Special Permit was approved at the October meeting. The attorney reviewed the three outstanding comments from the October meeting of the millings in the training area, landscaping on the south side of the site and the lighting plan.

Attorney Ziogas indicated the lighting plan was modified and compliant for the parking area but the training area would not be illuminated because it would not be used in the evening. The attorney reviewed the approved Variance for the millings for the training area. Attorney Ziogas said the landscaping would be up to the dumpsters with a buffer. The attorney verified there was a construction company to the rear of the property. Attorney Ziogas indicated the comments and maps were revised and submitted to Staff.

Chairman White was pleased with the Variance approved by the Zoning Board of Appeals.

Staff reviewed the comments from the Sewer and Water Department that required a separate water and sewer services. The City Planner said that the old water and sewer services had to be disconnected.

The following persons spoke against the application: Michael Dudko, 116 Lewis Rd.; Joanne Czapinski, 155 Redstone Hill Rd.

Mr. Dudko mentioned his comments from last month's meeting regarding trees and the diesel fumes from the trucks. Mr. Dudko said he spoke to 80 residents in the condominium units across the street from the proposed facility. Mr. Dudko reviewed the comments mostly of noise, diesel fumes from trucks and the close proximity of the residential area. Mr. Dudko pointed out the Zoning Commission had to consider these concerns.

Ms. Czapinski had concerns of the diesel fumes causing health problems and devaluing the area homes. Ms. Czapinski was worried about increased traffic and increased traffic safety concerns.

The following person spoke in favor of the application: Lawrence Lee, 46 Matilda Dr. and Robert Palazzo, 556 Plainville Ave., Farmington, the applicant's architect.

Mr. Lee had a favorable view of the application because he attended the school. Mr. Lee noted there was a maximum of 5 trucks used during the daytime. Mr. Lee understood the concerns of fumes and increased traffic but there was existing truck traffic in the area. Mr. Lee's view was this was a good location for this plan.

Attorney Ziogas indicated the property was developed before the condominium building was constructed. The attorney said the proposed use was allowed as designated by the Regulations. Attorney Ziogas' view was the mix of uses was needed for a community. The attorney stated the zone promoted the existing area uses and employment.

Christopher Maiorano, 249 Pearl St., Seymour, explained the process of the school and the trucks varied to 2 trucks being out on the streets. Mr. Maiorano noted the facility in Seymour was double the size from the proposed facility and there were no neighbor complaints. The applicant said the fumes should not affect the neighbors in this area with the buffer and the low number of trucks.

Mr. Palazzo explained his experience in the construction business. The architect reviewed the site and indicated he never smelled any diesel fumes from the trucks in the area.

Commission inquiries: Mr. Maiorano explained the driver testing was done 2 times a week but not on the weekends.

The following person spoke again: Mr. Dudko detailed when the Pond Ridge Condominium complex was constructed.

Staff reviewed the documents for the application. The City Planner reiterated that Staff would work with the second tenant with for their applications for the property.

The hearing is closed.

By: Mangiafico

Seconded: Harlow.

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

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

1. The Site Plan shall be conducted in accordance with the drawings entitled "Proposed Commercial Driving Training School, Lot 10 & 11 Business Park Drive, Bristol Connecticut "with a last revision date of November 7, 2025.
2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
3. A final As-Built of the proposed new buildings shall be submitted for staff review prior to a Certificate of Occupancy being requested.
4. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Mangiafico

Seconded: Harlow.

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

The application is approved with stipulations.

- 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.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2546.

Staff explained Attorney Timothy Furey requested an extension of the application to the December 8, 2025, regular meeting.

MOTION: Move to continue the Public Hearing on Application #2546 to the December 8, 2025, Regular Meeting of the Commission.

By: Mangiafico

Seconded: Harlow.

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

The application is continued.

- 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 with Regulation #14.7.12. Window signs be removed from the Amendment.
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.

The following items were submitted into the record: a letter dated October 17, 2025, from an Attorney Matthew Ranelli.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application AZR 25-07.

Staff explained the Zoning Re-Write had Application AZR 25-07 and AZR 25-08 this evening.

Francisco Gomes of IME Consultants Corporations went over the 13 recommendations to amend the Zoning Regulations this evening and noted there was approximately 50 amendments in total. Mr. Gomes stated the surrounding Council of Governments had referrals sent to them and there was support of the amendments.

Mr. Gomes said the Cannabis Cultivation facilities would require a Special Permit in the industrial zones.

Mr. Gomes said the A Zone Bulk Requirements would allow for 10 units dwellings near State highways for more flexibility.

Regarding the amendment for the Mixed Use/Street Wall Requirements: (BD) Zone, Mr. Gomes said the amendment would reduce the commercial zone requirements to allow more dwelling units on street frontages that excluded commercial street frontages. The consultant said the prohibition would be removed on certain streets and the goal was to have a certain percentage of commercial units.

Staff indicated there was a potential application for the Forestville area for the A-Zone Bulk Requirements.

Mr. Gomes said that with the Update Sign Regulations that Section 14.7.12. was a new Section in the Regulations for window signage for safety and to reduce clutter. The consultant mentioned the Regulations may be adopted without the Section 14.7.12 window signs.

Staff reviewed the concerns for the updated Sign Regulations because of the inventory that had to be done by the City. The City Planner suggested to adopt the Regulations without the Section 14.7.12. window signs.

The consultant said the current section for lighting was excessive so the amendment to Expand Outdoor Lighting Requirements was to have less lighting pollution.

The consultant indicated the Access Management Regulations was an important amendment because it will be applied citywide. Mr. Gomes pointed out the City has Ordinances for driveways, sidewalks and curb cuts. The consultant clarified the Ordinance and the Regulations have inconsistencies so this needed to be resolved.

Mr. Gomes said the updated Landscaping Standards was to improve landscaping with the goals of not planting invasive species. The consultant reviewed the invasive species group working for Connecticut.

Mr. Gomes indicated the Update Fence Requirements were only minor changes.

The consultant thought the Amend Definition of Average Finished Grade was an important definition because it expanded on the location of where to measure distances.

Mr. Gomes indicated the Add Animal Grooming as a Permitted Use was a new use that was an increasing requested use and should be regulated if it were permitted in certain zones to make it an appropriate use.

The consultant stressed this would be a new use to Add Data Centers as a Permitted Use that may have many impacts so the Commission should be ahead of any request for applications with requirements. Mr. Gomes stated the applications would require sound vibration reports.

The City Planner said there was a potential project for a small data center from Attorney Ranelli that expressed support for the Amendment #46 in his letter.

Staff explained the reasons to Amend Requirements for Posting of Properties to reduce the occasional excessive amounts of public hearing signs. The consultant went over a number of Minor Text and Formatting Amendments to correct definitions and minor adjustments.

Staff reminded the Commission if the Amendments are approved, Section 14.7.12. would be excluded from the amendments for window signs under the Sign Regulations.

The following persons spoke in favor of the application: Catherine Breen, 335 Scott Rd., Terryville, was in favor to Add Animal Grooming as a Permitted Use because she was the owner of the Pet Spa in Bristol. Ms. Breen was told her business was considered a commercial kennel but she did not want a large business. Mr. Breen's thought was her business does not fit into an industrial area. Ms. Breen noted she did not have any problems with her business. Ms. Breen's view was 1,200 sq. ft. was more appropriate. Ms. Breen noted this type of business was unregulated so the dog groomers are trying to get the use regulated by the State because of the associated problems.

Staff inquiries: Mr. Breen noted her business was located at 199 Riverside Ave. in Bristol.

The hearing is closed.

By: Mangiafico

Seconded: Harlow.

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

Against: None.

Abstained: None.

MOTION: Motion to approve 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 with Regulation #14.7.12. window signs be removed from the Amendment.
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

The Zoning Commission finds that the amendments, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of the Application AZR 25-07 amendments shall be: December 15, 2025.

By: Mangiafico

Seconded: Harlow.

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

The application is approved with stipulations.

- 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.

Mr. Gomes agreed with Staff in that to have the Access Management Regulations of the BHC Zone citywide and that the Official Zoning Map needs to be updated. The consultant said the overlay boundary has to be removed and references to the boundary on the map were also to be removed.

Mr. Gomes concluded that these were the Amendments to the Zoning Regulations and to Amendments to the Zoning Map as presented to the Commission.

Staff thanked Mr. Gomes and his company for his assistance in updating the Official Zoning Map for the City of Bristol with the new ARC-Pro software.

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

The hearing is closed.

By: Mangiafico

Seconded: Harlow.

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

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

1. Recommendation #41: Eliminate the Access Management Overlay boundary from the map and remove the Access Management Overlay reference from the map legend.

The Zoning Commission finds that the map amendment, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of Application AZR 25-08 map amendments shall be: December 15, 2025.

By: Mangiafico

Seconded: Harlow.

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

The application is approved with stipulations.

6. Old Business

There was no 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.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2503.

Staff noted the letter received was placed in the incorrect electronic file. The City Planner specified the approval letter would be sent to the Engineering Department of the City of Bristol to review. Staff said the item would be on the agenda for the December 8, 2025, meeting to discuss.

The City Planner stated the revised Regulations for these types of applications required the reports to be submitted in a timelier manner. The City Planner mentioned the plan may be done by Summer 2026 with the earth removal application being done on Barlow St. Staff informed the Commission a \$60,000 bond was in place.

MOTION: Move to accept the 2025 Annual Report for Special Permit for removal and processing of earth materials. The report will be sent to the city Engineering staff for review and follow-up with the applicant.

By: Mangiafico

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved.

- 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.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2507.

The City Planner confirmed the applicant has not yet submitted a report for the application but the report should be received by the December 2025, meeting. Staff suggested to continue the application until the December meeting.

MOTION: Move to continue this agenda item to the December meeting as the report has not yet been received.

By: Mangiafico

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application review is continued.

8. Staff Reports

a. Zoning - October 2025

9. Adjournment

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on the adjournment.

MOTION: Move to adjourn at 8:00 P.M.

By: Mangiafico

Seconded: Harlow.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary