



City of Bristol
Planning Commission

SPECIAL MEETING — MONDAY, DECEMBER 15, 2025
BRISTOL CITY HALL - 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/83463751635?pwd=RTYxe9zbeYrONcGwqjZW3VsCDFv9J.](https://bristolct-gov.zoom.us/j/83463751635?pwd=RTYxe9zbeYrONcGwqjZW3VsCDFv9J.1)

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Meeting ID:

834 6375 1635

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Election of Officers
4. Approval of Minutes
 - a. Regular Meeting - October 27, 2025
5. Receipt of New Applications
 - a. Application #441 — Site Plan for reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces; additional improvements include a 45' ft. wide drive-in-door to Building A and proposed future parking; Assessor's Map 43, Lot 100; I (General Industrial) zone; 300 Broad Street Property, LLC c/o Armen Boyajian, applicant/owner.
6. New Business
 - a. Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant.

7. Old Business

- a. Application #413 – Street Acceptance Request for: Subdivision (Laurentide Glen) — Phase 1: Pequabuck Street from the intersection with Barlow Street to the intersection with Gino Drive; Phase 2: Wiegert Way from the intersection with Barlow Street to the intersection with Pequabuck Street; Phase 3: Stellas Way from the intersection with Pequabuck Street to the limits of finish paving near the intersection with Gino Drive; Phase 4: Gino Drive from the limits of finish paving near the intersection with Stellas Way through the cul-de-sac at the north end of Gino Drive; R-15/OSD (Single-Family Residential/ Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres, LLC applicants/owners.

8. Zoning Commission Referrals

- a. *Referrals from the Zoning Commission for the review of the 2018 Plan of Conservation and Development (POCD): 1. Section 6.1.5 Scenic Resources and 2. the Community Character Map depicting scenic hillsides on Lots 214 and 215 for:* Applications 2547 & 2548: Special Permit and 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 -
- b. 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; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant.

9. Staff Reports

- a. Subdivision Status Report
November 2025

10. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, January 26, 2026