

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY DECEMBER 8, 2025**

By: Chairman White

Time: 6:00 P.M.

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

ROLL CALL:

MEMBERS	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	
STAFF:			
	Robert Flanagan, AICP, City Planner	X	
	Brandon Peate	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 of the Zoning Commission is Monday, January 12, 2026.

2. Pledge of Allegiance

3. Approval of Minutes

a. Regular Meeting — November 10, 2025

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on the November 10, 2025, minutes.

MOTION: Move to approve the minutes of the November 10, 2025, regular meeting, as amended.

By: Harlow

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

4. Receipt of New Applications

There was no 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.

Chairman White explained Applications #2547 and #2548 would be heard concurrently but voted on separately.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2547 and #2548.

MOTION: Move to accept the request to postpone the Public Hearing for Applications #2547 and #2548 until the next Regular Meeting of the Zoning Commission on Monday, January 12, 2026 at 6:00 PM.

By: White

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

The application #2547 and #2548 are postponed.

- 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.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2546.

Mr. Flanagan said he spoke with the applicant's attorney this afternoon, Attorney Timothy Furey, and the applicant has made a request to keep the public hearing open until the January 12, 2026, regular meeting of the Commission. The City Planner reviewed the State Statutes timeline for the application.

MOTION: Move to continue the Public Hearing on Application #2546 to the January 12, 2026 Regular Meeting of the Commission. The applicant will need to grant an extension of time of 35-days.

By: White

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

The application is continued.

- 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.

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

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2550 and #2551.

Robert Hurd, AIA., 56 Arbor St., Hartford, representing the applicant, said this was a simple request for a continued use for a filling station and convenience store. Mr. Hurd reviewed that a gas station and repair station was constructed in the 1950's. The architect indicated the building was converted to a convenience store in the early 2000's with a building permit but there was no Zoning approvals for the property. Mr. Hurd verified that Staff suggested the property owner apply for the proper approvals. The architect confirmed the fuel storage tanks permit was renewed with the ConnDEEP. Mr. Hurd entailed the applicant received approval for a Variance from the ZBA for a new canopy and gas pumps. The architect explained the applicant received approval from the Inland Wetlands Agency. Mr. Hurd pointed out the comments were addressed.

Mr. Flanagan contacted the ConnDOT and there were no concerns with the canopy 10.3 ft. from the back of the sidewalk. The City Planner mentioned the upcoming streetscape for Riverside Avenue. Mr. Flanagan specified the plan was ready to be voted on this evening. Mr. Flanagan stated Staff was comfortable with the manner the applicant was addressing the comments. If approved, the City Planner would work with the applicant to wrap-up the comments and have the plan signed.

Commission inquiries: Mr. Hurd was unsure which entrance would be eliminated because of the State renovations for Riverside Avenue but for now the driveway on the corner was shown on the plan. The architect said there would be adjustments to the driveway in about 12 months.

The following person spoke in favor of the application: Aarti Gyewali, 23 Skonet Rd., West Hartford. Ms. Gyewali explained her husband and his partner started the business a year ago and then the State plans started. The applicant's wife said the applicants wanted to start the plans as soon as possible. Ms. Gyewali stressed the business may have to close until the State plans are done.

No one spoke against the application.

Mr. Flanagan reviewed the documents for Applications #2550 and #2551.

The hearing #2550 is closed.

By: White

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

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

1. The Special Permit will not be issued until all remaining staff comments have been addressed satisfactorily and the plans/information submitted are revised accordingly.
2. This Special Permit shall authorize the use of the property located at 180 Riverside Avenue, Map 30, Lot 117B as a Motor Vehicle Fueling Station.
3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
4. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Goodwin

Seconded: Harlow.

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

Against: None.
Abstained: None.

The application #2550 is approved with stipulations.

The hearing #2551 is closed.

By: White

Seconded: Mangiafico.

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

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

1. The Site Plan shall be conducted in accordance with the drawings entitled "Fuel Storage Tank and Canopy Replacement at 180 Riverside Avenue Bristol, CT for Khalid Mahmood" with a last revision date of December 4, 2025.
2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly. Additionally, the underlighting for the new canopy requires a photometric diagram approved by staff prior to operations commencing.
3. All site improvements which have not been satisfactorily completed 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 a Certificate of Completion is issued.

By: Goodwin

Seconded: Harlow.

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

The application #2551 is approved with stipulations.

6. Old Business

There was no old business.

7. New Business

8. 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.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2507.

The City Planner informed the Commission he spoke with Attorney Ziogas, the applicant's representative, and he indicated the report for the application would be ready until January 12, 2026, regular meeting.

MOTION: Move to continue this agenda item to the January 12, 2026 meeting as the report has not yet been received. Staff will reach out to the applicant's attorney to encourage compliance.

By: Goodwin

Seconded: Mangiafico.

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

The application is continued.

9. Staff Reports

Chairman White thanked Mr. Peate for his high-quality work that is noticeable for his responsibilities.

Mr. Peate reviewed his Zoning Enforcement Officer's report (with attachment) dated December 2, 2025, for November 2025. The ZEO reminded the Commission of the properties requested to investigate at 66 Maurice St. that were issued notice of violations for uncleanliness (vehicles) and 20 Russ Lane for uncleanliness. Mr. Peate described how he is working with both property owners.

The ZEO outlined the concerns with 2 properties with roosters. Mr. Peate compared the conflicts in the City Ordinances and the problems associated with trying to control the roosters. The ZEO reviewed the Fair Housing Act considerations for emotional support animals and the American Disabilities Act.

Mr. Peate went over a Zoning application received for starting a motorcycle training school in a large parking lot of a D'Amato property. The ZEO would review the request with the applicant and the Commission's to make sure no additional permits were required for the use of the property. Mr. Peate noted there would be no noise or screening concerns with the property.

The Commission requested the ZEO to investigate the storage of new vehicles at Lot 133, Center St. The ZEO requested a title search to investigate the property. The Commission said there was a business on Pine St. with storage u-hauls.

10. Adjournment

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the adjournment.

MOTION: Move to adjourn at 6:38 P.M.

By: White

Seconded: Mangiafico.

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

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary