



City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, FEBRUARY 9, 2026
CITY HALL — COUNCIL CHAMBERS — FIRST FLOOR
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/89864128771?pwd=GoCFN6ED7FhMfNbSCqAOgTEG6CFOrA.1>

Meeting ID:

898 6412 8771

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 — January 12, 2026
4. Receipt of New Applications
 - a. Application #2554 — Special Permit for motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lot 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.
 - b. Application #2555 - Change of Zone from IP-3 (Industrial Park) zone to A (Multi-Family Residential) zone at 625 Clark Avenue; Assessor's Map 66, Lot 264; Chippens Hill Office Park, LLC, owner/applicant.
 - c. Application #2556 — Site Plan for recycling center (addition of loading docks) at 95 Wooster Court; Assessor's Map 42, Lot 4; I (General Industrial) zone; Wooster Court Realty, LLC, owner; Shahil Kantesaria, applicant.

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 - PUBLIC HEARING CONTINUED FROM JANUARY 12, 2026.
- 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 - PUBLIC HEARING CONTINUED FROM JANUARY 12, 2026.
- c. 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 and south of Minor Street; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant – PUBLIC HEARING POSTPONED FROM JANUARY 12, 2026.

6. Old 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 JANUARY 12, 2026; ANNUAL REPORT IS PAST DUE.

7. New Business

8. Staff Reports

- a. January 2026 - ZEO Report
- b. New Commissioner Appointment: M. Patton
- c. New Commissioner Appointment: J. Hayden

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, March 9, 2026