

**MINUTES
REGULAR MEETING OF MONDAY JANUARY 12, 2026**

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 (Chair)	X	
	Richard Harlow	X	
	Richard Goodwin (Vice Chair)	X	
	John LaFreniere (Secretary)	X	
	Sara Mangiafico	X	
ALTERNATE MEMBERS:	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Brandon Peate, Zoning Enforcement Officer	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, February 9, 2026.

2. Approval of Minutes

- a. Regular Meeting — December 8, 2025

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the December 8, 2025, regular minutes.

MOTION: Move to approve the minutes of the December 8, 2025, regular meeting.

By: Harlow

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

3. Receipt of New Applications

- a. Application #2552 — Special Permit for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 62 & 84; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.
- b. Application #2553 — Site Plan for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 62 & 84; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

MOTION: Move the Receipt of New Applications Numbers 3a and 3b to after #6 New Business on this Meeting Agenda.

By: Goodwin

Seconded: Harlow.

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

The Receipt of New Applications is moved to after New Business for this evening.

4. Public Hearings

- a. 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 DECEMBER 8, 2025.

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

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained the property had a Zoning violation for overparking of vehicles. Attorney Furey emphasized the overparking was carried over by the previous property owner. The attorney noted the applicant hired a professional engineer to develop this plan. Attorney Furey noted the applicant addressed the comments. The attorney made clear the removed curbing would be replaced with curbing. Attorney Furey said some reduced landscaping would be installed for the property at the request of the Inland Wetlands Agency. The attorney requested approval of the plan.

Staff reviewed the documents for the Application #2546.

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

The hearing is closed.

By: Goodwin

Seconded: Mangiafico.

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

MOTION: Move to approve Special Permit Application #2546 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 237 East Main Street, Map 41, Lot 20 as for:
 - a. Motor Vehicle Repair or Service Facility and
 - b. Motor Vehicle Sales
 - c. To allow 22 vehicles displayed for sale
 - d. To allow 8 spaces for customers and employees
3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
4. The Zoning Commission shall conduct a review of the Special Permit within 1 year from the date of approval.
5. 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.

6. 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: Mangiafico.

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

Against: None.

Abstained: None.

The application is approved with stipulations.

- b. 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 POSTPONED FROM DECEMBER 8, 2025.
- c. 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 POSTPONED FROM DECEMBER 8, 2025.

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.

Staff explained an intervenor letter that was received from the Friends of the Hoppers (FOH) and was in the packet. Staff reviewed the on-site meeting at the properties with all of the Commissioners and himself from November 11, 2025 to November 15, 2025 with exception of Commissioner LaFreniere.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, informed the Commission the plan had four non-compliant lots. The attorney overviewed the allowed 6 lot cuts for the site under the Subdivision Regulations that would have septic and well systems. Attorney Ziogas stated the applicant had the right to subdivide, construct houses, regrade and cut trees to make the lots accessible. The attorney indicated the site had extensive difficulties to make it developable. Attorney Ziogas noted up to 400,000 cu. yds. of material would be removed and up to 5 building lots would be developed possibly with the slopes. Attorney Ziogas concluded these were the reasons for the Special Permit and Site Plan. The attorney stated 149,000 cu. yds. would be removed from the property.

Attorney Ziogas noted the applicant was waiting to finalize the truck traffic report until the Inland Wetlands Agency application was finalized. As such, the Zoning applications had to be continued to next month. The attorney noted the detention basin would be near Grassy Rd. Attorney Ziogas explained the existing houses need to be demolished and the site had to be improved. The attorney reported the business hours of Monday to Friday 8:00 A.M. to 5:00 P.M. with no holiday and no weekends. Attorney Ziogas said the truck entrance would be near the detention basin.

Staff agreed the Zoning applications had to be continued because the Inland Wetlands Agency has not voted on the Inland Wetlands applications for this property.

Robert Green, P.E., of Robert Green Associates, 6 Old Waterbury Rd., representing the applicant, reviewed the design of the sedimentation control basin. Mr. Green added if necessary, the adjoining lots would be protected with silt fences and hay bales.

Mr. Green mentioned there is a construction fence and a siltation fence around the perimeter of the property. The engineer verified the drainage goes in towards the property. Mr. Green described the maintenance plan.

Mr. Green communicated when the detention basin goes away that area would become a level area. The engineer indicated the truck traffic for the area would be discussed at a later meeting.

Staff verified the request was to reduce the buffer from 100 ft. to 30 ft.

The attorney reviewed details from the Inland Wetlands Agency meeting. Attorney Ziogas noted there was no Aquifer Protection Areas on the property. The attorney's view was the Friends of the Hoppers (FOH) should have had the property remediated or complained about the conditions of the property. Attorney Ziogas said the FOH preferred looking at the existing property versus the proposed plan to improve the property.

No one else spoke in favor of the applications.

The following persons spoke against the applications: Michael Panet, 327 Perkins St., (member FOH), speaking as a resident; Heather Torre, 98 Fox Glen Rd. (member FOH) speaking as a resident; Evan Berube, 90 Cypress St.; John Border, 100 Oakland St. (represented Emily Reisner, a woman unable to attend meeting); Victor Recinos, 82 Jennings Rd.; Faith Campbell, 167 Morningside Dr. West; Thomas Doyle, 181 Sherwood Rd.; Michael Simmons, 36 Judson Ave.; Julie McNeill, 4 Westside Blvd., Burlington, Ann Mione, 162 Brunswick Ave., West Hartford; Janet Mellon, 20 High St., West Hartford; Matthew Biadun, 53 Buff Rd.; Ingrid Nelson, 37 Porter Court; Susan McCullough, 375 Brewster Rd.; John Benoit, 1 Ambler Rd.; 1 Ambler Rd.; and Erica Pierce, 36 Alto Rd., Burlington.

The following person did not speak in favor or against the application at this time: Michelle Rudy of Friends of the Hoppers would like to review their presentation next month after everyone has spoken this evening.

Mr. Panet presented his concerns with a PowerPoint presentation, regarding the importance of preserving this nature preserve. The resident reminded the Commission of a prior application for the nature preserve. Mr. Panet noted the City and the nature preserve received a previous grant to preserve this area, but now there is an additional application. The citizen had concerns of truck traffic and emergency services on deteriorated narrow streets. Mr. Panet wanted the site cleaned up but the FOH had limits to tell people to clean up properties. The resident read into the record letters from neighbors with dust problems with an ongoing construction that would be similar to this plan.

Ms. Torre had apprehensions of adding taxes for new roads and emergency services. The resident reviewed the services provided to the City by the FOH through the previous grant to preserve properties. The citizen highlighted the studies done by the FOH that lowered storm water treatment plants required by the City. Ms. Torre said the studies showed investments in land preserves are positive in generating tourism economic dollars. The resident was concerned the plans are for tax-based income.

Mr. Berube stressed the negative effects if the applications were approved because a lot of people that use this area for recreation, particularly for children since playscapes were removed from Jennings school. The resident's view was the streets would be more dangerous with the mining with no sidewalks. Mr. Berube thought the wildlife and pond would be at risk in the area. The citizen pointed out there was a native American trail that would become inaccessible with the plan. Mr. Berube was concerned of more houses being built if approval was granted for this plan.

Mr. Border read into the record the letter from Emily Reisner that was unable to attend the meeting.

Mr. Recinos expressed his appreciation for this nature preserve and for Birge Pond. The resident noted he and residents foraged for food in the area and does not want to get sick.

Ms. Campbell pointed out the importance of more green space. The citizen called attention to preserve the Hoppers Birge Pond Nature Preserve for one of Bristol's assets because it would be destroyed. Ms. Campbell's view was the 149,000 cu. yds. mining would fragment the forest and disrupt the inland wetlands.

Mr. Doyle's viewpoint was the City needed the trees in this area to produce oxygen and to store carbon. The resident thought more trees should be planted not cut down. The resident noted this area promoted people to have a better quality of life that resulted into economic benefits. The citizen claimed open space was now only considered for financial profit but only for a few people. Mr. Doyle requested to save the Hoppers Birge Pond Nature Preserve.

Mr. Simmons stated the mining and tree removal was not necessary to destroy the scenic beauty because the Planning Commission did not recommend approval in accordance with the POCD. The resident requested the houses be constructed but not remove the trees.

Ms. McNeill inquired why the geological kames and the kettles were being allowed to be removed and not being discussed this evening. The resident inquired if the Commission considered the views of the persons speaking as part of the decisions. Ms. McNeill requested the developer consider donating the land.

Ms. Mione knew there was a lot at stake for Bristol for this area. Ms. Mione informed the Commission a lot of people all over the State go hiking in this area. Ms. Mione felt it would be a mistake to destroy this area.

Ms. Mellon requested the Commission to consider the area and how for a few houses would change the area.

Mr. Biadun had concerns 100's of developers work within the environmental concerns. The resident's view was there was no justification for the mining but to work around the hardship limits.

Ms. Nelson commented on how her health improved by walking the area. The citizen said the homes would be high end for a few people that would ruin the area.

Ms. McCullough wanted to know about the well water reports for health reasons because it may have drained into fertilizer and gone into the pond. The resident requested the reports for the community not just the applicant/owners. Ms. McCullough inquired how the plan would benefit the community.

Mr. Benoit pointed out the map shown was too small to show the impact the mining would have on the entire area. The resident noted the Hoppers start at Farmington Ave. and go to Chippens Hill that was a massive sand area. Mr. Benoit noted there were pipes indicating an aquifer on the site to prevent a prior golf course being constructed. The citizen lived 100 yds away and had concerns of the truck traffic and existing trash in the area.

Ms. Pierce inquired if there would be any pollution or if the applications would cause anything detrimental to affect the area. The resident requested the Commission to consider all the comments this evening.

Michelle Rudy of Friends of the Hoppers said their representatives would like to make their presentation after everyone has commented.

Chairman White declared a recess at 7:36 P.M.; the meeting resumed at 7:41 P.M.

The following persons spoke against the applications: Nathan Kramer, 40 Crescent Dr.; Robert Stone, 42 Crescent Dr.; Philip Ellenbogen, 55 Birge Rd.; Nancy Minacci, 285 High St.; Tammy Jennings, 38 Jennings Rd. (inaudible) and Emily Hayes, 50 Orleans Dr.

Mr. Kramer was disappointed the well-kept neighbors' houses were not shown by the applicant's representative.

Mr. Stone inquired of the justification to disrupt the neighborhood. The resident had concern of his narrow driveway and the on-street parking during construction. Mr. Stone was in favor of keeping the land in its natural state.

Mr. Ellenbogen inquired if any studies were done for the vibration from the truck traffic for the sewer lines, water lines, streets and houses. The resident inquired who would be responsible for damages from the vibration from the truck traffic. The citizen was concerned about the sand and gravel that would be sold from the site.

Ms. Minacci inquired of the effects of the children at the Chippens Hill Middle School with the dust from construction. The resident had concerns there were no sidewalks for the Chippens Hill Middle School.

Ms. Jennings' view was this was not the right area for these high-end houses.

Ms. Hayes thought this plan had no regard for the wildlife, streets or the children in the area.

The Chairman thanked the public audience for their comments.

MOTION: Move to continue the Public Hearing for Application #2547 and Application #2548 until the next Regular Meeting of the Zoning Commission on Monday, February 9, 2026, at 6:00 PM.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The applications #2547 and #2548 are continued.

- d. 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.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2549.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, verified that the applicant had incorrect posting information and signs were posted on Matthew St. and Minor St., and only one sign on Clark were three were required, and Minor required 2 signs. Attorney Ziogas said the public hearing signage needed to be reposted so the application will not be heard this evening.

MOTION: Move to postpone the Public Hearing for Application #2549 until the next Regular Meeting of the Zoning Commission on Monday, February 9, 2026, at 6:00 PM.

By: Goodwin

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is postponed.

5. 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 DECEMBER 8, 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 said the applicant did not submit a report but a letter was received from Mr. Schultz’s stating a new surveyor was hired for the report to be submitted next month.

Commission inquiries: Staff stated that the bond may be pulled for non-conformance but the applicant had the ability to submit the report. The City Planner would invite the applicant and the applicant’s attorney to the February meeting for a status update and a review of the report.

No vote was taken for Application #2507.

There was no old business.

6. New Business

There was no new business.

Receipt of New Applications, Item 3.a. and 3.b. were resumed at this time.

7. Receipt of New Applications

- a. Application #2552 — Special Permit for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.
- b. Application #2553 — Site Plan for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2552 and #2553.

The City Planner went over the comments for the applications. Staff pointed out there was never any Special Permit for the property. The City Planner noted one of the corrections for Applications #2552 and #2553 should be that the Lots 62 & 84 should be Lot 61/5.

MOTION: Move that Application #2552 and Application #2553 be accepted and scheduled for a Public Hearing for the March 9, 2026, Regular meeting of the Zoning Commission.

By: Goodwin

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

The applications #2552 and #2553 are scheduled for public hearing.

Item #7, Communications was taken out of order.

8. Election of Officers

- a. Election of Officers

Motion was made by Commissioner White to re-elect the current slate of officers for the 2026 calendar year with the nomination of Commissioner LaFreniere as Secretary.

David White as Chairman; Richard Goodwin as Vice Chairman; and John LaFreniere as Secretary.

MOTION: move to elect the current slate of officers for the Zoning Commission.

By: White

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

MOTION: Move to add the ZEO Report Under #7 – Communications.

Item #7 was resumed at this time.

