

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY AUGUST 24, 2026**

CALL TO ORDER:

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Jon Pose	X	
	Tracey Bacchus		X
	Christopher Nardi (Acting Secretary)	X	
		X	
ALTERNATE MEMBERS:	Kiana Small	X	
	Greg Klimek	X	
	DeWayne Wynn	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

Per the order of Chairman Veits the meeting was called to order at 6:00 P.M.
Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, September 28, 2026.

2. Public Participation

The Chairman read into the record the protocol for public participation to the public audience. Chairman Veits indicated the items subject to public participation would be Items 4.a. and 4.b., under Receipt of New Applications; Items 6.a., under Zoning Commission Referrals; Item 7.a and 7.b., under City Council and Other Referrals; and Item 8.a. under New Business.

3. Approval of Minutes

a. Regular Meeting — July 27, 2026

Chairman Veits designated himself, regular Commissioners Pose and Soares with alternate Commissioner Klimek and Wynn to vote on the July 27, 2026, regular minutes.

MOTION: Move to approve the minutes of the July 27, 2026, regular meeting.

By: Veits

Seconded: Pose.

For: Wynn, Klimek, Pose, Soares and Veits.

Against: None.

Abstain: None.

Chairman Veits designated himself, Regular Commissioners Pose, Soares and Nardi with Commissioner Alternate Commissioner Klimek as voting Commissioners this evening. The Chairman designated Commissioner Nardi as Acting Secretary this evening.

4. Receipt of New Applications

- a. Application #454 — Site Plan for a Bus Yard at 780 James P. Casey Rd; Assessor's Map 65, Lot 3; IP-5 (Industrial Park) zone; Dattco, Inc., applicant; 780 JPC Road Holdings, LLC, owner.

MOTION: Move that Application #454 be placed under "New Business" on this Agenda.

By: Klimek

Seconded: Soares.

For: Nardi, Klimek, Pose, Soares and Veits.

Against: None.

Abstain: None.

- b. Application #455 — Site Plan for a 29,500 sq. ft. manufacturing facility at 190 Business Park Drive; Assessor's Map 3, Lot 6; IP-1 (Industrial Park) zone; Integrity Manufacturing, LLC, applicant; City of Bristol, owner.

Chairman Veits designated himself, Regular Commissioners Pose, Soares and Nardi with Commissioner Alternate Commissioner Klimek to vote on Application # 455.

Charles Talmadge of Development Planning Solutions, 225 North Main Street, representing the applicant indicated the request was to construct a 30,000 sq. ft. manufacturing facility that does metal finishing and grinding. Mr. Talmadge said the applicant is requesting to locate into the industrial park.

MOTION: Move that Application #455 be scheduled for a Public Hearing at the next Regular Meeting of the Planning Commission on September 28, 2026.

By: Klimek

Seconded: Soares.

For: Nardi, Klimek, Pose, Soares and Veits.

Against: None.

Abstain: None.

5 Public Hearings

- a. Application #453 — Subdivision - 107 Chestnut Street (3 lots) Assessor's Map 29, Lot 253/30; RM-5 (Mixed Residential) zone; Chestnut and Locust Holdings, LLC, owner/applicant.

Chairman Veits designated himself, Regular Commissioners Pose, Soares and Nardi with Alternate Commissioner Klimek to vote on Application #453.

Charles Talmadge of Development Planning Solutions, 225 North Main Street, representing the applicant, explained this was a corner lot on Chestnut Street and Locust Street that has a multi-family house on the property. Mr. Talmadge noted the request was for a subdivision to repurpose the vacant land that goes with this property for two additional house lots.

The consultant reviewed comments received that included the shed would be removed. Mr. Talmadge view was the proposal did not need open space because of the properties distance from the Rockwell Park. The consultant would continue to work on the comments with Staff as the comments are received. Mr. Talmadge noted the lots would be compliant for the RM-5 zone.

Staff would send a link for the Subdivision Regulations to update the Commissioners on subdivisions.

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

Commission inquiries: The consultant indicated the total property was 2,000 sq. ft. Mr. Talmadge said there may be a maximum of 4 units because it was unsure if there would be single family houses or duplex units. The consultant specified there were no inland wetlands or aquifer protection areas on the property. If approved, Mr. Talmadge indicated the duplexes would be constructed side by side but there are topographic concerns.

MOTION: Move to continue the Public Hearing on Application #453 to the next Regular Meeting of the Planning Commission on September 28, 2026.

By: Klimek

Seconded: Nardi.

For: Nardi, Klimek, Pose, Soares and Veits.
Against: None.
Abstain: None.

6. Zoning Commission Referrals

- a. Application AZR 26-03 — Pursuant to Article IV, Section 17.1.4.C.1: Referral from the Zoning Commission of proposed amendments to the Zoning Regulations to add: 1. Article IV, Section 17.3: Moratoria; 2. Article IV, Section 17.3.1: Authority and Procedures; 3. Article IV, Section 17.3.2: Moratorium on the Establishment or Expansion of Smoke and Vape Shops in all zones. Initiated by: Bristol Zoning Commission.

Chairman Veits designated himself, Regular Commissioners Pose, Soares and Nardi with Alternate Commissioner Klimek to vote on Application AZR 26-03.

The City Planner explained the referral was initiated by the Zoning Commission that had a meeting on August 20, 2026. Staff reviewed the details of the PowerPoint presentation that was presented by the IMEG consultant at the August 20, 2026, Zoning Commission meeting to explain the referral to the Commission.

The City Planner overviewed the presentation statistics of the increase in health concerns of younger people and the CDC's recommendation to reduce smoke and vape shops. Staff stated from the report the total numbers of 44 existing businesses, 32 active businesses and 51 inactive businesses. The City Planner went over the C.G.S. definitions of the dealers' licenses to sell the electronic devices and the definitions of tobacco products.

Staff said for a moratoria to be added the Regulations, a definition of a smoke and vape shop was required and a draft definition was provided. The City Planner indicated municipalities had authority to regulate or prohibit specific commercial uses under the C.G.S. 8-2. The Zoning Regulations are specifically designed to "promote health and general public welfare."

Staff indicated the Zoning Commission accepted the application at their meeting on Thursday August 20, 2026. The City Planner noted the Zoning Commission would have a public hearing on Application AZR 26-03 at their September meeting. Staff stated the Planning Commission can vote on the Zoning Commission Referral this evening.

The City Planner read into the record the new Moratorium Regulation that was proposed to be added the Zoning Regulation, under Sections 17.3. Staff read into the record the new proposed Moratorium on Smoke and Vape Shops, under Section 17.3.2.

Commissioner Klimek understood the concerns but was more concerned the City may end up in a lawsuit over this matter.

MOTION: Motion to send a positive referral to the Zoning Commission.

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

By: Nardi

Seconded: Soares.

Roll Call Vote:

Soares: yes.

Pose: yes.

Nardi: yes.

Klimek: no.

Veits: yes.

Abstain: None.

The Application #AZR 26-03 is recommended for a positive referral.

Item #6.b., under Zoning Commission Referrals, Application #2571, was added to the agenda.

- b. Application #2571 — Change of Zone from R-40 (Single-Family Residential) zone to I (General Industrial) zone at Lot 101 Terryville Avenue; Assessor's Map 61, Lots 101; Industrial Industries LLC, applicant/owner.

Chairman Veits designated himself, Regular Commissioners Pose, Soares and Nardi with Alternate Commissioner Klimek to vote on Application #2571.

The City Planner said this was a referral from the Zoning Commission to the Planning Commission. Staff noted the applicant owns the property and wants to change the zone for an industrial use.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the residential zone area on the site does not have any frontage. Attorney Ziogas noted the applicant owned the 7.4-acre property (I-Zone.) The attorney added the applicant purchased a 2.15-acre residential site from St. Joseph's Church. Attorney Ziogas stated the property is surrounded by industrial zone property except for the property near the St. Joseph Church. The attorney verified the residential zone property does not have frontage or any access.

Attorney Ziogas pointed out the steep contours from 500 to 460 with a 40 ft. elevation on the property. The attorney highlighted the industrial zoned properties are important because there were few industrial zoned properties. Attorney Ziogas claimed the residential zone property had no use in this area. The attorney requested a positive referral be sent to the Zoning Commission.

MOTION: Motion to send a positive referral to the Zoning Commission.

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

By: Nardi

Seconded: Klimek.

MOTION: Motion to send a positive referral to the Zoning Commission.

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

For: Nardi, Pose, Soares and Veits.

Against: Klimek.

Abstain: None.

The Application #2571 is recommended for a positive referral.

7. City Council and Other Referrals

- a. C.G.S. 8-24 Referral:
Union Street — Map 31, Lot 4

Chairman Veits designated himself, Regular Commissioners Pose, Soares and Nardi with Alternate Commissioner Klimek to vote on C.G.S. 8-24 Referral, Union Street — Map 31, Lot 4.

Staff indicated this referral is from the City Council of excess land that the City would like to sell. This is a vacant lot but a referral was needed from the Planning Commission. The maps for the application were reviewed.

Staff read into the record the e-mail dated August 6, 2026, from Attorney Jeffrey Steeg, Office of Corporation Counsel, regarding Lot 4, Union Street & Lot 6 (formerly 164 Union Street.)

Commission inquiries: The City Planner noted there was no interest from any City departments for any use of the property.

MOTION: Move to send a positive referral to the City Council for the C.G.S. 8-24 referral for: Union Street — Map 31, Lot 4.

The Planning Commission finds that the C.G.S. 8-24 referral for the City of Bristol to sell the property on Union Street, Map 31, Lot 4, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Nardi

Seconded: Klimek.

For: Nardi, Klimek, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

- b. C.G.S. 8-24 Referral:
164 Union Street — Map 31, Lot 6

Chairman Veits designated himself, Regular Commissioners Pose, Soares and Nardi with Alternate Commissioner Klimek to vote on C.G.S. 8-24 Referral, 164 Union Street — Map 31, Lot 6.

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 referral for: 164 Union Street, Map 31, Lot 6.

The Planning Commission finds that the C.G.S. 8-24 referral for the City of Bristol to sell the property, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Nardi

Seconded: Klimek.

For: Nardi, Klimek, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

8. New Business

- a. Application #452 — Site Plan for Two (2) Take-Out Restaurants at 838 Farmington Avenue; Assessor's Map 48, Lot 182; BG (General Business) zone; Anand Jaiswal, applicant / Vernon Properties, owner.

Chairman Veits designated himself, Regular Commissioners Pose, Soares and Nardi with Alternate Commissioner Klimek to vote on Application #452.

Staff reviewed the original proposed plans were for 3 restaurants but the plans were redesigned for 2 restaurants. Staff reported that the applicant responded to the comments. It was noted that the original plan had an addition with and did not have traffic circulating around the building; the plans were revised to add parking and keep the traffic pattern the same. The applicant received approval from the Aquifer Protection Area Agency that is an unregulated activity. It was noted that there were only a few outstanding comments.

Anand Jaiswal, 31 Florence Way, Farmington, representing the applicant, explained the two restaurants proposed are Cold Stone Creamery and Wetzel's Pretzels. Mr. Jaiswal added that the building addition was unfeasible for him because the addition would be \$125,000 because the roof would have to be reconstructed.

Commission inquiries: Mr. Jaiswal stated there was no watercourses near the property.

MOTION: Move to approve Application #452 — Site Plan for Two (2) Take-Out Restaurants at 838 Farmington Avenue; Assessor's Map 48, Lot 182; BG (General Business) zone; Anand Jaiswal, applicant / Vernon Properties, owner, with the following stipulations:

1. The Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. 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 being issued.

By: Klimek

Seconded: Soares.

For: Nardi, Klimek, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved.

Item #4, Receipt of New Applications, Application #454 was resumed at this time.

- b. Application #454 — Site Plan for a Bus Yard at 780 James P. Casey Rd; Assessor's Map 65, Lot 3; IP-5 (Industrial Park) zone; Dattco, Inc., applicant; 780 JPC Road Holdings, LLC, owner

Chairman Veits designated himself, Regular Commissioners Pose, Soares and Nardi with Alternate Commissioner Klimek to vote on Application #454.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reminded the Commission an approval was received from the Commission for a text amendment for the applicant a few months ago to allow a bus yard in the IP-5 Zone that was extended from the original I-Zone to the IP-5 Zone.

Attorney Ziogas noted Dattco, Inc. is the applicant for the property to park 120 school buses with 150 employees. The attorney indicated industrial zone properties are difficult to obtain but the applicant was looking to purchase a suitable site. Attorney Ziogas said the applicant has a 1-year lease with 2 one-year options until there is a permanent location. The attorney indicated on site there would be the school buses and a small office with rest rooms. Attorney

Ziogas specified the business hours of Monday to Friday 6:30 A.M. to 4:30 P.M. The attorney added that athletic events would require later hours and Saturdays.

Attorney Ziogas pointed out this was the old New Departure site so there has been in the past a significant amount of parking and traffic. The attorney reviewed the existing building uses on the site. Attorney Ziogas noted a traffic report was included with the application that concluded the existing and proposed traffic would be less intense than the prior New Departure. Attorney Ziogas described the above ground fuel storage that would be on the site. The attorney indicated the existing lighting would be used for the plan.

Staff inquiries: The attorney indicated the location was temporary for now. Attorney Ziogas said a zone change may be requested for parcels in the future by the applicant.

MOTION: Move to move to approve Application #454 — Site Plan for a Bus Yard at 780 James P. Casey Rd; Assessor's Map 65, Lot 3; IP-5 (Industrial Park) zone; Dattco, Inc., applicant; 780 JPC Road Holdings, LLC, owner.

1. The Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Completion 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 Completion** being issued.

By: Nardi

Seconded: Klimek.

For: Nardi, Klimek, Pose, Soares and Veits.

Against: None.

Abstain: None.

9. Old Business
The was no old business.

10. Staff Reports
 - a. 2028 Bristol Plan of Conservation and Development

Staff updated the Commission on the process on the Request for Proposal for the Rewrite of the 2028 Bristol Plan of Conservation and Development filed with the Purchasing Dept.

- b. Subdivision Status Report - August 2026

The City Planner explained there were no recent updates to the Subdivision Status report except for a couple months ago for the extension of the Blossom Estates to 2031. Staff noted a few months ago some bonds were renewed to 2027.

Commissioner Soares announced this was his last meeting with the Commission. The member expressed his thankfulness for the education he received on the many changes to the Regulations throughout the years.

11. Communications
12. Adjournment

Chairman Veits designated himself, Regular Commissioners Pose, Soares and Nardi with Alternate Commissioner Klimek to vote on the adjournment.

Motion was made by Commissioner Klimek to adjourn.

Motion seconded by Commissioner Pose.

Motion carried 5-0.

The meeting adjourned at 7:20 P.M.

These minutes represent the proceedings of the meeting.
This meeting was recorded.

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission