BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY SEPTEMBER 21, 2026

CALL TO ORDER:

By: Chairman White Time: 6:00 P.M. Place: City Hall
111 North Main St.
Council Chambers
First Floor

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Richard Goodwin (Vice Chairman)	X	
	Richard Harlow	X	
	John LaFreniere (Secretary)	X	
	Sara Mangiafico	X	
ALTERNATE MEMBERS:	Peter Caruso	X	
	Jeffrey Hayden	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	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 is Monday, October 19, 2026.

2. Pledge of Allegiance

Item # - Approval of Minutes was taken out of order.

4. Approval of Minutes
a. Regular Meeting - August 10, 2026

Chairman White designated regular Commissioners Mangiafico Goodwin, Harlow, LaFreniere and White to vote on the August 10, 2026, regular minutes.

MOTION: Move to approve the minutes of the August 10, 2026, regular meeting.

By: White Seconded: Harlow.

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

b.Special Meeting - August 20, 2026

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on the August 20, 2026, special minutes.

MOTION: Move to approve the minutes of the August 20, 2026, special meeting.

By: White Seconded: Harlow.

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

3. Public Participation

There was no public participation.

5. Receipt of New Applications

a. Application #2573 — 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.

Chairman White designated regular Commissioners Harlow, Mangiafico, Goodwin, LaFreniere and White to vote on Application #2573.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained the request for this property was refiled because there was some concern of the tenants the last time the application was presented. Attorney Ziogas indicated this application needs a referral to the Planning Commission.

MOTION: Move that Application #2573 be accepted and scheduled for a Public Hearing for the October 19, 2026, Regular meeting of the Zoning Commission.

By: Goodwin Seconded: Mangiafico.

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

The application was scheduled for public hearing.

b. Application #2574 — Modification of Special Permit for a Mixed-Use Development to have a) one non-residential unit and three dwelling units (first floor); the five dwelling units (second floor) remain the same at 216 Central Street; Assessor's Map 42, Lot 22; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.

Chairman White designated regular Commissioners Harlow, Mangiafico, Goodwin, LaFreniere and White to vote on Application #2574.

MOTION: Move that Application #2574 be accepted and moved to New Business on tonight's agenda.

By: Goodwin Seconded: Mangiafico.

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

The application was moved to New Business on tonight's agenda.

c. Application # 2575 — Special Permit for a tennis or racquet club facility at 575 Broad Street; Assessor's Map 39, Lot 72; I (General Industrial) zone and BG (General Business) zone; Padel Connect CT, LLC., applicant; Bristol NYCEB, LLC, owner.

d. Application # 2576 — Site Plan for a tennis or racquet club facility at 575 Broad Street; Assessor's Map 39, Lot 72; I (General Industrial) zone and BG (General Business) zone; Padel Connect CT, LLC, applicant; Bristol NYCEB, LLC, owner.

Chairman White designated regular Commissioners Harlow, Mangiafico, Goodwin, LaFreniere and White to vote on Applications #2575 and #2576.

Attorney James Ziogas, 104 Bellevue Avenue, explained these applications were for a request for the adaptive reuse of a non-residential building for the use of new type of paddle sport. Attorney Ziogas indicated the property would be improved. The attorney described the process of the padel ball sport that is similar to racquet ball.

Commission inquiries: The attorney verified the property was adjacent to Liberty Recycling. Attorney Ziogas said the Liberty Recycling was removing materials from the property to clean up the property.

MOTION: Move to schedule Application #2575 — Special Permit for a tennis or racquet club facility at 575 Broad Street; Assessor's Map 39, Lot 72; I (General Industrial) zone and BG (General Business) zone; Padel Connect CT, LLC., applicant; Bristol NYCEB, LLC, owner, for a public hearing for the October 19, 2026, regular meeting of the Commission.

By: NAME Seconded: NAME.

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

The Applications #2575 and #2576 were scheduled for public hearing.

e. Application #2577 — Proposed amendments to the Zoning Regulations to add an Earth Excavation and Reclamation Facility use with the following limits: 1. a parcel would be a minimum of twenty (20) acres; 2. permits would be valid for a period of nine (9) years; 3. the use would be subject to Special Permit and Site Plan applications; 4. the proposed use would be located in the (I) General Industrial zone; Attorney James Ziogas, applicant.

Chairman White designated regular Commissioners Harlow, Mangiafico, Goodwin, LaFreniere and White to vote on Application #2577.

Attorney James Ziogas, 104 Bellevue Avenue, reminded the Commission of the application that was discussed with the Commission a few months ago. Attorney Ziogas indicated there was a referral to the Planning Commission and this was the final application for the request.

Staff requested that the application be scheduled for the November meeting.

MOTION: Move that Application #2577 be accepted and scheduled for a Public Hearing for the November 9, 2026, Regular meeting of the Zoning Commission.

By: Goodwin Seconded: Mangiafico.

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

The application was scheduled for public hearing.

6. Public Hearings

a. Application AZR 26-03 — Review, discussion and possible adoption 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; the proposed amendment provides for an 18-month moratorium with a beginning and end date to be specified by the Commission. Initiated by: Bristol Zoning Commission.

Chairman White designated regular Commissioners Harlow, Mangiafico, Goodwin, LaFreniere and White to vote on Application #AZR 26-03.

Staff noted the Commission had a special meeting on August 20, 2026, with Francisco Gomes, consultant to give an overview of this matter. The City Planner stated he and the consultant drafted a motion for the application for this evening, if approved.

Francisco Gomes, consultant, reviewed the proposed moratorium language for smoke and vape shops to add to the Zoning Regulations for reasons of the proliferation of these shops and the health concerns for the public from the Police Dept. and the Mayor.

Mr. Gomes said the moratorium would allow time to draft a moratorium, required processes and start and end date that was allowed by the Commission in the C.G.S. The consultant thought the moratorium Regulations would be useful if there was a need for any future concerns. Mr. Gomes indicated the hasty need for the moratorium was because of the excess smoke and vape shops under Section 17.3.2. The effective date and expiration date were not specified in the draft regulation until the moratorium was adopted into the Regulations.

Staff noted that the moratorium may be repealed sooner with a Zoning Commission action but there was an automatic expiration after 18-months. The consultant indicated this was for the primary use of buildings and not for accessory uses in larger stores.

The following person spoke in favor of the application: Mayor Ellen Zoppo-Sassu, City of Bristol, 111 North Main St., strongly encouraged the Commission to adopt the Regulation to coordinate with the Ordinances and new State laws. The Mayor was in attendance with Councilman Seymour this evening.

Mayor Zoppo-Sassu requested the Commission adopt the 18-month Regulation to allow City Council to make sure the Ordinances are effective and to get the work done correctly for Bristol. The Mayor asked for the earliest effective date possible. Mayor Zoppo-Sassu agreed with the two types of entities for the concerns because there were some enforcement actions pending with State partners. The Mayor described the meeting from last month with the Ordinance Committee and various entities and there were numerous violations in the process. Mayor Zoppo-Sassu thought this was an appropriate timing and appreciated the effort reviewing the concerns.

Staff reviewed the draft motion with the Commission and the effective date of October 19, 2026. Staff suggested that the moratorium become effective on November 1, 2026 and expire on May 1, 2028.

The file documents were reviewed for this application.

Staff read into the record a letter dated September 21, 2026, from the Director of the Bristol-Burlington Health District that was received today.

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

The hearing is closed.

By: Goodwin Seconded: Harlow.

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

MOTION: Move that make a motion to approve Application #AZR 26-03 with the following:

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

2. The effective date of zoning text amendments shall be: Monday, October 19, 2026.

3. The Moratorium on the Establishment or Expansion of Smoke and Vape Shops, in all zones, shall become effective on November 1, 2026. The moratorium shall expire on May 1, 2028, unless repealed or superseded by an amendment to the Zoning Regulations.

By: Goodwin Seconded: Harlow.

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

The Application #AZR 26-03 was approved.

e. 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 White designated regular Commissioners Harlow, Mangiafico, Goodwin, LaFreniere and White to vote on Application #2571.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, specified the two properties the applicant owned in this area. Attorney Ziogas indicated the 2.5-acre (R-40 Zone) property to the north was purchased from St. Joseph Cemetery a few months ago and the bought the 7.4-acre (I-Zone) property in 2012. The attorney reviewed the area zones to the property. Attorney Ziogas said the purpose was to change the zone to an I-Zone to develop the site that has a steep 3 to 1 slope. The attorney verified there was no frontage to develop a residential property. Attorney Ziogas indicated the property has City sewer and water.

Staff stated that this property was previously reviewed the property and it was discovered that the applicant had conducted work activity on the adjacent property and he was not aware of the location of the property line. It was noted that the applicant has since bought a piece of this property and subsequently filed this application.

The attorney stated the Planning Commission recommended a positive referral to the Zoning Commission. Attorney Ziogas agreed the lot line was difficult to find in the rear yard because of all the uses in the area. The attorney confirmed the properties have been merged.

Commission inquiries: The attorney specified only the 2.5-acre property was being requested for the zone change.

The City Planner reviewed the documents for the application.

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

The hearing is closed.

By: Goodwin Seconded: Mangiafico.

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

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

1. The current portion of Lot 101 consisting of 2.651 acres or 115,466 s.f., currently zoned R-40 – Single-Family Residential zone will change to I – General Industrial zone.

2. The effective date of the zone change shall be: October 19, 2026.

By: Goodwin Seconded: Harlow.

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

The application is approved.

c. Application #2567 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lot 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM AUGUST 10, 2026.

d. Application #2568 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lot 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM AUGUST 10, 2026.

e. Application #2569 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM AUGUST 10, 2026.

f. Application #2570 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM AUGUST 10, 2026.

Chairman White explained Applications #2567, #2568, #2569 and #2570 would be heard concurrently but voted on separately.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2567, #2568, #2569 and #2570.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, answered some questions on how the applicant got to this point with the applications.

Staff summarized that this was the second time the applicant applied for applications for the property and there was activity on going at the site. This was second time the applications are being withdrawn.

Attorney Ziogas reviewed that Lot 217 and some additional lots had building permits that would be graded and then sold. The attorney indicated the applicant owned some lots to the north not part of the application that would request applications. Attorney Ziogas noted with the difficulty associated with the plan the applicant was unable to grade the properties properly so the lot would be used as the lots exists. The attorney stated these were lots of record and the applicant may remove the materials with a Special Permit. Attorney Ziogas noted there would be one rear lot and a regular lot.

The City Planner suggested the plan would have been smoother if there was no activity prior to approvals and then have to request unnecessary approvals from the Commission because the debris was removed prior to approval.

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

MOTION: Move to accept the September 9, 2026 withdrawal by the applicant of Applications #2567, #2568, #2569 and #2570.

By: Goodwin Seconded: Mangiafico.

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

The Applications #2567, #2568, #2569 and #2570 are withdrawn.

7. Old Business

There was no old business.

Item #b., Application #2574, under New Business was resumed at this time.

8. New Business

b. Application #2574 — Modification of Special Permit for a Mixed-Use Development to have a) one non-residential unit and three dwelling units (first floor); the five dwelling units (second floor) remain the same at 216 Central Street; Assessor's Map 42, Lot 22; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2574.

Staff reviewed the reasons Application #2574 was being heard under New Business and not under Public Hearings. Section 16.2.1.5. of the Regulations for amendments and modifications of Special Permits. Staff agreed a public hearing was not required for this application because it was a modification to an existing Special Permit.

Attorney Mark Ziogas, 88 Valley Street, representing the applicant, said the property and Site Plan would not be changing but the commercial units are difficult to lease as commercial units. Attorney Ziogas noted the applicant wanted to convert one unit to a residential unit because of the need for residential units.

The attorney specified the request for the first floor was for 1 commercial unit and the remaining units as residential units. Attorney Ziogas noted the second floor would be all residential units. The attorney indicated the original approval had two commercial units on the first floor. Attorney Ziogas noted the parking lot plan would remain the same.

Commission inquiries: The attorney stated the footprint would not change from the commercial unit to the residential unit conversion.

MOTION: Move that Application #2574 be approved with the following stipulations:

1. The previously approved first floor configuration of uses is being revised to one non-residential unit and three dwelling units on the first floor at 216 Central Street; Assessor's Map 42, Lot 22.

2. This revised Special Permit (#2574) with the mix of uses listed in #1 above, supersedes the previous Special Permit (#2531) approved on June 9, 2025, and recorded on the City Land Records on August 23, 2025.

By: Goodwin Seconded: Mangiafico.

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

The application is approved with stipulations.

Staff mentioned under Application #2574 how someone wants to start a bakery at this location that is 710 sq. ft. in the mixed-use building. Attorney Ziogas said the bakery had off hours from the tenants are at work but there was no on street parking with exception of Central St. on street parking.

The Commission was satisfied with the plan if there were sufficient parking spaces.

9. Staff Reports

a. Zoning Report - August 2026

The City Planner informed the Commission that the Planning Commission was beginning their process to rewrite the 2018 Plan of Conservation and Development that would start in January 2027.

10. Communications
None

11. Adjournment

MOTION: Move to adjourn at 7:07 P.M.

By: White Seconded: Goodwin.

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

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman John LaFreniere, Secretary